



Record No:
RZN-25-60

Rezoning Application

Status: Active

Submitted On: 12/8/2025

Primary Location

32.374732, -81.326315

Owner

No owner information

Applicant

 Chelsie Fernald

 804 S. Laurel Street
Springfield, GA 31329

Staff Review

 **Planning Board Meeting Date***

01/13/2026

 **Board of Commissioner Meeting Date***

02/17/2026

 **Notification Letter Description ***

to allow permitted uses in R-4

 **Map #***

366

 **Parcel #***

49

 **Staff Description**

to allow permitted uses in R-4

 **Georgia Militia District**

—

 **Commissioner District***

3rd

 **Public Notification Letters Mailed**

—

 **Board of Commissioner Ads**

—

 Planning Board Ads

—

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Chelsie Fernald

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

804 S Laurel Street

Applicant City*

Springfield

Applicant State & Zip Code*

GA 31329

Property Owner Information

Owner's Name*

Effingham County Board of
Commissioners

Owner's Email Address*

zoninginfo@effinghamcounty.com

Owner's Phone Number*

912-754-2128

Owner's Mailing Address*

804 south laurel st

Owner's City*

Springfield

Owner's State & Zip Code*

GA

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*

R-4 (Planned Manufactured Home Community)

Map & Parcel *

366-49

Road Name*

Wallace Drive

Proposed Road Access* ⓘ

Burke Drive

Total Acres *

5.06

Acres to be Rezoned*

5.06

Lot Characteristics *

Vacant

Water Connection *

Public Water System

Name of Supplier*

City of Springfield

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Rezoning to R-4 to recombine with adjacent R-4 property.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR-1 & R-4

South*

AR-1

East*

AR-1

West*

AR-1 & R-4

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

Vacant Land

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

No.

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

RV Park to be addition with the adjacent R-4 zoning.

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

Central School, Mobile Home Park, and vacant land.

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

Combined with current adjacent R-4 property.

