



## Staff Report

Subject: 2<sup>nd</sup> Reading – Zoning Map Amendments  
Author: Chelsie Fernald, Planning Manager  
Department: Development Services  
Meeting Date: January 6, 2026

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

Map & Parcel: 263-32A

Parcel Size: 15.66 acres

Applicant: Catherine Kirkland  
5560 Old Dixie Highway S  
Springfield, GA 31329

Owner(s): Catherine Kirkland  
5560 Old Dixie Highway S  
Springfield, GA 31329

Location: 5560 Old Dixie Highway S

### Existing Land Use and Zoning:

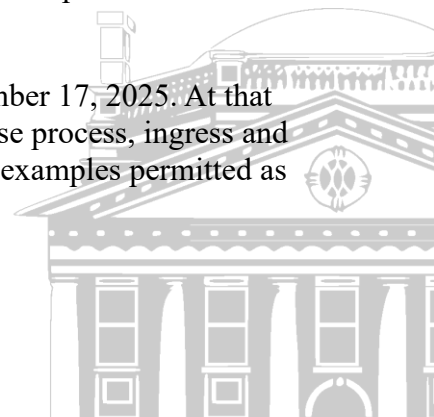
The parcel totals 15.66 acres. Located at the intersection of Old Dixie Highway S and Ingram Road. Currently, there is a single-family home on the property. Properties to the north, east, and west are also zoned AR-1 (Agricultural – Residential, 5 acres or more), and to the South, zoned AR-2 (Agricultural – Residential, 1 acre or more).

Ingress and egress for this property are from Old Dixie Highway S.

### The Proposed Request:

The applicant has requested a conditional use for Agritourism, to operate a farm stand and you-pick events for flowers grown on the property. Per the application, visitors will be able to explore the flower fields and select their own stems.

Staff met with the applicant for a Technical Review Committee meeting on November 17, 2025. At that meeting, we discussed the Agritourism ordinance requirements, the Conditional Use process, ingress and egress, and parking requirements. Per the Effingham County Code of Ordinances, examples permitted as an Agritourism Business include on-farm sales and pick-your-own events.



**Comprehensive Plan:**

The parcel falls within the Agricultural area on the Future Land Use Map (FLUM). This area allows for low-density residential development that is compatible with nearby agricultural uses. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).

**Determination:**

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

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).

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**Planning and Zoning Services**

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