



Staff Report

Subject: Rezoning
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: RZN-26-42
Meeting Date: September 8, 2026

Existing Zoning: **AR-1 (Agricultural Residential; 5 acres)**
Proposed Zoning: **AR-2 (Agricultural Residential; 1 acre or more)**

Map & Parcel(s): 395-1C
Total Acreage Affected ± 1.00 acre out of 15.35 acres
Location: 890 Herbert Kessler Road
Commissioner District: Second District

Proposed Use: Residential Subdivision

Applicant/Owner: William Cox
890 Herbert Kessler Road
Guyton, GA 31312

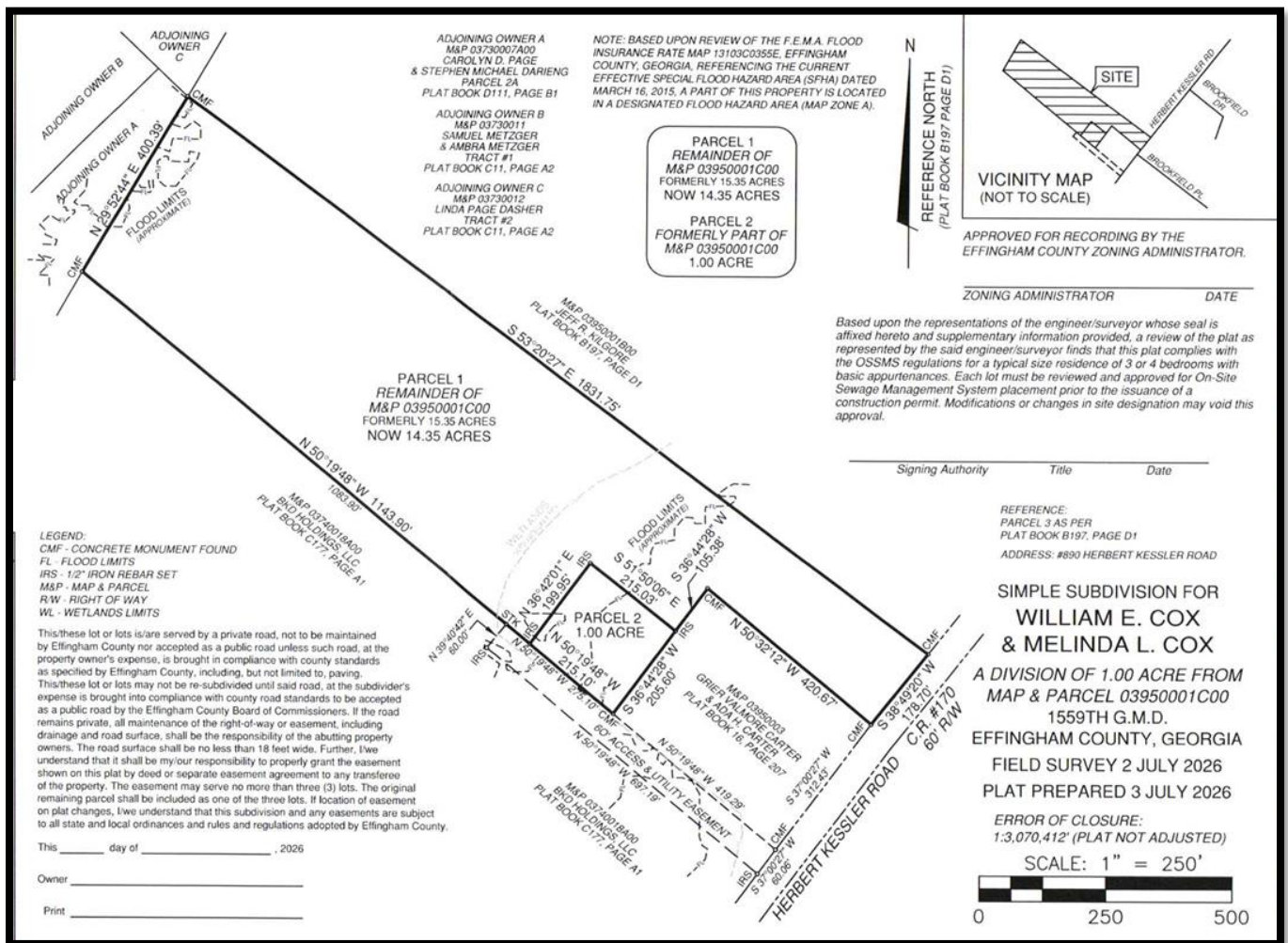
Rezoning Summary:

