



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-25-53
Meeting Date: February 17, 2026

Proposed Zoning: R-1 (Single Family Residential)

Existing Zoning: R-6 (Single Family Residential District; Four and One-Half Dwellings per Acre)

Map & Parcel: 390-1D

Parcel Size: 15.33 acres

Proposed Use: Residential Development

Applicant: Courthouse GSL
P.O. Box 1190
Rincon, GA 31326

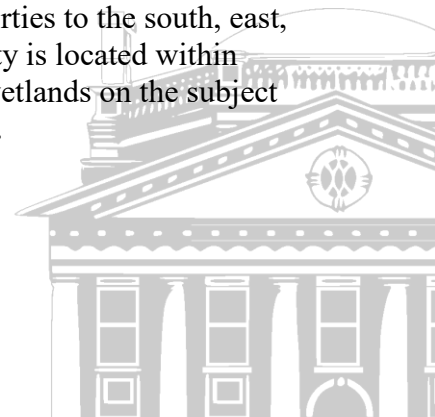
Owner(s): Courthouse GSL
P.O. Box 1190
Rincon, GA 31326

Location: Courthouse Road

Existing Land Use and Zoning:

The subject parcel is located on **Courthouse Road**, south of the intersection of **Courthouse Road and McCall Road**. According to the **County Tax Assessor's records**, the parcel is currently **vacant**. Access (ingress and egress) to the site are provided from **Courthouse Road**.

The parcel is currently zoned R-6 (Single-Family Residential District; four and one-half dwellings per acre). Properties to the north are zoned R-1 (Single-Family Residential) and R-6 (Single-Family Residential District; four and one-half dwellings per acre), while the properties to the south, east, and west are zoned AR-1 (Agricultural – Residential, 5 acres or more) The property is located within **Flood Zone X**, and the **National Wetlands Inventory** indicates the presence of wetlands on the subject property; the applicant has indicated that a **hydrology study has been conducted**.



The Proposed Development:

The applicant requests to rezone the total of +/- 15.33 acres to R-1 (Single-Family Residential) in order to **subdivide the property into single-family home sites**. The property was initially zoned **R-6** at the **July 19, 2022, Board of Commissioners meeting**. Based on the acreage, development under the existing R-6 zoning could allow for approximately 70 lots (approximately 0.22 acre per lot), whereas the proposed R-1 zoning would allow for approximately 30 lots, consistent with the applicant's stated intent to develop **one-half (1/2) acre lots**. **Water service** will be provided by the **City of Springfield**, and **wastewater treatment** will be served by **private septic systems**.

Lot yield estimates are conceptual and may vary based on final subdivision design, infrastructure, and environmental constraints.

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).

Planning Board Recommendation:

At the January 13, 2026, Planning Board Meeting, Mr. Neal Kessler motioned for approval. Mr. Ryan Thompson seconded the motion, and it carried unanimously.

Determination:

Staff has reviewed the application, and finds it to be complete.

Planning and Zoning Services

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