



Staff Report

Subject: Rezoning (Fourth District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Application: RZN-25-53
Meeting Date: January 13, 2026

Proposed Zoning: R-1 (Single Family Residential)

Existing Zoning: R-6 (Single Family Residential District; Four and One-Half Dwellings per Acre)

Map & Parcel: 390-1D

Parcel Size: 15.33 acres

Proposed Use: Residential Development

Applicant: Courthouse GSL
P.O. Box 1190
Rincon, GA 31326

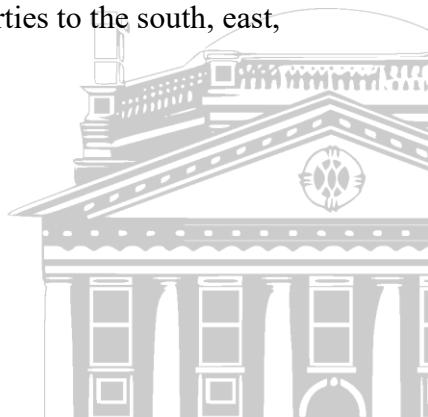
Owner(s): Courthouse GSL
P.O. Box 1190
Rincon, GA 31326

Location: Courthouse Road

Existing Land Use and Zoning:

The parcel is located on Courthouse Road, south of the intersection of Courthouse Road and McCall Road. According to the Tax Assessor's website, the parcel is currently vacant. Ingress and egress are off Courthouse Road.

The parcel is currently zoned R-6 (Single-Family Residential District; four and one-half dwellings per acre). Properties to the north are zoned R-1 (Single-Family Residential) and R-6 (Single-Family Residential District; four and one-half dwellings per acre), while the properties to the south, east, and west are zoned AR-1 (Agricultural – Residential, 5 acres or more)



The Proposed Development:

The applicant seeks to rezone the total of +/- 15.33 acres to R-1 (Single-Family Residential) to subdivide for home sites. Water will be served by the City of Springfield and there will be private septic systems. The parcel was initially zoned R-6 at the July 19, 2022, Board of Commissioners meeting.

The following uses are also allowed within the AR-3 (Agricultural-Residential, 2.5 acres or more) zoning district: Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Home Occupations, Rental – Housing Related, Parks, Openspace & Trails, Fire and Rescue, Police, Emergency Management Agency, Emergency Medical Services, E-911, and Places of Worship.

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 dwelling 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).

Determination:

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

