



RZN-25-35

Rezoning Application

Status: Active

Submitted On: 7/23/2025

Primary Location

1262 McCall Road  
Springfield, GA 31329

Owner

NETTLES CHARLES R SR  
106 LORD EFFINGHAM WAY  
SPRINGFIELD, GA 31329

Applicant

Charles Nettles  
 912-667-5439  
 crnnettles001@gmail.com  
 106 Lord Effingham Way  
Springfield, GA 31329

Staff Review

Planning Board Meeting Date\* Board of Commissioner Meeting Date\*  
09/09/2025 10/07/2025

Notification Letter Description \*

To allow for permitted uses in AR-3.

Map #\* Parcel #\*  
390 15

Staff Description

Georgia Militia District Commissioner District\*  
- 4th

Public Notification Letters Mailed Board of Commissioner Ads  
08/18/2025 09/10/2025

🏠 Planning Board Ads

08/20/2025

🏠 Request Approved or Denied

—

🏠 Plat Filing required\* ②

Yes

### Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Charles Nettles

Applicant Email Address\*

Crnnettles001@gmail.com

Applicant Phone Number\*

912-667-5439

Applicant Mailing Address\*

106 Lord Effingham Way

Applicant City\*

Springfield

Applicant State & Zip Code\*

GA 31329

### 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*	Map & Parcel *
AR-3 (Agricultural Residential 2.5 or more Acres)	390-15
Road Name*	Proposed Road Access* ②
McCall Rd	McCall Rd
Total Acres *	Acres to be Rezoned*
9.9	4.772
Lot Characteristics *	
residence	
Water Connection *	Sewer Connection
Private Well	Private Septic System
Justification for Rezoning Amendment *	
To split into two parcels and give to children	
List the zoning of the other property in the vicinity of the property you wish to rezone:	
North*	South*
AR1	AR1