Item	Description
Request	Rezone ± 1.00 acres from AR-1 to AR-2
Proposed Use	Residential Subdivision
Existing Use	Stick-built home
Future Land Use	Agricultural Residential
Utilities	Private well & septic system
Access	Herbert Kessler Road



Project Summary:

The applicant is requesting to rezone approximately ± 1.00 acre of a 15.35-acre parent tract from AR-1 (Agricultural Residential-1) to **AR-2 (Agricultural Residential-2)**. The purpose of the request is to allow the applicant to subdivide the property and convey the proposed parcel to children for future residential use while retaining the remaining acreage under the existing AR-1 zoning designation.



Zoning History

The subject property is currently zoned **AR-1 (Agricultural Residential)**. No prior zoning cases are on record for this parcel.

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Existing Site Condition

The subject property consists of approximately **15.35 acres** and has direct frontage and access from **Herbert Kessler Road**. The property is currently developed with an existing single-family stick-built residence.

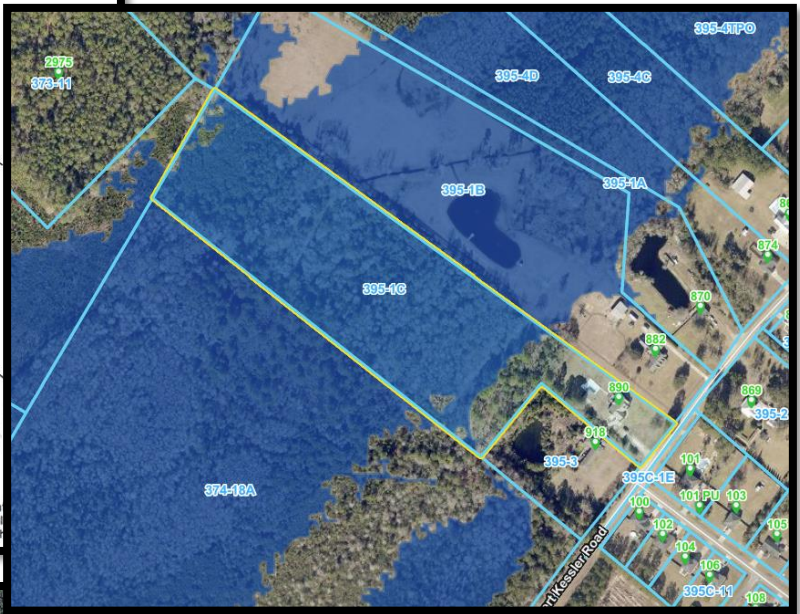
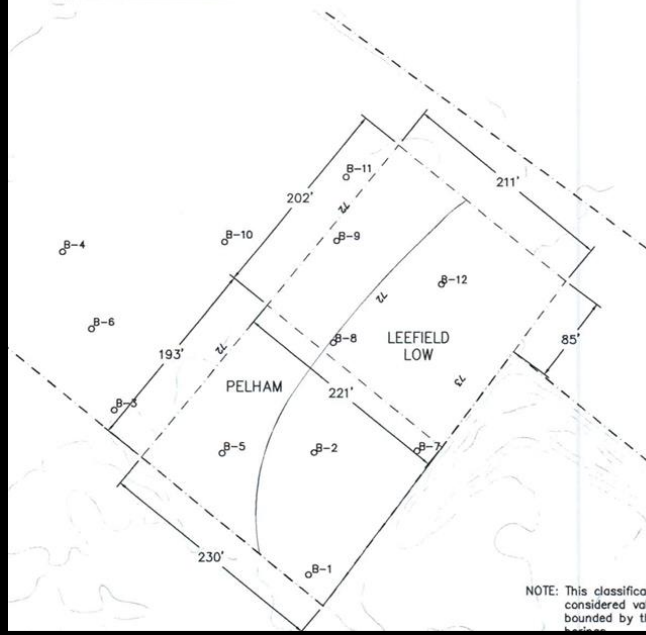
County GIS mapping indicates wetlands on portions of the property and a mapped FEMA Zone A flood hazard area. A soil study has also been provided.

