



Staff Report

Subject: Rezoning (Fifth District)
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-25-55
Meeting Date: February 10, 2026

Proposed Zoning: B-3 (Major Commercial)

Existing Zoning: R-1 (Single Family Residential)

Map & Parcel: 446-7

Parcel Size: 8.37 acres

Proposed Use: Permitted uses in B-3

Applicant: Ashley Kessler
100 Mingledorff Court
Springfield, GA 31329

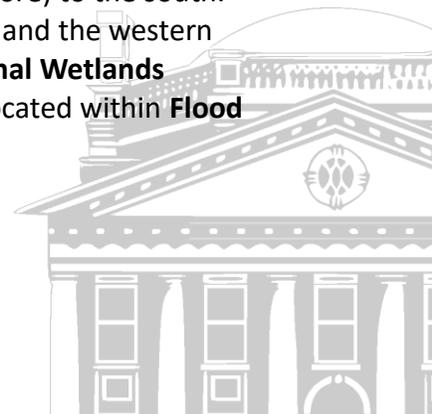
Owner(s): Salvador Figueroa
415 Flint Drive
Rincon, GA 31326

Location: Mill Pond Road

Existing Land Use and Zoning:

The subject property is located along **Mill Pond Road**, just northwest of **Chase Drive**. According to the County Tax Assessor's records, the parcel is currently vacant. Access (ingress and egress) are provided from Mill Pond Road.

The property is currently zoned **R-1** (Single-Family Residential). Adjacent zoning includes **B-3** (Major Commercial) to the north and **AR-1** (Agricultural-Residential; 5 acres or more) to the south. Properties to the east are zoned **AR-1** (Agricultural-Residential; 5 acres or more), and the western boundary adjoins the **railroad corridor** and **industrially zoned parcels**. The **National Wetlands Inventory** indicates the presence of wetlands on the property, and the parcel is located within **Flood Zone X**.



The Proposed Development:

The applicant requests to rezone 8.37 acres to B-3 (Major Commercial) to allow for equipment storage. The three parcels directly north of the subject property are already zoned B-3, and the requested rezoning would make the subject property consistent with the adjacent zoning pattern.

The following uses are also allowed within the B-3 (Major Commercial) zoning district: Housing Services, Automobile Sales and Services (except wrecked vehicle import/export and junkyards), Heavy Consumer Goods or Sales Services, Durable Consumer Goods Sales or Services, Consumer Goods, Grocery, Food, Beverage, Dairy, etc., Health and Personal Care, Finance and Insurance, Real Estate Services (except property management services and rental housing – related), Rental and Leasing – Non-Residential, Professional Services, Administration Services, Services to Buildings and Dwellings, Food Services, Personal Services, Pet and Animal Sales or Services, Flex Space with Retail Front, Enclosed/Mini Storage/Self-Storage, Road, Ground Passenger, and Transit Transportation, Publishing, Telecommunications and Broadcasting, Information Services and Data Processing Industries, Water, Steam, Air Conditioner Supply, Theater, Dance, or Music Establishment, Sports Team or Club, Museums and Other Special Purpose Recreational Institutions, Amusement, Sports, or Recreation Establishment, Natural and Other Recreational Parks, Educational Services, Public Administration, Judicial Functions, Other Government Functions, Public Safety (Gov't Owned), Health and Human Services, Social Assistance, Welfare and Charitable Services, Religious Institutions, Final Care Services, Associations, Nonprofit, Organizations, etc., Building, Developing, and General Contracting, Machinery Road, Special Trade Contractor, Heavy Construction Contractor, Agriculture, Forestry, Fishing and Hunting, and Support Functions for Agriculture.

Comprehensive Plan:

The parcel falls within the Agricultural–Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Determination:

Staff has reviewed the application, and finds it to be complete with the following condition:

1. Any new encroachments onto Mill Pond Road must obtain an encroachment permit from Effingham County.

Planning and Zoning Services

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