



Record No: CU-26-14

Conditional Use Permit

Status: Active

Submitted On: 3/25/2026


Primary Location


1501 Old Tusculum Road
Springfield, GA 31329

Owner

CARLSONS SPRINGFIELD
HOLDINGS LLC
405 N LAUREL ST
SPRINGFIELD, GA 31329

Applicant

 James Carlson

 405 N Laurel Street
Springfield, Ga 31329

Staff Review

Board of Commissioner Meeting Date* 


04/21/2026

Notification Letter Description* 


- conditional use to allow for an elementary school
- conditional use to allow for agritourism
- conditional use to allow for an event venue
- conditional use to allow for adult education services

Conditions 

accessory uses: Fishing, crop production, open space and trails,

Property Location* 


1501 Old Tusculum Road

Map #* 


318

Parcel #* 

29

Commissioner District* 

3rd

Has Business License been applied for?* 

N/A

Public Notification Letters Mailed 

04/06/2026

Board of Commissioner Ads 

04/01/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

James Carlson

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

405 N Laurel Street

Applicant City*

Springfield

Applicant State*

Ga

Applicant Zip Code*

31329

Property Information

Property Location*

1501 Old Tusculum Rd Springfield Ga
31329

Present Zoning of Property*

AR-1

Map/Parcel Number*

03180029

Total Acres of Property*

25.25

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Applied for

Detailed Description of Type of Business*

The property will be campus that will have a farm, a micro school, a main building that's approximately 5000 square feet with 3 BR that can be used as a small event space. Future structures include an out building and a playground area, and fencing.. The existing garage is being converted into a private micro-school. Additional smaller outbuilding might be added in the future to house livestock and supplies.

Reason:*

Developing a community-focused property to provide services for Effingham County communities

How does request meet criteria of Section 7.1.6 (see Attachment C):

The proposed project consists of a campus-style property that will include a small farm, a private micro-school, a main residential building with limited event use, and supporting accessory structures. The main building, approximately 5,000 square feet in size, will contain three bedrooms and will also function as a small event space for limited gatherings. An existing garage on the property will be converted into a private micro-school. Future improvements to the property may include additional outbuildings to support agricultural operations, including structures for livestock and storage of supplies, as well as a designated playground area. The property will also include fencing and designated areas for agricultural and educational use. The overall intent of the campus is to provide a low-density, community-oriented environment that integrates residential, educational, and agricultural uses in a manner consistent with the rural character of the surrounding area.

In compliance with Conditional Use submission requirements, a site plan will be provided that identifies the dimensions of the property based on county tax maps or survey information. The site plan will also show the location and dimensions of all existing and proposed structures, including the main building, converted garage micro-school, farm areas, playground, fencing, and any future outbuildings. Each structure will be clearly labeled with its intended use. The layout of the campus is designed to maintain appropriate spacing between structures and surrounding property lines, and all applicable setbacks will be illustrated on the site plan in accordance with zoning requirements.

Access to the property will be clearly identified, including the primary driveway and any internal circulation areas. The site plan will also indicate right-of-way areas where applicable. Off-street parking will be provided on-site to accommodate the micro-school, small events, and general property use. Parking areas will be designed to remain low impact and consistent with the rural nature of the property. Any loading areas needed for farm supplies or equipment will be minimal and located internally on the property to avoid disruption to surrounding parcels.

Water, sewer, and drainage facilities will be identified on the site plan. The property is expected to utilize well water and septic systems, typical of rural development, and drainage patterns will be maintained in a manner that does

not adversely affect neighboring properties. If wetlands or floodplain areas are present, they will be identified on the site plan and preserved as required. Natural and/or installed buffers, including fencing and vegetation, will be used where appropriate to separate agricultural areas, school activities, and event space from adjacent properties. These buffers will minimize visual impact and ensure compatibility with surrounding land uses.

The proposed conditional use will not adversely affect the economic values or physical appearance of the neighborhood. The campus is designed as a low-intensity use with limited traffic, small-scale educational operations, and controlled agricultural activities. The main building's event use will remain small in scale and occasional in nature. The micro-school will operate as a private, low-enrollment educational environment, further limiting traffic and noise. Agricultural operations will be managed responsibly, with designated livestock areas and appropriate setbacks.

The physical and environmental effects of the proposed use are expected to be minimal. The farm component promotes responsible land stewardship and open-space preservation. The overall design maintains a rural character and avoids dense development. Buffer zones, fencing, and spacing between uses will further reduce any potential impact on neighboring properties. Additional space for parking, landscaping, building placement, and setbacks will be incorporated as necessary to protect adjacent parcels and maintain compatibility with surrounding land uses.

Based on these considerations, the proposed campus meets the intent of the Conditional Use requirements by providing a thoughtfully planned, low-density development that integrates residential, agricultural, and educational uses while maintaining the character, appearance, and value of the surrounding area.

