



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: October 7, 2025

Proposed Zoning: AR-3 (Agricultural – Residential, 2.5 acres or more)

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

Map & Parcel: 390-15

Parcel Size: 4.772 acres

Proposed Use: Single Family Residential

Applicant: Mr. Charles Nettle
106 Lord Effingham Way
Springfield, GA 31329

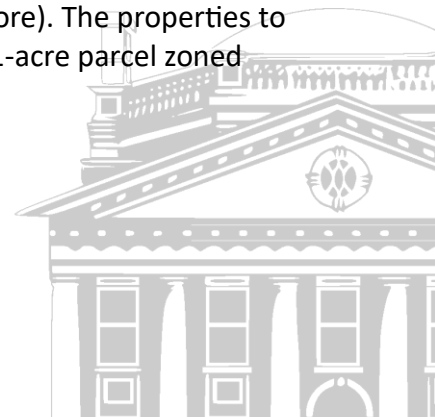
Owner(s): Mr. Charles Nettle
106 Lord Effingham Way
Springfield, GA 31329

Location: 1246 Mcall Road
Springfield, GA 31329

Existing Land Use and Zoning:

The parcel will total 4.772 acres and will be subdivided from the parent parcel, which is a total of 9.90 acres. Located at 1246 Mcall Road, just south of Highway 21 and Courthouse Road. The parcel currently has a site-built single-family residence and a mobile home. The subdivision of the parent parcel will place all the homes on separate lots. The new parcels will have road frontage onto McCall Road.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north, west, and east are also zoned AR-1 (Agricultural – Residential, 5 acres or more). The properties to the south are zoned AR-1 (Agricultural – Residential, 5 acres or more), with one 1-acre parcel zoned AR-2 (Agricultural – Residential, 1 acre or more).



The Proposed Development:

The applicant has requested to rezone the 4.772 acres to AR-3 (Agricultural – Residential, 2.5 acres or more). This zoning district allows for the following; 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, 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, Sheep and Goat Farming Establishments, Fish Hatcheries, Fisheries, and Aquaculture, Apiculture (Bees, Wax, and Related Operations), Forest Nurseries, Support Functions for Forestry, Fishing, and Hunting and Trapping, Game Retreats, and Game and Fishing Preserves.

The application materials state that this subdivision will be for two parcels and the applicant would like to give those parcels to their children. Each parcel will be on private well and private septic systems.

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 dwellings 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:

At the September 9, 2025, Planning Board meeting, Mr. Neal Kessler motioned for approval with staff recommendations. Mr. Walter Boykin seconded the motion, which carried unanimously. The discussion was focused on this being the first AR-3 application and the applicant stating that it would be for their children.

Determination:

Staff has reviewed the application, and the application is complete with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.
2. An encroachment permit shall be reviewed and obtained from Effingham County for access to McCall Road.

Planning and Zoning Services

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