



Staff Report

Subject: Rezoning
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: RZN-26-26
Meeting Date: August 11, 2026

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

Map & Parcel(s): 381-19
Total Acreage Affected ± 2.00 acres
Location: 192 Hurley Smart Road
Commissioner District: Third District

Proposed Use: Residential Recombination

Applicant/Owner: Ashley Shuman
192 Hurley Smart Road
Clyo, GA 31303

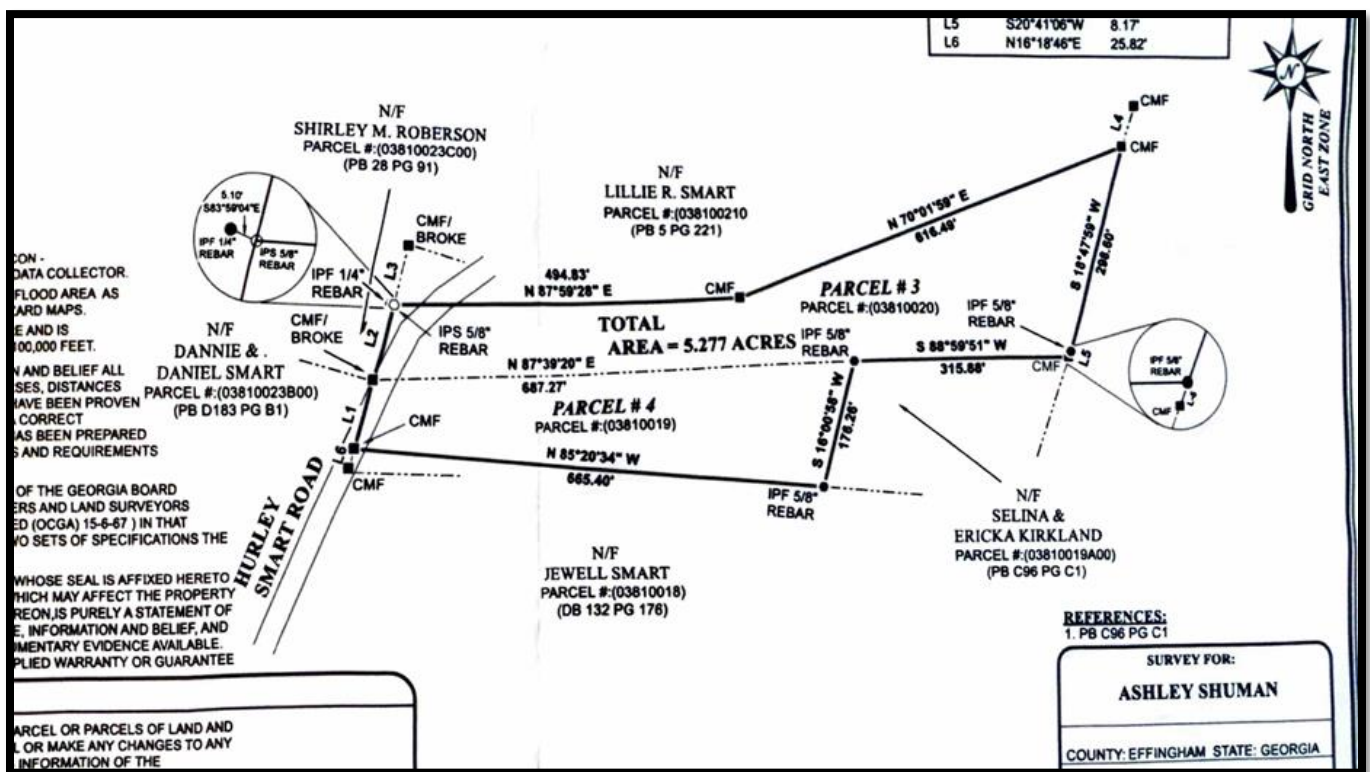
Rezoning Summary:

Item	Description
Request	Rezone ± 2 acres from AR-2 to AR-1
Proposed Use	Residential Recombination
Existing Use	Undeveloped Woodlands
Future Land Use	Agricultural
Utilities	Private well & septic system
Access	Hurley Smart Road
Planning Board Recommendation	(August 11, 2026) Unanimous recommendation of approval

Project Summary:

The applicant is requesting to rezone approximately ± 2.00 acres from AR-2 (Agricultural Residential-2) to AR-1 (Agricultural Residential-1). The purpose of the request is to combine Parcel 381-19, containing approximately 2.00 acres, with the adjoining ± 3.35 -acre parcel (381-20), resulting in a single parcel totaling approximately ± 5.28 acres.

The proposed rezoning will allow the combined property to meet the minimum lot size requirements of the AR-1 zoning district while creating one combined residential parcel.



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Zoning History

The subject property is currently zoned **AR-2 (Agricultural Residential)**. The property is associated with a prior zoning case. On October 4, 2025, the Board of Commissioners approved a rezoning of 3.55 acres from AR-1 to AR-2; then the property was subdivided.

Existing Site Condition

The subject property consists of approximately **2.00 acres** and is located along **Hurley Smart Road**, with direct frontage and access from the roadway. The property is currently developed with an existing accessory structure and contains no principal residence or other significant site improvements.

County GIS mapping indicates **wetlands** on portions of the property; however, the parcel is not located within a mapped **FEMA flood hazard area**.

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Surrounding Use and Zoning Pattern

Surrounding Neighborhood
• North: AR-1 (Agricultural–Residential, 5 acres or more)
• South: AR-1 (Agricultural–Residential, 5 acres or more)
• East: AR-1 (Agricultural–Residential, 5 acres or more) & AR-2 (Agricultural–Residential, 1 acre or more)
• West: AR-2 (Agricultural–Residential, 1 acre or more) & 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 consistent with the area's existing rural character.