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*

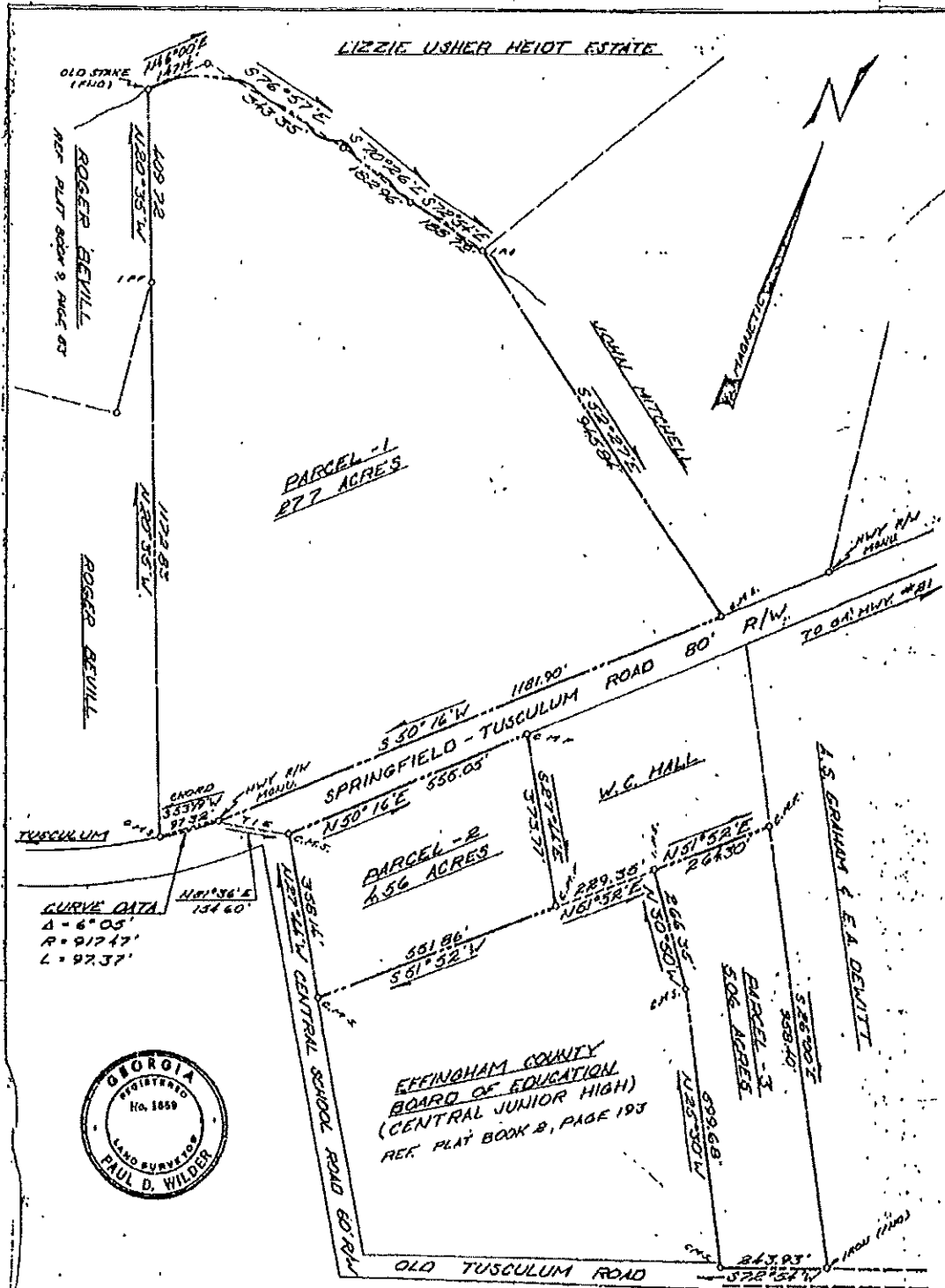
✓ Chelsie Fernald
Dec 8, 2025

Always refer to as Plat BK 10/Pg 239

PLAT BOOK 10/ PAGE 239
PLAT CABINET D85 SLIDE C2

PLACED IN

239



ERROR OF CLOSURE 1/14,400

REFERENCE:

PLATS BY PAUL D. WILDER
DATES: FEB 21, 1976 - FILE NO. 889
MAY 17, 1978 - FILE NO. 543-A

In my opinion, this plat is a correct representation
of the land plotted and has been prepared in
conformity with the abstract standards and re-
quirements of law.

Paul D. Wilder
PAUL D. WILDER - REG. LAND SURVEYOR
GA. NO. 1859

PLAT OF
PROPERTY OF
H.M. TEBEAU

LOCATION: G.M.D. II
EFFINGHAM COUNTY, GEORGIA
SCALE: 1 INCH = 200 FEET

DATE: NOV 30, 1978 FILE NO. 543-B
WILDER SURVEYING & MAPPING
WINCON, GEORGIA

10/239

271 Plat Bk 10/Pg 239

ROGER BEVILL

1128.83
120°35'W

CURVE DATA
A = 6°05'
R = 917.47'
L = 97.37'

148°36'E
134.60'

TUSCULUM
CHORD
N 50°16'E
555.05'

530°16'W
1181.90'

TUSCULUM ROAD 80'

R/W TO DRIVE 281

PARCEL - 2
4.56 ACRES

W.C. HALL

551.86'
551°52'W

987°44'E
373.77'

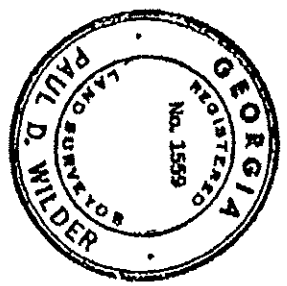
289.35'
N 51°52'E
264.30'

PARCEL - 3
5.06 ACRES

866.35'
30°50'W
599.68'