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Level 3 Soil Map			
County:	Effingham	Date:	May 25, 2026
Owner:	Cox, William E. and Melinda L.	PIN:	03950001C00
Mailing Address:	890 Herbert Kessler Road, Guyton, GA 31312	Phone:	
Site Address:	890 Herbert Kessler Road, Guyton, GA 31312		
Subdivision:	---	Lot	Parcel 3
Map Scale:	1" = 100'		



Surrounding Use and Zoning Pattern

Surrounding Neighborhood
• North: AR-1 (Agricultural–Residential, 5 acres or more)
• South: R-1 (Single-Family Residential)
• East: AR-1 (Agricultural–Residential, 5 acres or more)
• West: AR-1 (Agricultural–Residential, 5 acres or more)

The area surrounding the subject property is predominantly rural in character and consists primarily of large agricultural tracts, rural residential homesteads, and scattered smaller residential parcels. The surrounding development pattern reflects a mix of agricultural uses and low-density residential development that is consistent with the area's existing rural character.

North/Northeast

- ✚ Agricultural- residential homesteads (AR-1& AR-2)
- ✚ Large tracts zoned (AR-1)
- ✚ PD undeveloped

East / Southeast

- ✚ Agricultural -residential homesteads (AR-1 & AR-2)
- ✚ Vacant Commercial (B-2)
- ✚ Myrtlewood subdivision (R-1)
- ✚ Large tracts zoned (AR-1)

South

- ✚ Agricultural Residential homesteads (AR-1& AR-2)
- ✚ Brookfield Subdivision (R-1)
- ✚ Large tracts zoned (AR-1)

West

- ✚ Agricultural Residential homesteads (AR-1& AR-2)
- ✚ Large tracts zoned (AR-1)

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Zoning Development Standards for AR-2

Minimum lot area	1 acre
Maximum number of principal residences – one	1 unit
Maximum number of accessory dwelling units – one	1 unit
Minimum lot road frontage	100 feet
Minimum lot width at building line	100 feet
Minimum front yard setback	50 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	15 feet
Minimum side yard (street/road easement) setback	50 feet
Minimum side yard (secondary street) setback	25 feet

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Zoning Classification

Agricultural Residential 2 is established to foster rural residential living while integrating open space and natural resource conservation. This district supports moderately sized lots (minimum 1 acre), encouraging low-density development that blends residential uses with the rural landscape. AR-2 provides a transitional zone between more intense development and larger-lot rural areas, maintaining moderate spacing between homes and limited pedestrian activity to preserve the rural atmosphere. This district is designated exclusively for family or estate subdivisions, ensuring development remains consistent with the rural character.

Intensity of Use

The proposed rezoning from AR-1 (Agricultural Residential-1) to **AR-2 (Agricultural Residential-2)** represents a limited increase in land-use intensity. The request applies only to approximately ± 1.00 acres of the parent tract. It is intended to allow the applicant to subdivide and convey the proposed parcel to children for future residential use while retaining the remaining acreage under the existing AR-1 zoning designation.

