



## Staff Report

Subject: Rezoning- 2<sup>nd</sup> Reading Zoning Map Amendment  
Author: Kimberly Barlett, Senior Planner  
Department: Development Services  
Application: RZN-26-29  
Meeting Date: August 11, 2026

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

Map & Parcel(s): 374-35A02  
Total Acreage Affected ± 5.38 acres  
Location: 516 Nease Road  
Commissioner District: First District

Proposed Use: Residential Subdivision

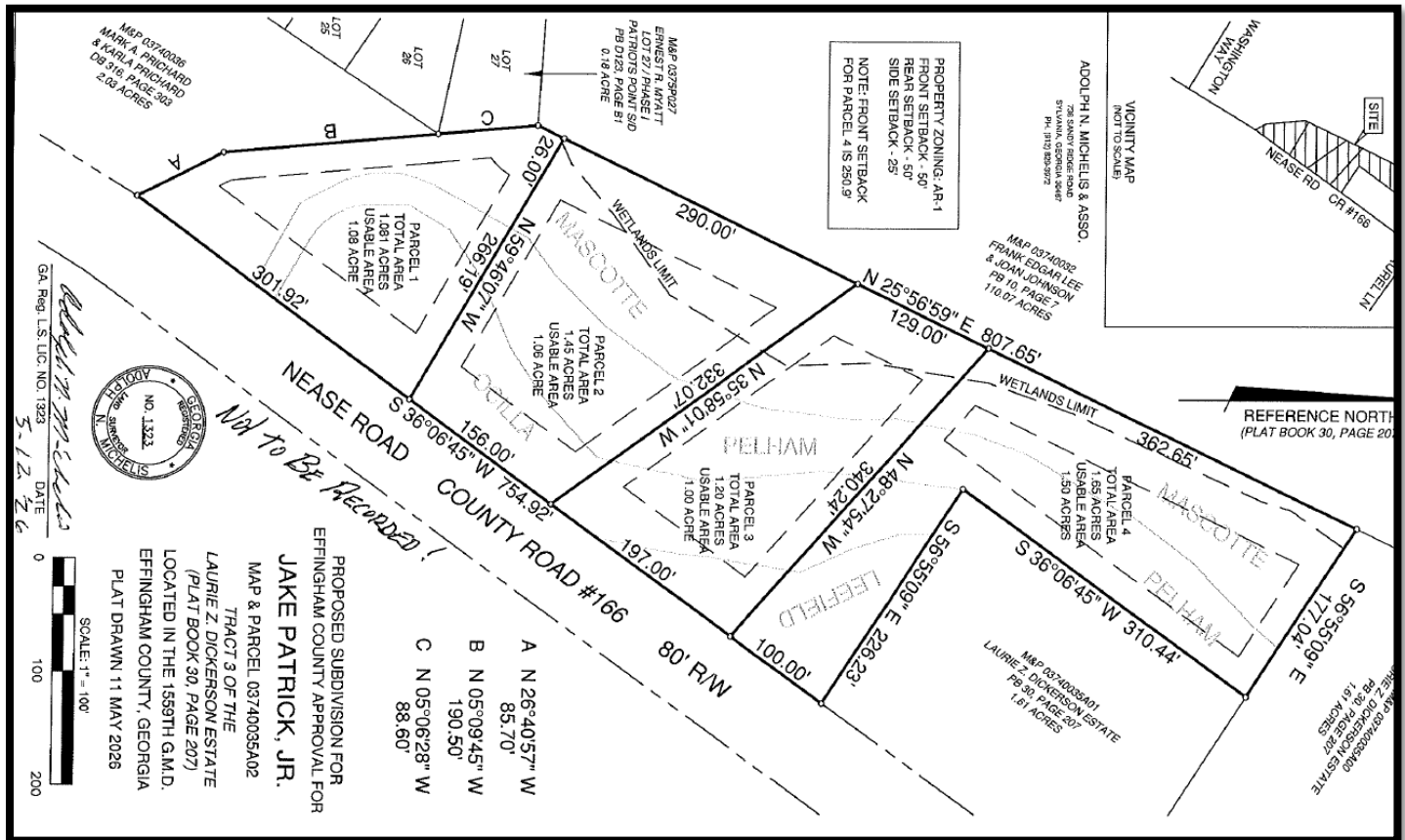
Applicant/Owner: Shannon Patrick  
903 Nease Road  
Guyton, GA 31312

## Rezoning Summary:

| Item                                 | Description                                   |
|--------------------------------------|-----------------------------------------------|
| <b>Request</b>                       | Rezone ± 5.38 acres from <b>AR-1 to AR-2</b>  |
| <b>Proposed Use</b>                  | Residential Subdivision                       |
| <b>Existing Use</b>                  | Undeveloped Woodlands                         |
| <b>Future Land Use</b>               | <b>Agricultural Residential</b>               |
| <b>Utilities</b>                     | Private well & septic                         |
| <b>Access</b>                        | Nease Road                                    |
| <b>Planning Board Recommendation</b> | <b>(August 11, 2026) Approved Unanimously</b> |



The applicant is requesting to rezone approximately **±5.38 acres** from **AR-1 (Agricultural Residential)** to **AR-2 (Agricultural Residential-2)**. The purpose of the request is to allow the applicant to subdivide the property into four residential lots. The intention is to construct stick-built homes on each lot for future sale.