East\*

AR1

West\*

AR1

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

residential

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

yes

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

residential

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

residential

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

my children will have property for residences

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?\*

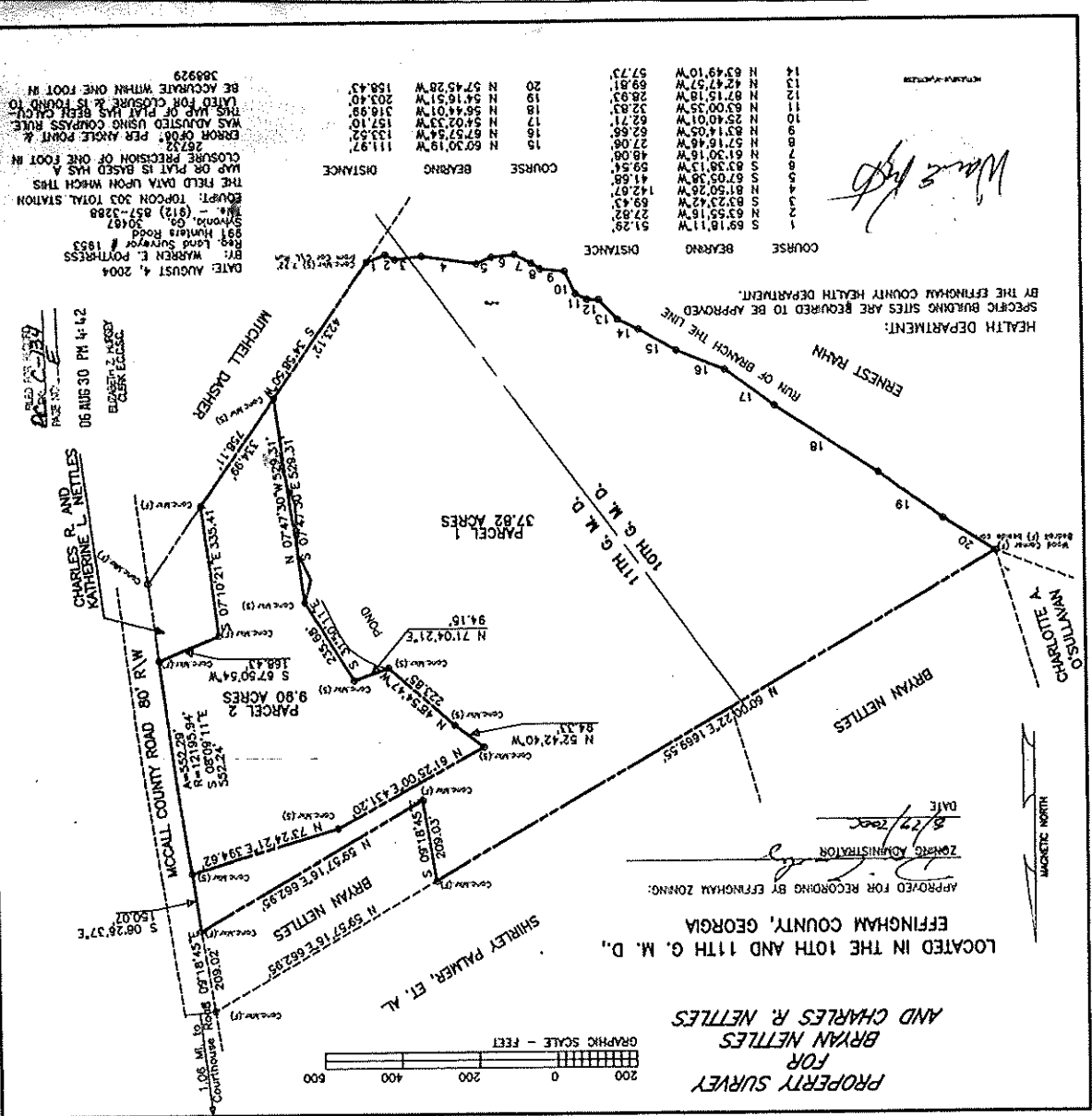
no

Digital Signature\*



Charles R Nettles

Jul 23, 2025



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plan has been prepared by a duly qualified professional surveyor for recording in the public records. The plan is a true and correct copy of the original plan as shown to the undersigned surveyor, and the undersigned surveyor certifies that this plan is a true and correct copy of the original plan as shown to the undersigned