



Staff Report

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

Proposed Zoning: AR-2 (Agricultural – Residential, 1 acre or more)

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

Map & Parcel: 444-31 & 31A

Parcel Size: 2.44 acres

Proposed Use: Permitted Uses in AR-2

Applicant: Minnie Wilder
558 Cletus Gnann Road
Springfield, GA 31329

Owner(s): Minnie Wilder
558 Cletus Gnann Road
Springfield, GA 31329

Location: Cletus Gnann Road

Existing Land Use and Zoning:

The parcels together total 2.44 acres and are located along Cletus Gnann Road. According to the Tax Assessor's website, map/parcel 444-31 features a single-family house and an accessory structure, while 444-31A is vacant. The point of ingress and egress for parcels is from Cletus Gnann Road.

Both parcels are currently zoned AR-1 (Agricultural – Residential, 5 acres or more) and are legal non-conforming parcels. The properties surrounding these parcels are zoned AR-1 (Agricultural – Residential, 5 acres or more), while there is one parcel close by zoned AR-2 (Agricultural – Residential, 1 acre or more). The National Wetland Inventory does not indicate the presence of wetlands on the property, and the parcel is located in Flood Zone X.



The Proposed Development:

The applicant proposes to rezone the approximately 2.44 acres to AR-2 (Agricultural – Residential, 1 acre or more) to bring the property into conformance and to place a mobile home on map/parcel 444-31A without requiring a variance process. These lots will be served by private wells and private septic systems.

Per the Effingham County Code of Ordinances, Section 4.1A – permitted use table, the following are allowed within the AR-2 (Agricultural – Residential, 1 acre or more) zoning district: Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Disaster Emergency Housing, Home Occupations, Non-Conforming Uses, Mobile Homes, Manufactured Homes, Parks, Openspace & Trails, Education Support Facilities, Fire and Rescue, Police, Emergency management Agency, Emergency Medical Services, E-911, Places of Worship, Crop Production, Vegetable Farming or Growing Services, Fruits and Trees, Greenhouse, Nursery, and Floriculture, Food Crops Grown Under Cover, Nursery and Tree Production, Floriculture Production, Poultry and Egg Production and Hatcheries, and Apiculture (Bees, Wax, and Related Operations).

Comprehensive Plan:

This parcel falls within the Agricultural–Residential area within the Future Land Use Map (FLUM). The predominant use of land within this area is for single-family and multifamily dwelling units, organized into general categories based on net densities. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37)

Planning Board Recommendation:

At the November 12, 2025, Planning Board Meeting, Mr. Walter Boykin motioned for approval. Mr. Jake Patrick seconded the motion, and it carried unanimously.

Determination:

The staff has reviewed the application, and it is complete.

Planning and Zoning Services

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

