



Staff Report

Subject: Rezoning (Third District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: RZN-25-60
Meeting Date: January 13, 2026

Proposed Zoning: R-4 (Planned Manufactured Home Community Districts)

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

Map & Parcel: 366-49

Parcel Size: 5.06 acres

Proposed Use: Permitted Uses in R-4

Applicant: Chelsie Fernald
804 South Laurel Street
Springfield, Ga 31329

Owner(s): Effingham County Board of Commissioners
804 South Laurel Street
Springfield, GA 31329

Location: Wallace Drive

Existing Land Use and Zoning:

The parcel is located off Wallace Drive and adjacent to Burke drive and is an adjoining parcel to Springfield Central High School.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). The adjoining parcel to the North is R-4 (Planned manufactured home community districts). All other adjoining parcels are zoned AR-1 (Agricultural – Residential, 5 acres or more).

The Proposed Development:

The applicant seeks to rezone the total of the +/- 5.06 ac to R-4 (Planned manufactured home community districts. The proposed rezoning of approximately 5.06 acres from AR-1 (Agricultural Residential) to R-4 is intended to enable a land swap that will support planned traffic improvements to



McCall Road and Courthouse Road. This will help facilitate roadway enhancements to those roads to improve traffic flow, safety, and accessibility for area residents.

The intent of the R-4 zoning district is to establish designated areas specifically for mobile home development. These areas are separated from other residential districts due to the distinct construction standards of mobile homes compared to conventional dwelling units. Designating separate districts for mobile homes also allows for residential development at a higher density than typically permitted in other residential zones, thereby supporting a wider range of housing needs. Recreational vehicle (RV) parks are permitted as conditional uses but are not intended to be mixed with mobile home parks or mobile home subdivisions.

The development regulations established for the Mobile Home District are designed to promote a safe, attractive, and well-organized residential environment, offering a reasonable level of amenity and livability for residents.

The following uses are also allowed within the R-4 (Planned Manufactured Home Community Districts): Single Family Attached, Tiny Home Subdivision, Tiny Home Single Family, Multi-Family (in-common), Disaster Emergency Housing, Home Occupations, Apartments, Condominiums, Duplexes, Townhomes (Attached), Detached Units, Mobile Homes, Manufactured Homes, Mobile Home Parks, Mobile Home Subdivisions, Religious Housing, Transitional Housing, Youth Home, Irrigation and Industrial Supply, RV Park, Campground(Tents and Campers less than 18ft), Nursery and Preschool, Fire and Rescue, Police, Emergency Management Agency, Emergency Medical Services, E-911, Places of Worship, Cemeteries.

Comprehensive Plan:

The parcel falls within the Public-Institutional area on the Future Land Use Map (FLUM). This prominent use of land within this area includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Determination:

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

1. Any new encroachments onto Wallace Drive, or Burke Drive must obtain an encroachment permit from Effingham County and meet the requirements of the Access Management Policy.



Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329

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effinghamcounty.org