surveyor. Further, the undersigned surveyor certifies that this plan is a true and correct copy of the original plan as shown to the undersigned surveyor. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the plan.

## SURVEYORS CERTIFICATION

ADOLPH N. MICHELIS & ASSO.  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PHONE: (912) 829-3972

RESERVED FOR CLERK OF COURT



GA. Reg. L.S. LC. NO. 1323 5-67-24 DATE

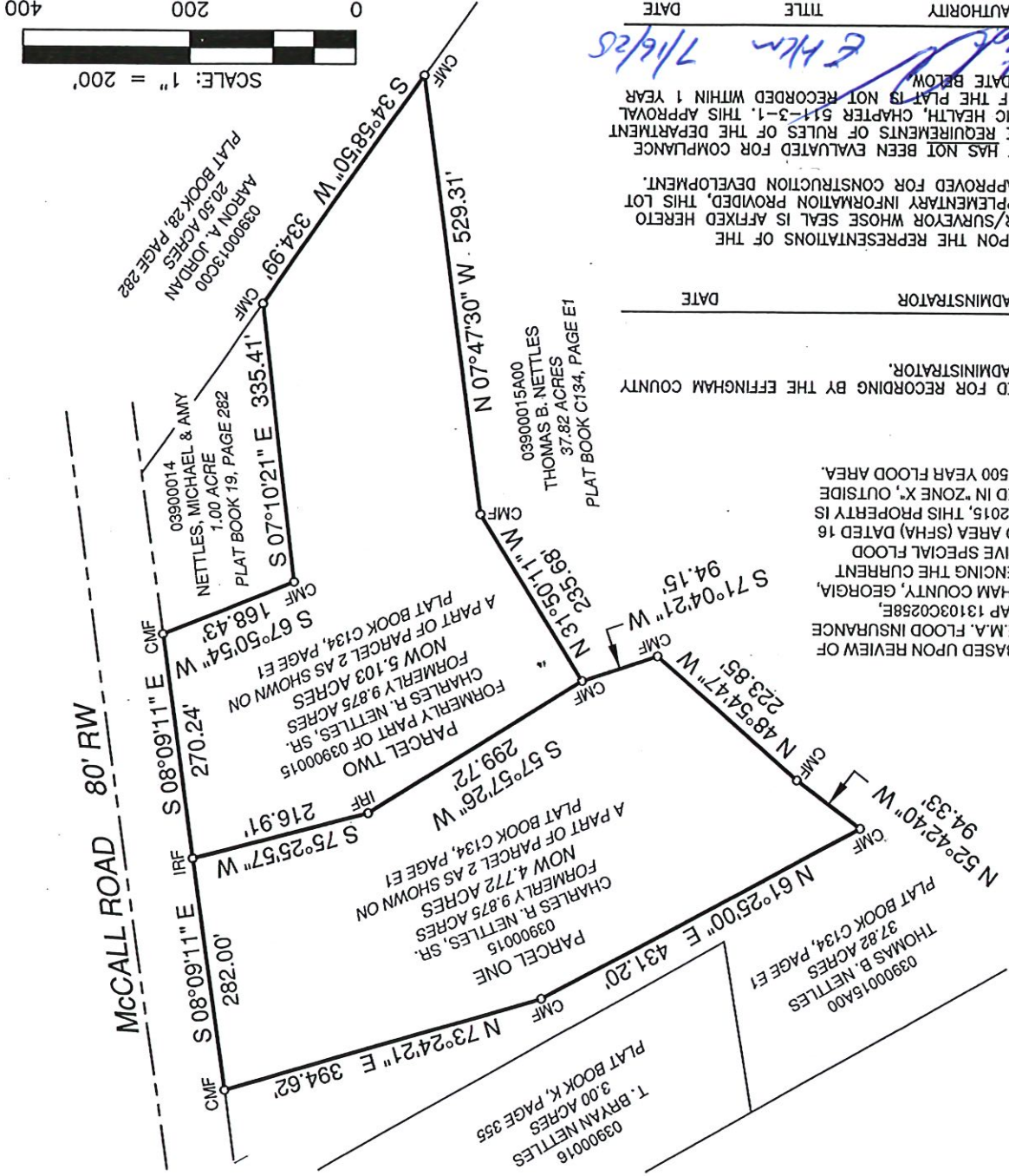
ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
 BASED UPON THE REPRESENTATIONS OF THE  
 ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO  
 AND SUPPLEMENTARY INFORMATION PROVIDED, THIS LOT  
 IS NOT APPROVED FOR CONSTRUCTION DEVELOPMENT.  
 THIS LOT HAS NOT BEEN EVALUATED FOR COMPLIANCE  
 WITH THE REQUIREMENTS OF RULES OF THE DEPARTMENT  
 OF PUBLIC HEALTH, CHAPTER 611-3-1. THIS APPROVAL  
 IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR  
 OF THE DATE BELOW.