Although the AR-2 district permits a smaller minimum lot size than AR-1, the request does not facilitate a large-scale increase in residential density. Instead, it creates one additional residential parcel while preserving the majority of the parent tract under its existing agricultural-residential zoning. The proposed rezoning maintains the area's low-density rural character and is consistent with the intended use of the AR-2 zoning district for limited residential development.

Infrastructure

The property is served by a **private well and septic system, consistent with the** surrounding development.

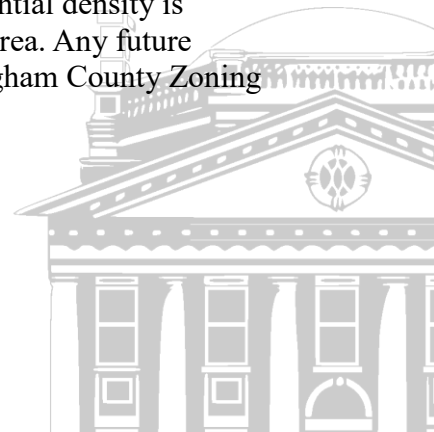
Roadway Classification: Herbert Kessler Road is classified as a local road and provides access to Midland Road, which is classified as a Minor Collector within Effingham County.

Public Health, Safety, and Welfare

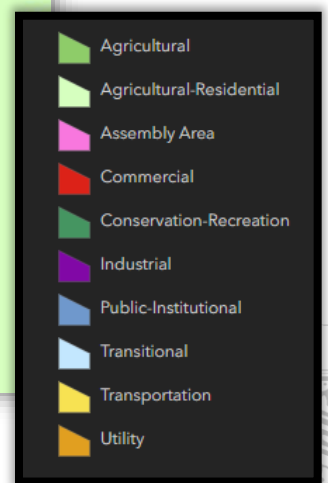
The proposed rezoning from AR-1 (Agricultural Residential-1) to **AR-2 (Agricultural Residential-2)** “is not anticipated to adversely affect the public health, safety, or welfare. The request is minimal and is intended to create one additional residential parcel for future family use while retaining the remaining acres under the existing AR-1 zoning designation. The proposed increase in residential density is minimal and is compatible with the surrounding rural residential character of the area. Any future subdivision and residential construction will be required to comply with the Effingham County Zoning Ordinance, Subdivision Regulations, and Environmental Health requirements.

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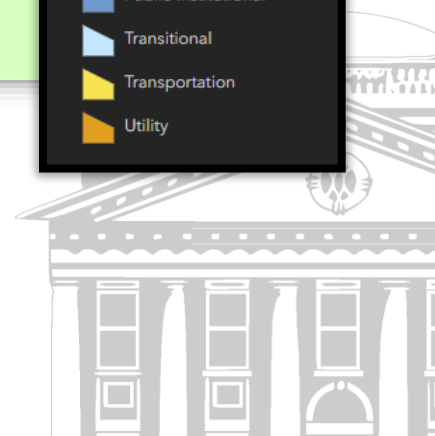
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The subject property is designated **Agricultural Residential** on the **Future Land Use Map (FLUM)**. This designation supports agricultural activities, rural residential development, and low-density housing while preserving the County's rural character. The requested rezoning from AR-1 (Agricultural Residential) to AR-2 (Agricultural Residential) is generally consistent with the Agricultural Residential land use designation, as both zoning districts accommodate low-density residential development. Although AR-2 permits smaller minimum lot sizes than AR-1, the proposed rezoning remains compatible with the Comprehensive Plan's intent by supporting rural residential growth while maintaining the area's agricultural-residential character.



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Staff Summary

Staff finds that the requested rezoning is compatible with the surrounding land use pattern and consistent with the intent of the AR-2 (Agricultural Residential) zoning district. The request is consistent with the Agricultural Residential designation of the Future Land Use Map. It supports the Comprehensive Plan's goal of accommodating low-density rural residential development while preserving the character of the surrounding area.

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