



Record No:
RZN-25-60

Primary Location
32.374732, -81.326315

Applicant

Chelsie Fernald

Rezoning Application

Owner



Status: Active

No owner information

804 S. Laurel Street
Springfield, GA 31329

Submitted On: 12/8/2025

Staff Review

Planning Board Meeting Date*

Board of Commissioner Meeting Date*

01/13/2026

02/17/2026

Notification Letter Description *

to allow permitted uses in R-4

Map #*

Parcel #*

366

49

Staff Description

to allow permitted uses in R-4

Georgia Militia District

Commissioner District*

—

3rd

Public Notification Letters Mailed

Board of Commissioner Ads

—

—

🔒 Planning Board Ads

—

🔒 Request Approved or Denied

—

🔒 Plat Filing required* 🗸

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Chelsie Fernald

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

804 S Laurel Street

Applicant City*

Springfield

Applicant State & Zip Code*

GA 31329

Property Owner Information

Owner's Name*

Effingham County Board of
Commissioners

Owner's Email Address*

zoninginfo@effinghamcounty.com

Owner's Phone Number*

912-754-2128

Owner's Mailing Address*

804 south laurel st

Owner's City*

Springfield

Owner's State & Zip Code*

GA

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

R-4 (Planned Manufactured Home Community)

Map & Parcel *

366-49

Road Name*

Wallace Drive

Proposed Road Access* 

Burke Drive

Total Acres *

5.06

Acres to be Rezoned*

5.06

Lot Characteristics *

Vacant

Water Connection *

Public Water System

Name of Supplier*

City of Springfield

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Rezoning to R-4 to recombine with adjacent R-4 property.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR-1 & R-4

South*

AR-1

East*

AR-1

West*

AR-1 & R-4

Describe the current use of the property you wish to rezone.*

Vacant Land

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

No.

Describe the use that you propose to make of the land after rezoning.*

RV Park to be addition with the adjacent R-4 zoning.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Central School, Mobile Home Park, and vacant land.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Combined with current adjacent R-4 property.

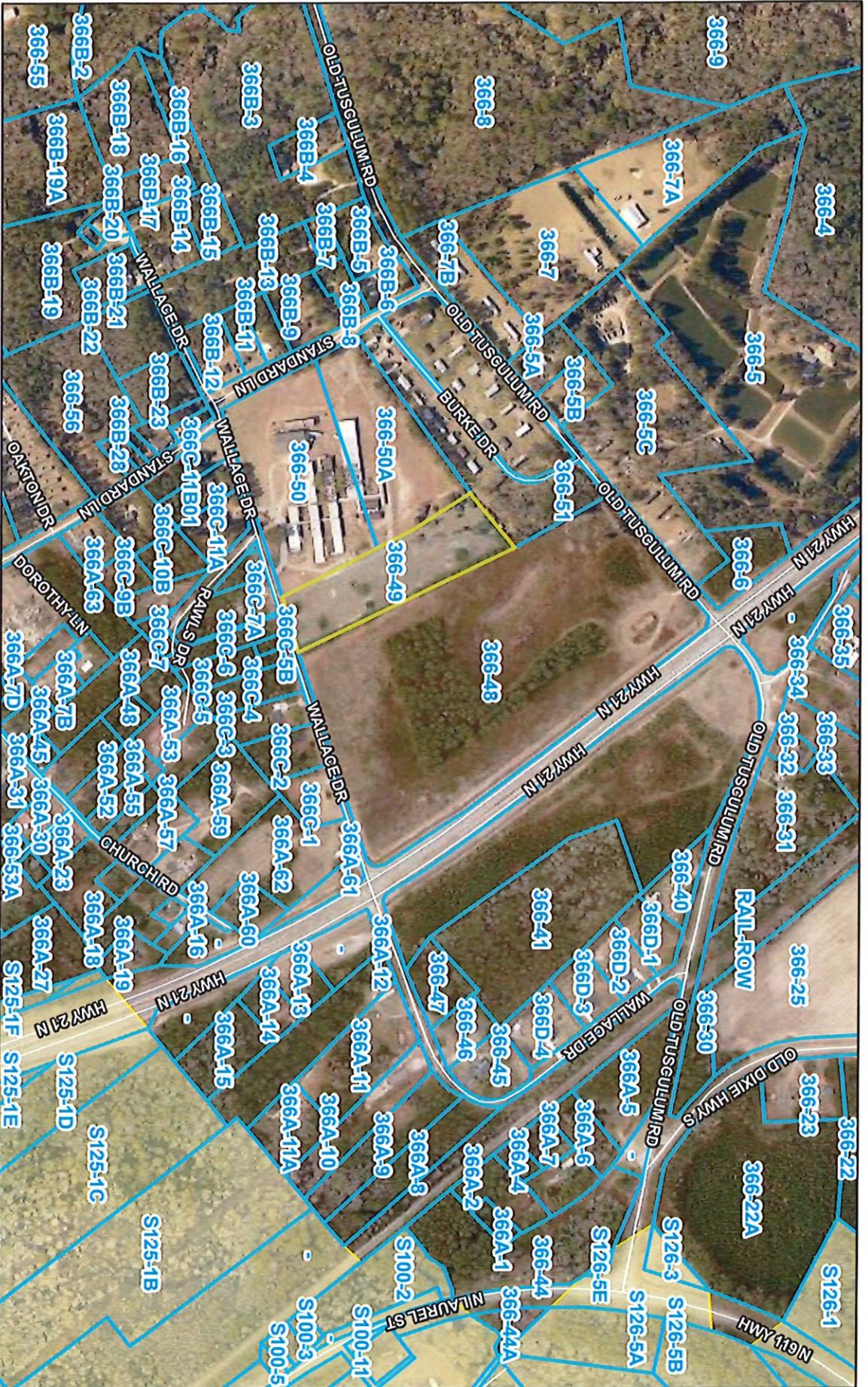
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No.