958.40'
826°00'E

A.S. GRAHAM & E.A. DEWITT



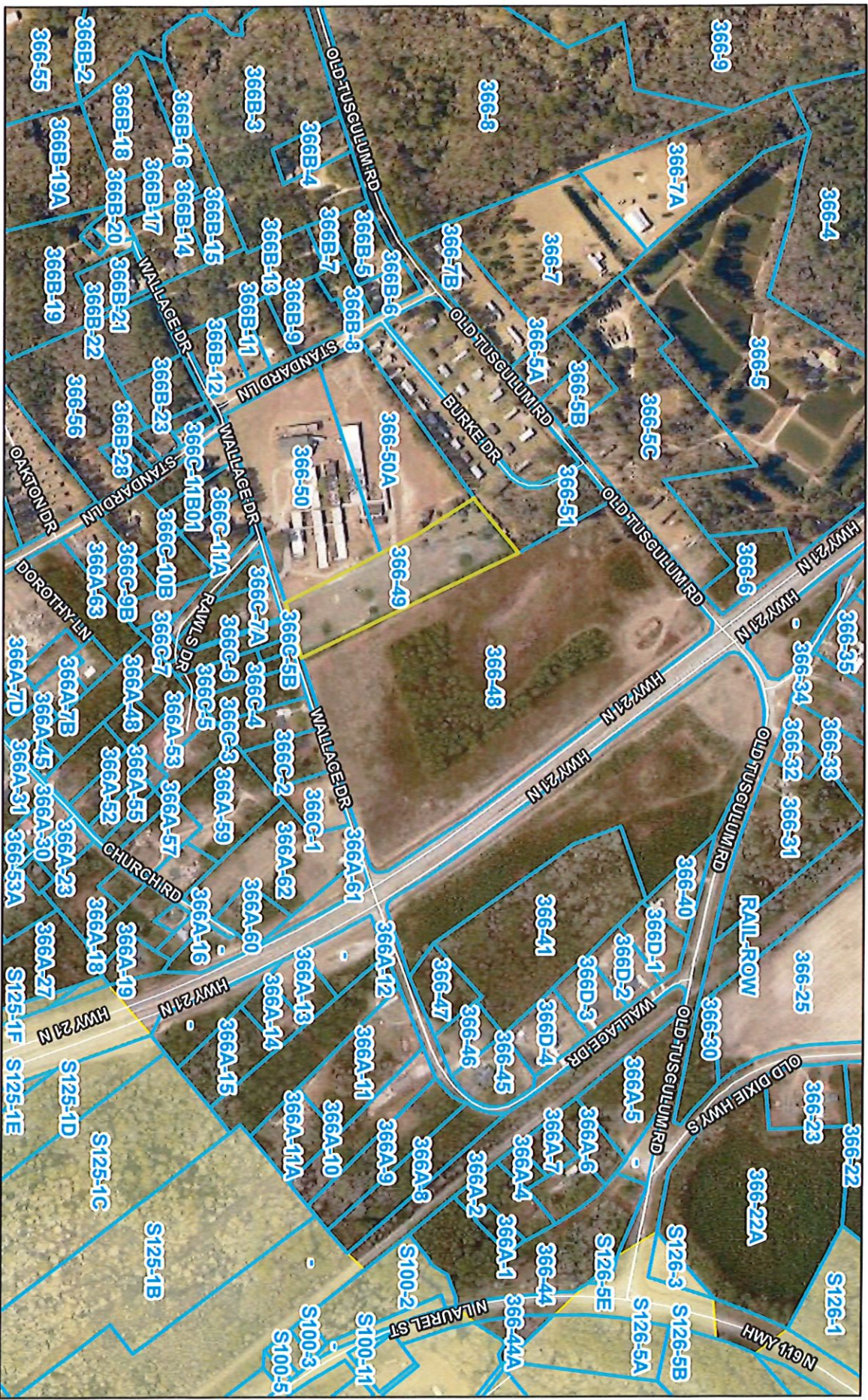
358.14'
N 27°44'W
CENTRAL SCHOOL ROAD 60' R/W

