



**Staff Report**

Subject: 2<sup>nd</sup> Reading - Zoning Map Amendment  
 Author: Jennifer Rose, Planner I  
 Department: Development Services  
 Application: RZN-25-53  
 Tabled Date: February 17, 2026  
 Meeting Date: May 19, 2026

Existing Zoning: **R-6** (Single-Family Residential; High Density)

Proposed Zoning: **R-1** (Single-Family Residential)

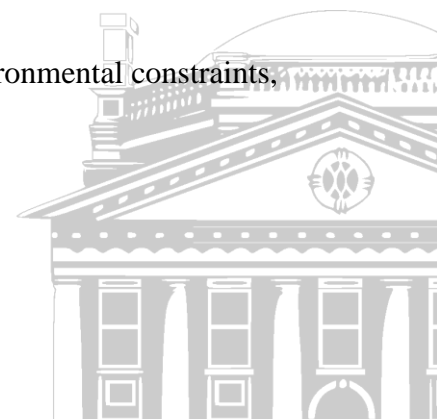
Map & Parcel: 390-1D  
 Parcel Size: ±15.33 Acres  
 Location: Courthouse Road (south of Courthouse Rd / McCall Rd intersection)  
 Commissioner District: 4<sup>th</sup> District

Proposed Use: Single-family residential subdivision

Applicant/Owner: Courthouse GSL  
 PO Box 1190  
 Rincon, GA 31326

**Rezoning Summary:**

<b>Item</b>	<b>Description</b>
<b>Application</b>	RZN-25-53
<b>Location</b>	Courthouse Road (south of Courthouse Rd / McCall Rd intersection)
<b>Zoning Action</b>	Downzoning from higher-density residential to lower-density residential
<b>Proposed Use</b>	Single-family residential subdivision
<b>Estimated Yield (R-6)</b>	~60–70 lots (conceptual)
<b>Estimated Yield (R-1)</b>	~25–35 lots (conceptual)
<b>Future Land Use Map</b>	Agricultural–Residential
<b>Utilities</b>	Public water; private septic systems
<b>Environmental Features</b>	Wetlands identified; Flood Zone X
<b>Key Considerations</b>	Density reduction, septic-based development, environmental constraints, surrounding development pattern
<b>Planning Board Recommendation</b>	Approval



## Request Overview

The applicant is requesting to rezone approximately **15.33 acres from R-6 to R-1** to allow for subdivision of the property into single-family residential lots.

Under existing R-6 zoning, the property may yield approximately **60–70 lots**, based on minimum lot size standards. Under the proposed R-1 zoning, the potential yield is estimated at approximately **25–35 lots**, based on typical subdivision layout assumptions.

These estimates are conceptual and may vary based on final subdivision design, environmental constraints, infrastructure layout, and regulatory requirements.

## Site & Existing Conditions

The subject property is currently vacant and partially wooded. The tract is located along Courthouse Road, which functions as a two-lane rural roadway serving surrounding residential and agricultural properties.

The site is situated between:

- Established residential subdivisions to the north
- Agricultural and large-lot residential properties to the south and west

## Utilities

- Water: City of Springfield
- Sewer: Not available; development will rely on private septic systems

## Site Constraints

The absence of sanitary sewer infrastructure requires:

- Adequate lot size for septic system placement
- Suitable soil conditions for wastewater treatment
- Separation distances between wells, septic systems, and property boundaries

These factors influence potential subdivision layout and overall development density.

## ENVIRONMENTAL CONDITIONS

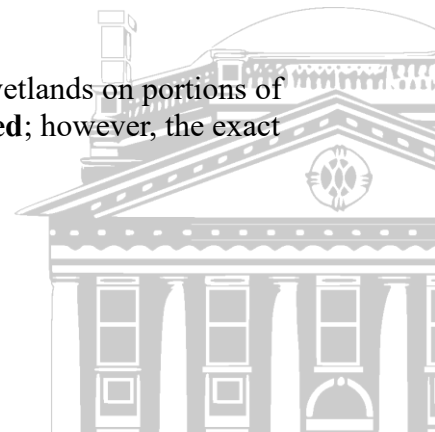
The subject property is located within Flood Zone X, as identified by FEMA mapping, indicating a minimal risk of flooding.