Digital Signature*

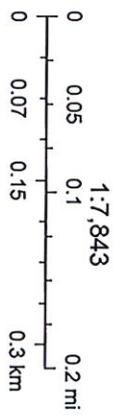
 Chelsie Fernald
Dec 8, 2025

366-49



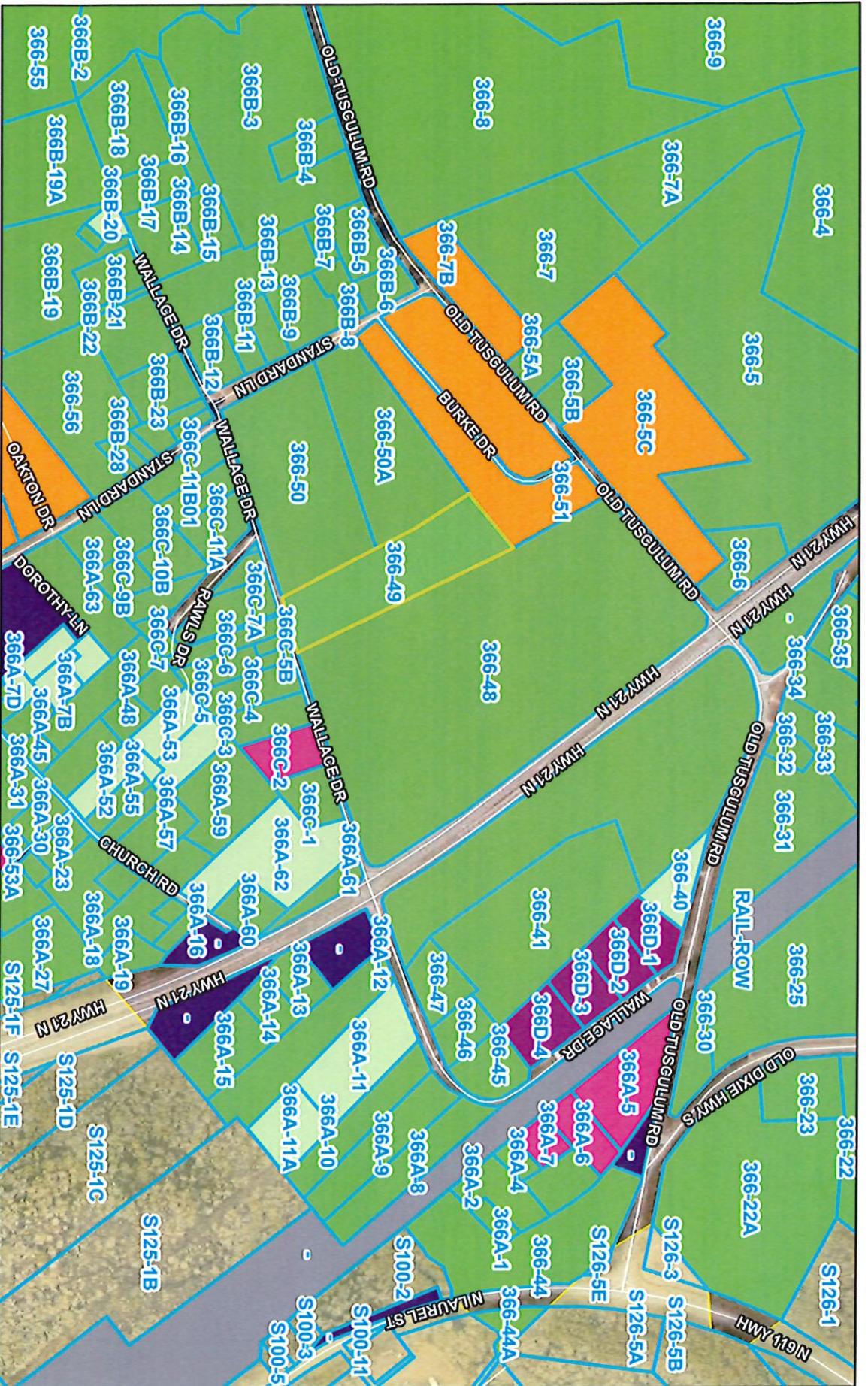
12/10/2025

- Roads
- Parcels
- Municipal Boundaries
- Citations



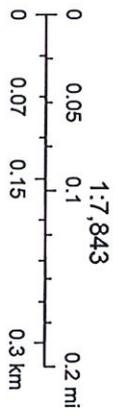
1:7,843
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

