



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: November 4, 2025

Proposed Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Existing Zoning: B-2 (General Commercial Districts)

Map & Parcel: 366-48

Parcel Size: 2 out of 36.36 acres

Proposed Use: Commercial Retail

Applicant: Joshua Yellin & Teramore Development, LLC
P.O. Box 6460
Thomasville, GA 31758

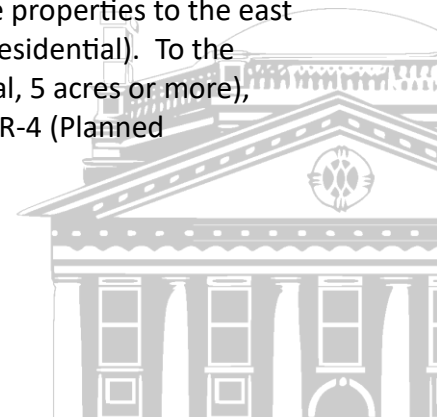
Owner(s): Carey F. Graham
5121 Highway 21 N
Springfield, GA 31329

Location: Old Tusculum Road

Existing Land Use and Zoning:

The parcel, located at the intersection of Highway 21 N and Old Tusculum Road, will total 2 out of 36.36 acres. The property is vacant, and ingress and egress are onto Old Tusculum Road. The National Wetlands Inventory (NWI) shows a small pocket of wetlands, while the parcel is not located in the Special Flood Hazard Area.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). The properties to the west are zoned AR-1 (Agricultural – Residential, 5 acres or more), while the properties to the east are zoned AR-2 (Agricultural – Residential, 1 acre or more) and R-2 (Two-Family Residential). To the south, the properties are zoned I-1 (Industrial) and AR-1 (Agricultural – Residential, 5 acres or more), and to the north are zoned AR-1 (Agricultural – Residential, 5 acres or more) and R-4 (Planned Manufactured Home Community).



The Proposed Development:

The applicant has requested to rezone 2 out of 36.36 acres to B-2 (General Commercial District) for a commercial retail establishment. Per the Effingham County Permitted Use Table, convenience store is a permitted use within the B-2 (General Commercial District) zoning district. The following uses are also permitted within that 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, Agriculture, Forestry, Fishing and Hunting, and Support Functions for Agriculture.

The application material states that the development of a commercial retail establishment will have a building of approximately 10,640 sq. ft., and it will be on a private well and septic system.

Comprehensive Plan:

The parcel is located within the Agricultural–Residential area of the Future Land Use map (FLUM). The predominant land use within this area is for single-family and multi-family 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).

Planning Board Recommendation:

At the October 14, 2025, Planning Board meeting, Mr. Walter Boykin motioned for approval. Mr. Jake Patrick seconded the motion and it carried 4-1 with Ms. Lyndsay Smith opposing. Ms. Lyndsay Smith mentioned that the Future Land Use Map (FLUM) does not align with the proposed development.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org



Determination:

Staff has reviewed the application, and the application is complete with the following conditions:

1. A Site Plan must be approved by the Board of Commissioners
2. Any encroachment onto Old Tusculum must adhere to the Effingham County Access Management Policy and obtain an encroachment permit.

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