Mapping from the National Wetlands Inventory (NWI) indicates the presence of wetlands on portions of the site. **The applicant has indicated that a hydrology study has been conducted**; however, the exact

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extent and jurisdictional boundaries of wetlands will require field verification through formal delineation.



*(Wetlands)*

### Environmental Considerations

Wetlands on the property may:

- Limit the total buildable area
- Require buffers and regulatory setbacks
- Influence subdivision layout, including lot configuration and roadway placement

Any development impacting jurisdictional wetlands will be subject to state and federal permitting requirements, including review by applicable regulatory agencies.

The extent to which environmental features affect development potential will be determined during the subdivision and site development review process.

## ZONING & SURROUNDING AREA

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### Subject Property

The subject property is currently zoned **R-6 (Single-Family Residential; High Density)**.

### Surrounding Zoning

- **North:** R-1 and R-6 (established residential subdivisions)
- **South:** AR-1 (agricultural / large-lot residential)
- **East:** R-6 transitioning to mixed residential patterns
- **West:** AR-1 (rural residential and agricultural uses)



(Zoning Map)



(Zoning Legend)

### Area Context

The surrounding area includes a mix of:

- Subdivision-style residential development to the north
- Lower-density residential and agricultural uses to the south and west

The subject property is located between these development patterns, where zoning classifications vary in intensity. The proposed rezoning modifies the allowable density of the site within this existing context.

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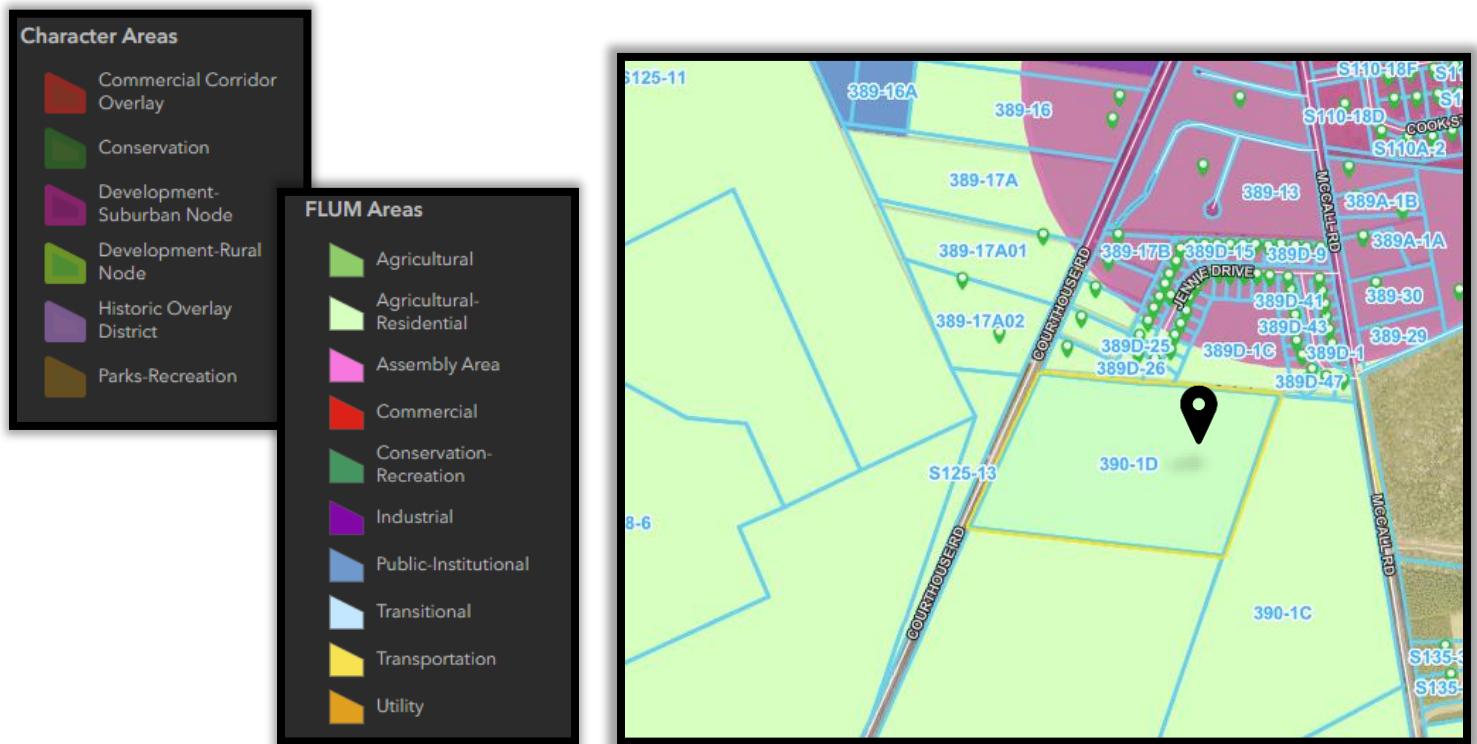