366-49



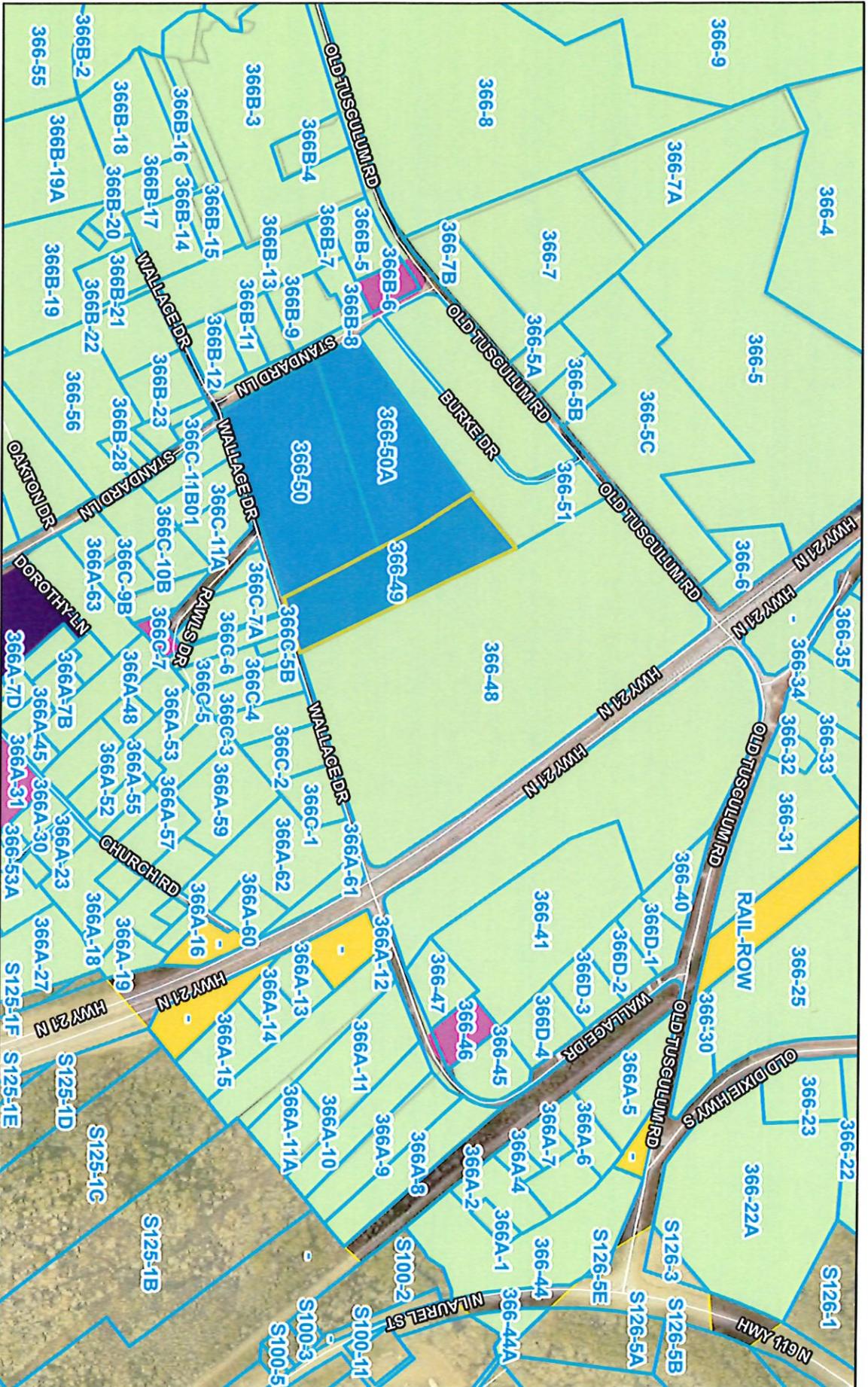
12/10/2025

- Roads
 - AR-2
 - AR-4
- Parcels
 - R-1
 - R-2
 - RR (Railroad)
- Zoning
 - AR-1
- Municipal Boundaries
- Citations



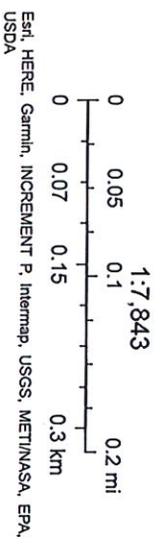
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METNUSA, EPA, USDA

366-49



12/10/2025

- ▭ Roads
- ▭ FLUM Areas
- ▭ Agricultural-Residential
- ▭ Industrial
- ▭ Public-Institutional
- ▭ Municipal Boundaries
- ▭ Assemblies Area
- ▭ Citations
- ▭ Transportation



9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL _____

Of the rezoning request **Chelsie Fernald as agent for Effingham County Board of Commissioners (Map # 366 Parcel # 49) from AR-1 to R-4 zoning.**

Yes No 1. Is this proposal inconsistent with the county's master plan?

Yes No 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No 7. Are nearby residents opposed to the proposed zoning change?

Yes No 8. Do other conditions affect the property so as to support a decision against the proposal?

[Handwritten signature]

Not for this use.

One

he has a very legitimate point over concern of agent

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*50: Property Value
Mobile Home
Trucking 16 Apr 40.*

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4-0
Prob be in 40 Mobile Homes
Worried @ neighbor
That just spent a lot
of money buying
personal land + home
to now look @
another trailer
park.
Conditional
30ft Buffer
& additional
vegetation

N.K.

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*Suggest
Additional
Buffer
along
Wallace
drive*

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J.S.