



Staff Report

Subject: Rezoning (Third District)
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-25-60
Meeting Date: February 17, 2026

Proposed Zoning: R-4 (Planned Manufactured Home Community Districts)

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

Map & Parcel: 366-49

Parcel Size: 5.06 acres

Proposed Use: Permitted Uses in R-4

Applicant: Chelsie Fernald
804 South Laurel Street
Springfield, Ga 31329

Owner(s): Effingham County Board of Commissioners
804 South Laurel Street
Springfield, GA 31329

Location: Wallace Drive

Existing Land Use and Zoning:

The subject parcel is located off Wallace Drive, adjacent to Burke Drive, and is an adjoining parcel to Springfield Central High School..

The parcel is currently zoned AR-1 (Agricultural–Residential, minimum 5 acres). The adjoining parcel to the north is zoned R-4 (Planned Manufactured Home Community District). All other adjoining parcels are zoned AR-1 (Agricultural–Residential, minimum 5 acres).



The Proposed Development:

The applicant requests to rezone approximately ± 5.06 acres to **R-4 (Planned Manufactured Home Community District)**. The proposed rezoning from **AR-1 (Agricultural-Residential)** to **R-4** is intended to facilitate a **land swap** associated with planned **traffic improvements** to **McCall Road** and **Courthouse Road**. This action would support future roadway enhancements intended to improve **traffic flow, safety, and accessibility** for area residents. **Water service** will be provided by the **City of Springfield**, and **wastewater treatment** is proposed via a **private community septic system**.

The intent of the **R-4 zoning district** is to designate areas specifically for **manufactured/mobile home development**. These areas are separated from other residential districts due to the distinct construction standards associated with manufactured homes as compared to conventional dwelling units. The R-4 district also allows for **higher-density residential development** than is typically permitted in other residential zoning districts, thereby supporting a broader range of housing options. **Recreational vehicle (RV) parks** may be permitted as **conditional uses**; however, they are not intended to be mixed with manufactured home parks or manufactured home subdivisions.

The development regulations established for the Mobile Home District are designed to promote a safe, attractive, and well-organized residential environment, offering a reasonable level of amenity and livability for residents.

The following uses are also allowed within the R-4 (Planned Manufactured Home Community Districts): Single Family Attached, Tiny Home Subdivision, Tiny Home Single Family, Multi-Family (in-common), Disaster Emergency Housing, Home Occupations, Apartments, Condominiums, Duplexes, Townhomes (Attached), Detached Units, Mobile Homes, Manufactured Homes, Mobile Home Parks, Mobile Home Subdivisions, Religious Housing, Transitional Housing, Youth Home, Irrigation and Industrial Supply, RV Park, Campground (Tents and Campers less than 18ft), Nursery and Preschool, Fire and Rescue, Police, Emergency Management Agency, Emergency Medical Services, E-911, Places of Worship, Cemeteries.

Comprehensive Plan:

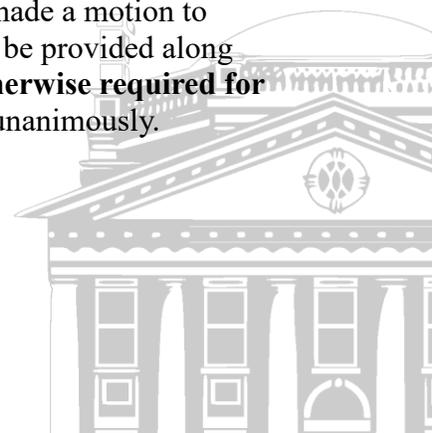
The parcel falls within the Public-Institutional area on the Future Land Use Map (FLUM). This prominent use of land within this area includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Planning Board Recommendation:

At the **January 13, 2026, Planning Board meeting**, Ms. Lyndsay Smith made a motion to approve the request with the condition that **additional 30-foot vegetative buffers** be provided along **Wallace Drive** and on **both sides of the parcel, exceeding the 15-foot buffer otherwise required for this property**. Mr. Ryan Thompson seconded the motion, and the motion carried unanimously.

Planning and Zoning Services

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



Determination:

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

1. Any new encroachments onto Wallace Drive or Burke Drive must obtain an encroachment permit from Effingham County and comply the requirements of the Access Management Policy.
2. Planning Board added a condition that a 30-foot vegetative buffers be provided along Wallace Drive and on both sides of the parcel, exceeding the 15-foot buffer otherwise required for this property.

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