## COMPREHENSIVE PLAN CONSISTENCY

The Future Land Use Map (FLUM) designates the subject property as Agricultural–Residential. This designation is intended to support low-density residential development, agricultural uses, and rural development patterns, while allowing for gradual transitions between differing land use intensities.

The proposed rezoning from R-6 to R-1 modifies the allowable residential density of the property. The R-1 zoning district establishes larger minimum lot sizes and lower overall density compared to the existing R-6 classification.

The subject property is located within an area that includes a mix of subdivision-style residential development and rural residential uses, reflecting varying development intensities. The proposed zoning change adjusts the development framework of the property within this context.



*(FLUM Legend)*

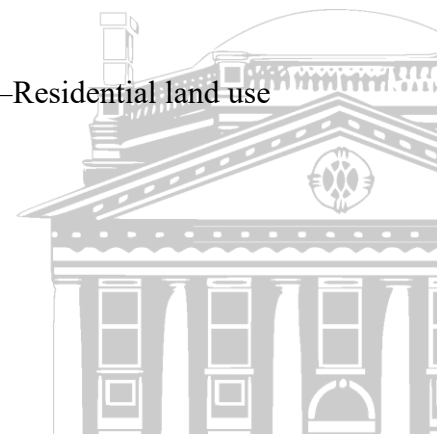
*Future Land Use Map (FLUM)*

Consistency with the Comprehensive Plan is evaluated based on:

- The relationship between the proposed zoning district and the Agricultural–Residential land use designation

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- The compatibility of development intensity with surrounding land use patterns
- The ability of the site to accommodate development based on infrastructure and environmental conditions

## TRANSPORTATION & INFRASTRUCTURE

The subject property is accessed via **Courthouse Road**, a two-lane rural roadway serving surrounding residential and agricultural properties.

### Transportation

Traffic generation will vary depending on the final number of residential lots developed:

- Higher-density development would result in increased trip generation
- Lower-density development would result in reduced traffic volumes

No site-specific traffic study has been submitted with the rezoning request. Any required roadway or access improvements will be evaluated during the subdivision review process in accordance with County and, if applicable, GDOT standards.

### Infrastructure

- **Water Service:** Provided by the City of Springfield
- **Sanitary Sewer:** Not available; development will rely on private septic systems

The absence of sanitary sewer infrastructure requires:

- Adequate lot size for septic system placement
- Compliance with Environmental Health requirements
- Appropriate soil conditions for wastewater treatment

Infrastructure capacity and system design will be further evaluated during the subdivision and development review process.

## DEVELOPMENT IMPACT ANALYSIS

### Infrastructure

- Development will rely on private septic systems
- Lot size and layout will be influenced by septic requirements
- Water service will be provided by the City of Springfield

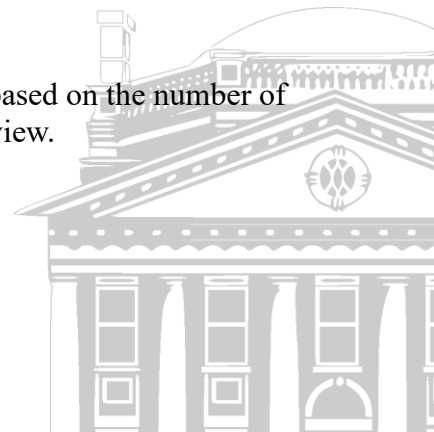
### Public Services

Demand on public services, including schools and emergency services, will vary based on the number of residential units developed and will be evaluated as part of future development review.