\_\_\_\_\_  
 TITLE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY  
ZONING ADMINISTRATOR.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0258E, EFFINGHAM COUNTY, GEORGIA, REFERENCEING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.

REFERENCE NORTH  
(PLAT BOOK C134, PAGE E1)



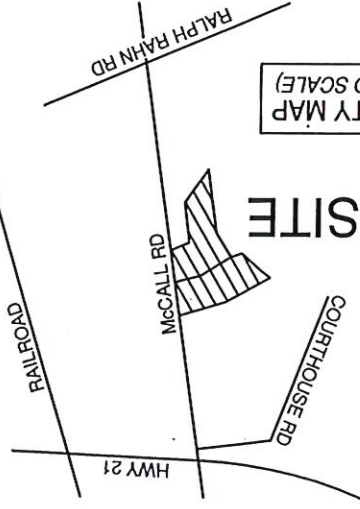
LEGEND:  
IRF-5/8" REBAR FOUND  
CMF-CONCRETE MONUMENT FOUND

REFERENCES:  
PLAT BOOK C6134, PAGE E1  
PLAT BOOK 19, PAGE 282

ERROR OF CLOSURE:  
EXCEEDS 1',26,350'  
PLAT NOT ADJUSTED

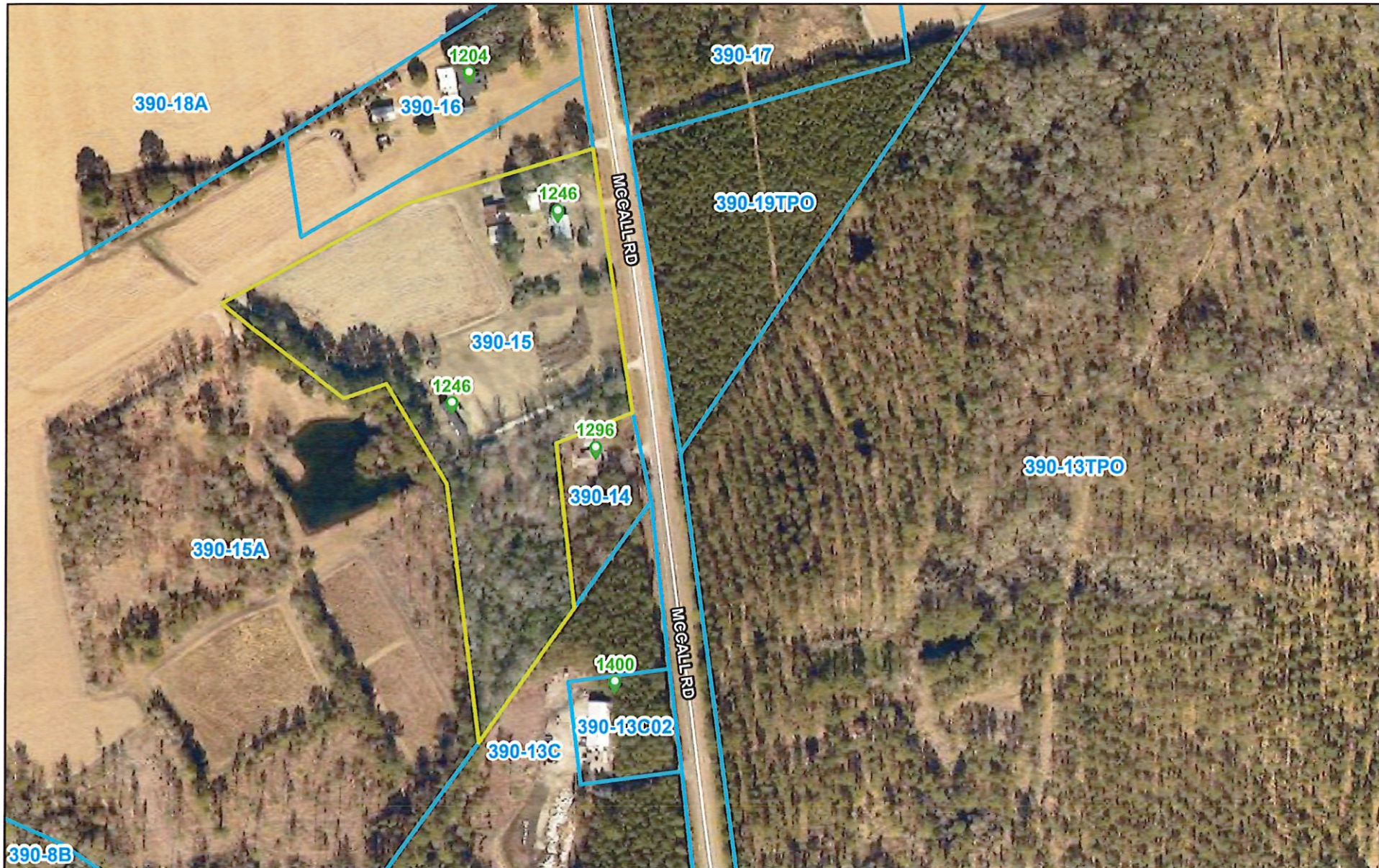
NOTE: SUBJECT PROPERTY IS A DIVISION OF  
MAP & PARCEL 03900015 OF THE EFFINGHAM  
COUNTY TAX ASSESSORS FILE.

FAMILY DIVISION SURVEY FOR  
CHARLES R. NETTLES  
SURVEY TO DIVIDE  
MAP & PARCEL 03900015  
INTO TWO PARCELS  
THE LANDS OF  
CHARLES R. NETTLES  
LOCATED IN THE 11TH G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 2 MAY 2024  
PLAT DRAWN 3 MAY 2024





390-15



7/24/2025



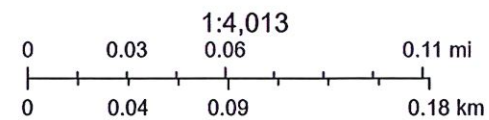
Addresses



Parcels

Roads

Citations



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



390-15



7/24/2025

 Addresses

 Parcels

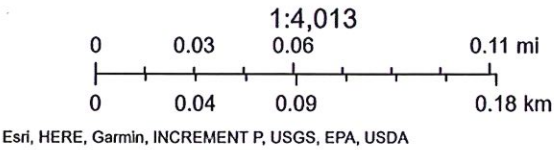
 Zoning

 AR-2

 AR-1

 Roads

 Citations



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 by **Charles Nettles (Map # 390 Parcel # 15)** from AR-1 to AR-3 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?

L.S.

YAY! - FIRST AR-3?



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APPROVAL   *(initials)*  

DISAPPROVAL           

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*Happy w/  
AR 3  
here.*

*Nh.*

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APPROVAL ☒

DISAPPROVAL ☐

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CHECK LIST:

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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10

J.P.

9.5

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

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- 5-0 minutes
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