## Zoning History

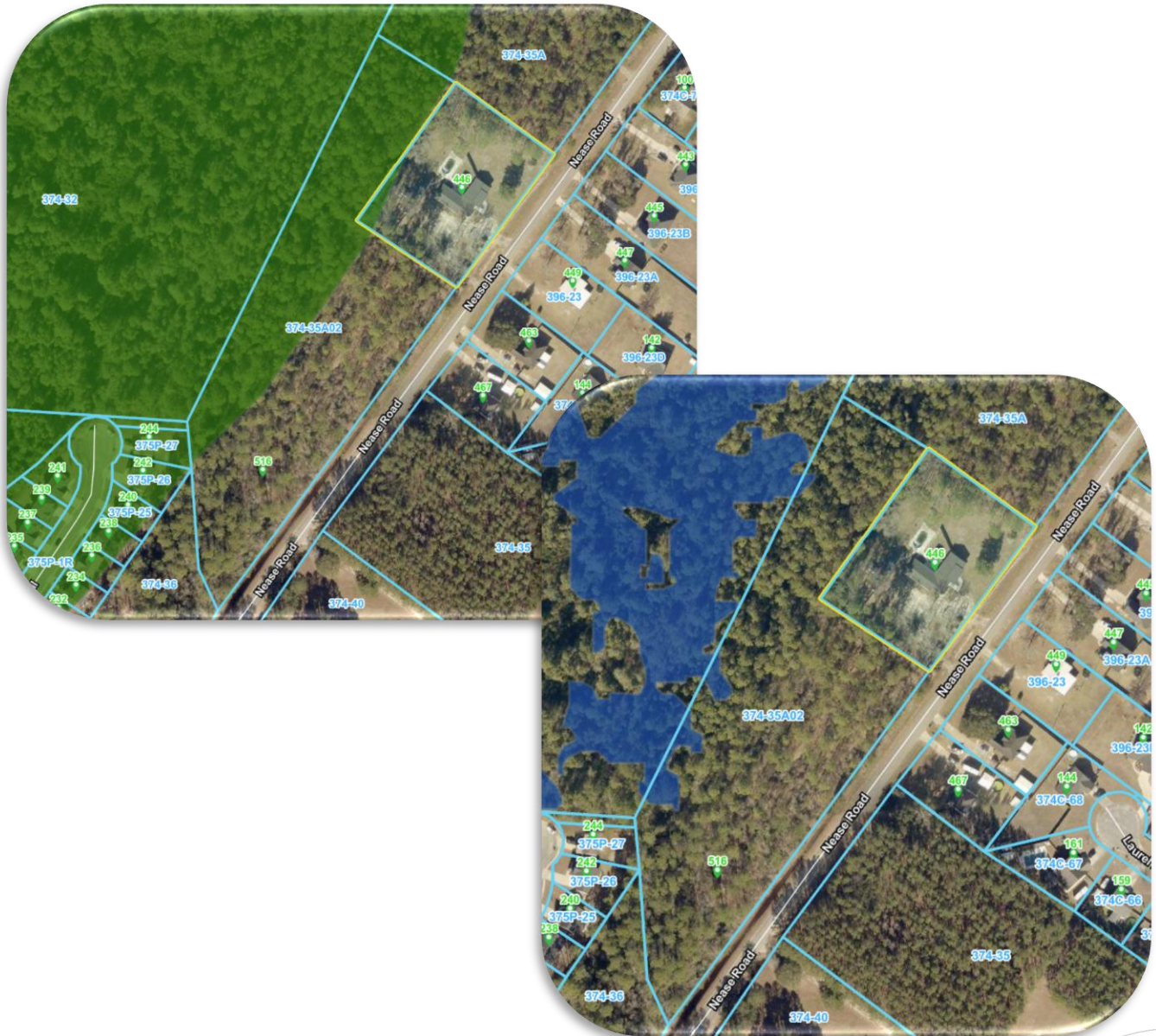
The subject property is currently zoned **AR-1 (Agricultural Residential)**. The property is associated with a prior zoning case. On August 5, 2025, the Board of Commissioners approved a rezoning of 1.61 acres from AR-1 to AR-2 on the parent parcel.

## Existing Site Condition



The subject property consists of approximately **±5.38 acres** and is located along Nease Road. The parcel has direct frontage and access along Nease Road. The property is currently undeveloped and wooded, with no existing structures or site improvements.

**County GIS mapping** indicates **wetlands and FEMA flood hazard** areas on portions of the property. A soil study has been completed to evaluate the proposed residential lots. Any future development will be required to comply with applicable wetland, floodplain, and Environmental Health requirements.