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### **Subdivision Design**

Final subdivision design will be subject to:

- Environmental constraints
- Infrastructure requirements
- County subdivision regulations

## **PUBLIC HEALTH, SAFETY & WELFARE**

### **Health**

Development of the property will rely on private septic systems, which require adequate soil conditions, lot size, and separation distances to function properly. Environmental features, including identified wetlands, will require appropriate management to ensure compliance with water quality and environmental regulations.

### **Safety**

Access to the site is provided via Courthouse Road, a two-lane rural roadway. Any future subdivision will be required to meet County standards for:

- Roadway design
- Emergency vehicle access
- Internal circulation

Traffic generation will vary based on final development intensity and will be evaluated during subdivision review.

### **General Welfare**

The proposed rezoning establishes a residential zoning classification that allows for development in accordance with County regulations. Future development will be subject to:

- Zoning standards
- Subdivision requirements
- Environmental permitting

These regulations are intended to ensure that development occurs in a manner consistent with established land use patterns and applicable development standards.

## **PLANNING BOARD RECOMMENDATION**

The Planning Commission recommended **APPROVAL** (January 13, 2026).

Board discussion highlighted:

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- Reduced density is appropriate
- Development footprint should be minimized
- Proposal aligns with surrounding development pattern

## STAFF ANALYSIS

The request proposes to rezone the subject property from **R-6 (Single-Family Residential; High Density)** to **R-1 (Single-Family Residential)**, resulting in a change to the allowable development framework, including reduced density and increased minimum lot size requirements.

Several site-specific factors are relevant to the evaluation of the request:

- **Infrastructure Conditions:**  
The property is served by public water; however, sanitary sewer is not available. Development will rely on private septic systems, which require sufficient lot area, appropriate soil conditions, and regulatory separation distances. These requirements influence subdivision design and potential lot configuration.
- **Environmental Features:**  
Wetlands have been identified on the property through mapping resources. The presence and extent of these features will be confirmed through delineation and may affect buildable area, internal circulation, and lot layout. Development will be subject to applicable state and federal permitting requirements.
- **Zoning Context:**  
The surrounding area includes a mix of residential zoning districts and agricultural-residential uses. The proposed zoning change modifies the intensity of development permitted on the subject property relative to these surrounding conditions.
- **Development Parameters:**  
The request does not include a detailed site or subdivision plan. As a result, specific development characteristics—including lot layout, road design, and traffic generation—will be determined during the subdivision review process in accordance with County standards.

## FINAL STAFF SUMMARY

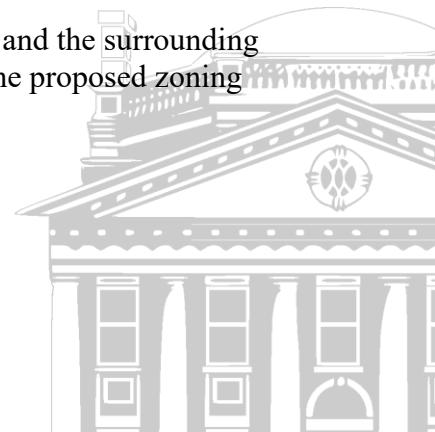
The request involves rezoning approximately 15.33 acres from R-6 to R-1 to establish a lower-density residential zoning classification.

The property is designated Agricultural–Residential on the Future Land Use Map, and the surrounding area includes a mix of subdivision-style development and rural residential uses. The proposed zoning change adjusts the allowable development intensity within this context.

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Future development of the property will be subject to:

- Zoning district standards
- Subdivision regulations
- Environmental review and permitting requirements
- Infrastructure limitations, including reliance on septic systems

Final site design, including lot configuration and overall development yield, will be determined through subsequent development review processes.

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