North

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

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East / Southeast

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

South

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

West/ Southwest

-  Agricultural Residential homesteads (AR-1)
-  Large tracts zoned (AR-1)



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Zoning Development Standards for AR-1

Minimum lot area	5 acres
A maximum of two residential units are permitted per lot. These may consist of two principal dwellings, or one principal dwelling, and one accessory dwelling unit (ADU)	2 units
Minimum lot road frontage	100 feet
Minimum lot width at building line	150 feet
Minimum front yard setback	50 feet
Minimum rear yard setback	50 feet
Minimum side yard (interior) setback	25 feet
Minimum side yard (street/road easement) setback	50 feet

Zoning Classification

Agricultural Residential 1 (AR-1) is designed to preserve the county's rural character while protecting natural resources and supporting both active and passive recreational uses. This district emphasizes land conservation and resource protection, minimal pedestrian activity, ample open space, and a high degree of separation between structures.

Intensity of Use

The proposed rezoning from AR-2 (Agricultural Residential-2) to **AR-1 (Agricultural Residential-1)** reduces land-use intensity by increasing the minimum lot size requirement. The request seeks to combine the existing ± 2.00 -acre parcel with the adjoining ± 3.35 -acre parcel into a single parcel. The resulting parcel is more consistent with the surrounding development pattern and the minimum lot size requirements of the AR-1 zoning district. The request reduces the property's potential development intensity while maintaining its agricultural and rural residential character.

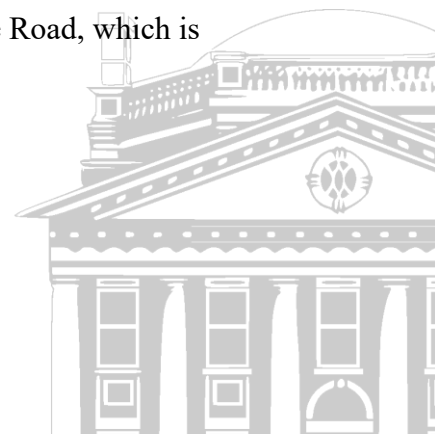
Infrastructure

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

Road Routes: Hurley Smart Road is a private road with access from Clyo Kildare Road, which is classified as a Major Collector Road within Effingham County.

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Public Health, Safety, and Welfare

The proposed rezoning from AR-2 (Agricultural Residential-2) to **AR-1 (Agricultural Residential-1)** is not anticipated to affect the public health, safety, or welfare adversely. The request is intended to combine two existing parcels and does not increase residential density or permit additional development beyond what is currently allowed. In fact, the rezoning reduces the property's development potential by applying the larger minimum lot size requirements of the AR-1 zoning district. The proposed lot combination is compatible with the surrounding rural development pattern and is not expected to adversely impact public infrastructure, utilities, traffic, or public services. As such, the request promotes the orderly development of the property while protecting the health, safety, and welfare of the surrounding community.

Consistency with Comprehensive Plan

The subject property is designated **Agricultural** on the **Future Land Use Map (FLUM)**. The Agricultural designation is intended to preserve agricultural lands, protect the County's rural character, and support agricultural activities and very low-density residential development. The proposed rezoning is consistent with the Agricultural Future Land Use designation because it combines two existing parcels into one larger parcel that meets the minimum lot size required by the AR-1 district. The request reduces development potential and supports the Comprehensive Plan's objective of preserving rural character and encouraging low-density residential development.

*The parcel is designated **Agricultural** on the **Future Land Use Map (FLUM)**. This category is for land dedicated to retaining the rural character throughout the county including fields, lots, pastures, farmsteads, specialty farms, livestock production, agriculture, or commercial timber. Protection of natural resources should be at the forefront of planning for development in these areas. This category is also for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses. This area does allow for low density residential development that is compatible with nearby agricultural uses. Mixed use housing types such as stick built or manufactured homes are permitted in these areas. Rural areas are characterized by low intensity development, larger lots, low pedestrian orientation and access, with a sizable amount of open space, and with a high degree of separation and deep setbacks. (Effingham County 2020–2040 Joint Comprehensive Plan, p. 36).*

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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 ± 2.00 acres from AR-2 to AR-1 to allow for permitted uses in AR-1.

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

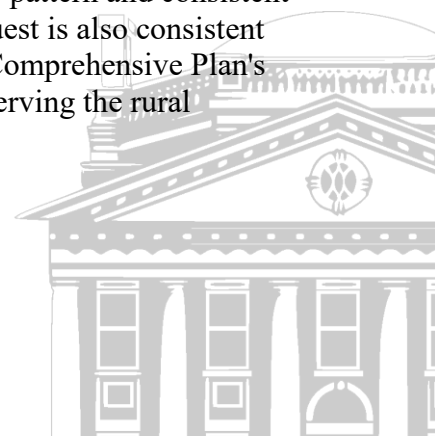
Public Comment: No one spoke in opposition to the request.

Staff Recommendation

Staff finds that the requested rezoning is compatible with the surrounding land use pattern and consistent with the intent of the **AR-1 (Agricultural Residential-1)** zoning district. The request is also consistent with the **Agricultural** designation of the Future Land Use Map and supports the Comprehensive Plan's objective of accommodating low-density rural residential development while preserving the rural character of the surrounding area.

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The proposed rezoning will allow the subject property to be combined with the adjoining parcel, resulting in a single parcel that complies with the minimum lot size requirements of the AR-1 zoning district. The request does not increase the number of residential lots or dwelling units and does not increase development intensity. Staff finds that the proposed rezoning is not anticipated to adversely affect the public health, safety, or welfare of the surrounding community.

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