## Surrounding Use and Zoning Pattern

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| Surrounding Neighborhood                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------|
| • North: AR-1 (Agricultural–Residential, 5 acres or more)                                                                                     |
| • South: R-1 (Single-Family Residential) & AR-2 (Agricultural-Residential, 1 acre or more) & AR-1 (Agricultural–Residential, 5 acres or more) |
| • East: AR-1 (Agricultural–Residential, 5 acres or more) & PD (Planned Development) & AR-2 (Agricultural-Residential, 1 acre or more)         |
| • West: AR-1 (Agricultural–Residential, 5 acres or more) & AR-2 (Agricultural-Residential, 1 acre or more)                                    |

The surrounding area is predominantly residential in character and consists of a mix of established single-family dwellings and rural residential homesteads. The area has experienced continued residential growth, resulting in a broader range of lot sizes and increased residential density. Surrounding properties generally range from approximately one-quarter-acre parcels to larger rural tracts, reflecting an ongoing transition toward higher-density residential development patterns.

#### North

- ✚ Agricultural- residential homesteads (AR-1)
- ✚ Large tracts zoned (AR-1)

#### East / Southeast

- ✚ Agricultural -residential homesteads (AR-1 & AR-2)
- ✚ Patriots Point Subdivision (PD)

#### South

- ✚ Agricultural Residential homesteads (AR-1)
- ✚ Large tracts zoned (AR-1)
- ✚ Laurel Mill Subdivision ( R-1)

#### West

- ✚ Agricultural Residential homesteads (AR-1 & AR-2)

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|                                                  |          |
|--------------------------------------------------|----------|
| 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) to **AR-2 (Agricultural Residential)** represents a minimal increase in land-use intensity. The applicant proposes subdividing the property into four (4) residential lots for the construction of four single-family homes. The proposed rezoning will allow the property to be divided into smaller parcels while maintaining a low-density residential character that is consistent with the surrounding area.

Although the requested zoning would permit additional residential development compared with the existing AR-1 classification, the anticipated intensity of use remains relatively low and compatible with the surrounding area's agricultural and rural residential character. The request does not propose multifamily or higher-intensity residential development but rather a limited increase in single-family residential use. The proposed homesites are compatible with the surrounding rural residential development pattern.

## Infrastructure

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

**Road Routes:** Nease Road is classified as a Local Road within Effingham County.

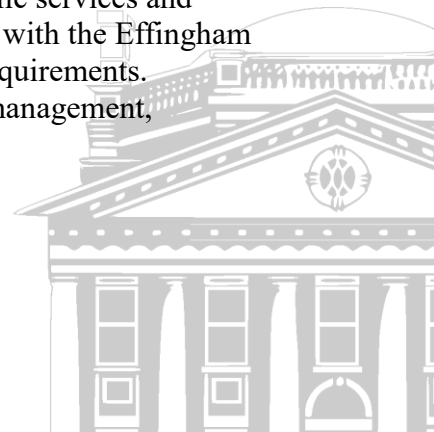
## Public Health, Safety, and Welfare

The proposed rezoning from AR-1 (Agricultural Residential) to AR-2 (Agricultural Residential) is not anticipated to adversely affect public health, safety, or welfare. The request will facilitate subdividing the property into four (4) residential lots for the construction of four single-family homes, representing a minimal increase in residential density that remains compatible with the surrounding rural residential character. The proposed development is expected to have minimal impacts on public services and infrastructure. Any future subdivision and construction will be required to comply with the Effingham County Zoning Ordinance, Subdivision Regulations, and Environmental Health requirements. Compliance with these regulations will help ensure adequate access, stormwater management,

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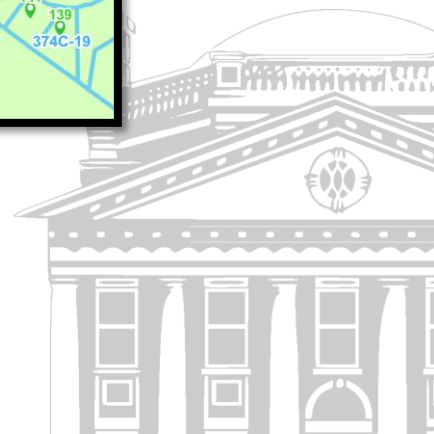


## Consistency with Comprehensive Plan

*The parcel is designated **Agricultural–Residential** on the **Future Land Use Map (FLUM)**. This category supports single-family and multifamily residential uses arranged within general net-density ranges. The intent is to ensure residential development patterns that are compatible with surrounding densities, building types, and established neighborhood character (Effingham County 2020–2040 Joint Comprehensive Plan, p. 37).*



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## **Planning Board Recommendation**

At the **August 11, 2026**, Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately ±5.38 acres from AR-1 to AR-2 to allow for permitted uses in AR-2.

During its discussion, the Planning Board considered the proposed zoning classification.

Public Comment: No one spoke in opposition to the request.

## **Planning Board Action**

Following the discussion, the Planning Board voted unanimously to recommend approval of the request.

## **Staff Recommendations**

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. The proposed rezoning will allow the property to be subdivided for residential use, representing only a minimal increase in development intensity. The request is not anticipated to adversely affect the public health, safety, or welfare of the surrounding community.

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