EFFINGHAM COUNTY
BOARD OF EDUCATION
BOARD OF JUNIOR HIGH
(CENTRAL JUNIOR HIGH)
REF. PLAT BOOK 2, PAGE 193

OLD TUSCULUM ROAD

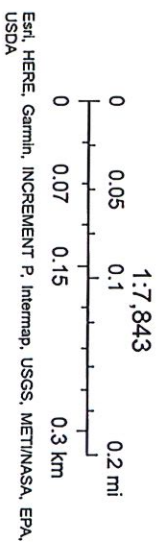
ERROR OF CLOSURE 1/14,400

366-49

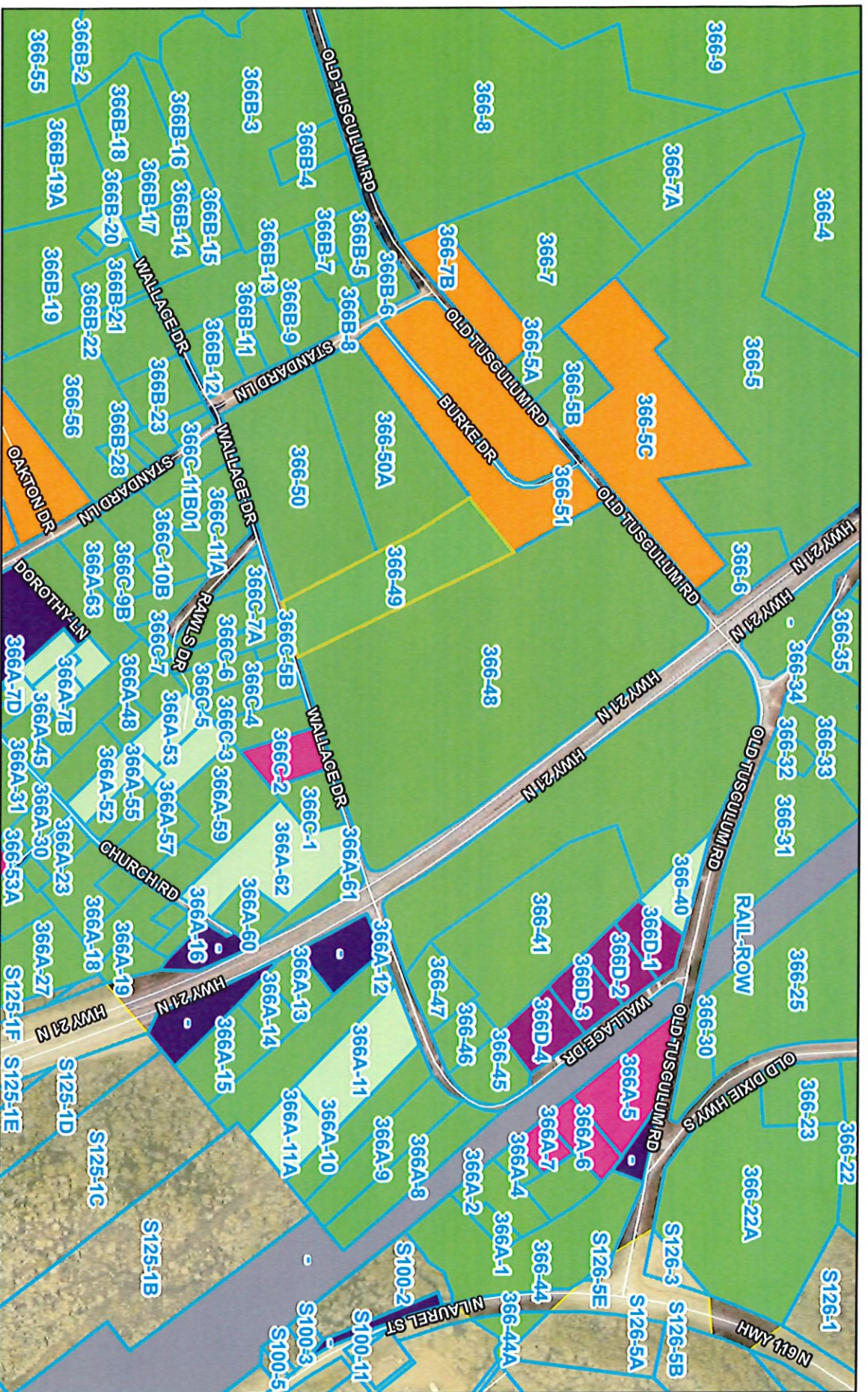


12/10/2025

- Roads
- Municipal Boundaries
- Parcels
- Citations



366-49



This map displays a residential neighborhood with various streets and property lots. The streets shown include Old Tusculum Rd, Wallage Dr, Standard Ln, Dorothy Ln, Church Rd, and Highway 21N. Numerous parcel numbers are labeled, such as 366B-1 through 366B-22, 366C-1 through 366C-11, and 366A-1 through 366A-31. The map also shows the intersection of Highway 21N and Highway 19N.

1:7,843

Industrial

Municipal Boundaries

100

Agricultural-Residential

Public-Institutional

Citations

Assembly Area

Transportation

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