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

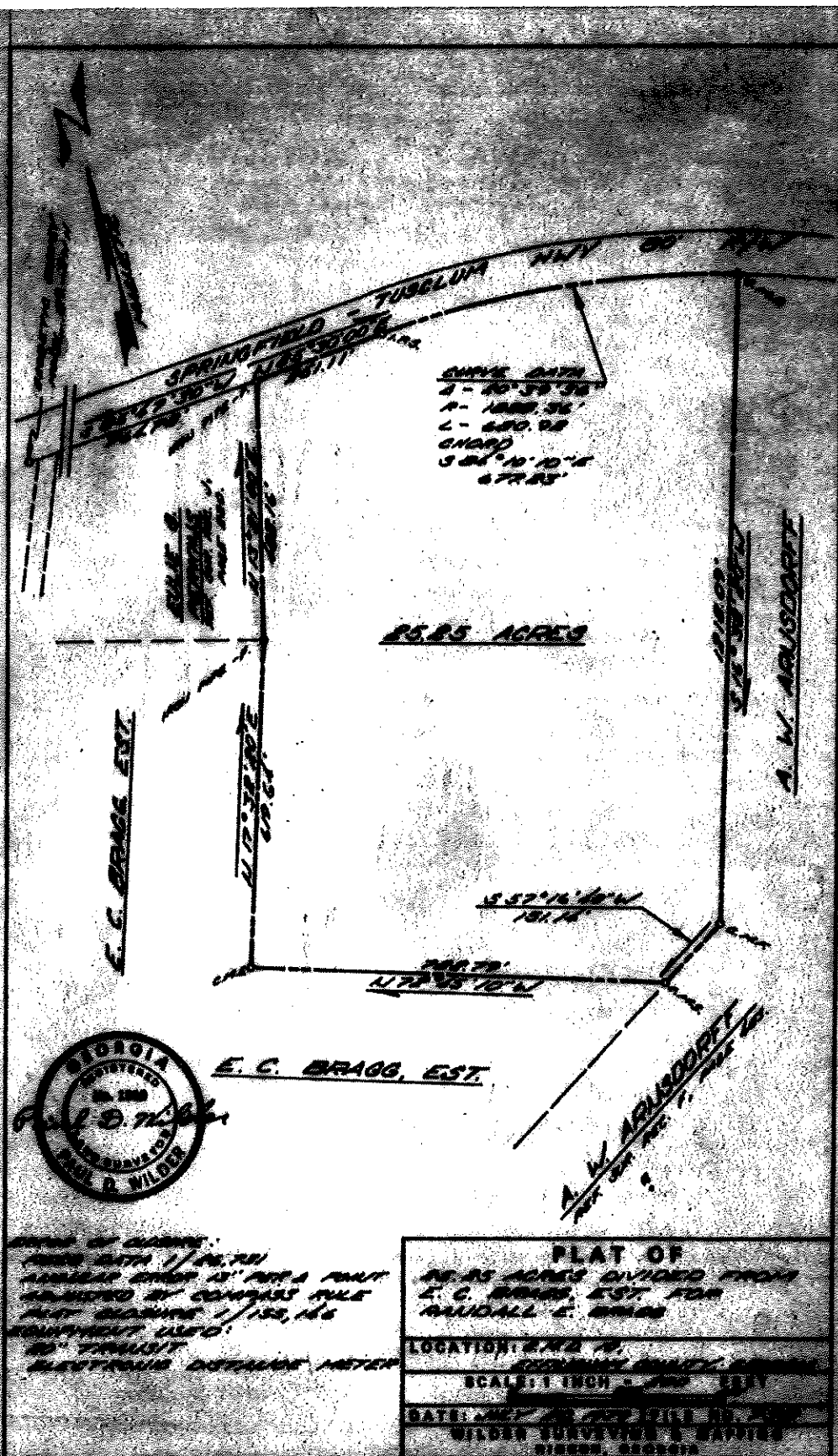
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

 James Carlson

Mar 25, 2026



CURVE DATA 1/16, 1911
 ALL SIDES BOUND 15' AND A FOOT
 MEASURED BY COMPASS RULE
 PLAT DRAWING 1/15, 1915
 EQUIPMENT USED:
 30" TRANSIT
 ELECTRONIC DISTANCE METER

PLAT OF

25.25 ACRES DIVIDED FROM
E. C. BRAGG, EST. FOR
RAUDALL C. BRAGG

LOCATION: 2.72 N.
 GEORGIA COUNTY, GEORGIA

SCALE: 1 INCH = 100 FEET

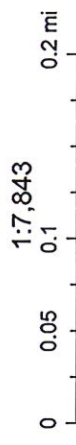
DATE: 1/15, 1915
 WILDER SURVEYING & MAPS
 WILSON, GEORGIA

318-29 & 30



3/26/2026

Roads  Parcels  Citations



1:7,843

ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA



Event Hall



Onyx Manor

Micro Private School



Fish House

Pond

Playground Area

Pond

Walking Path Trail

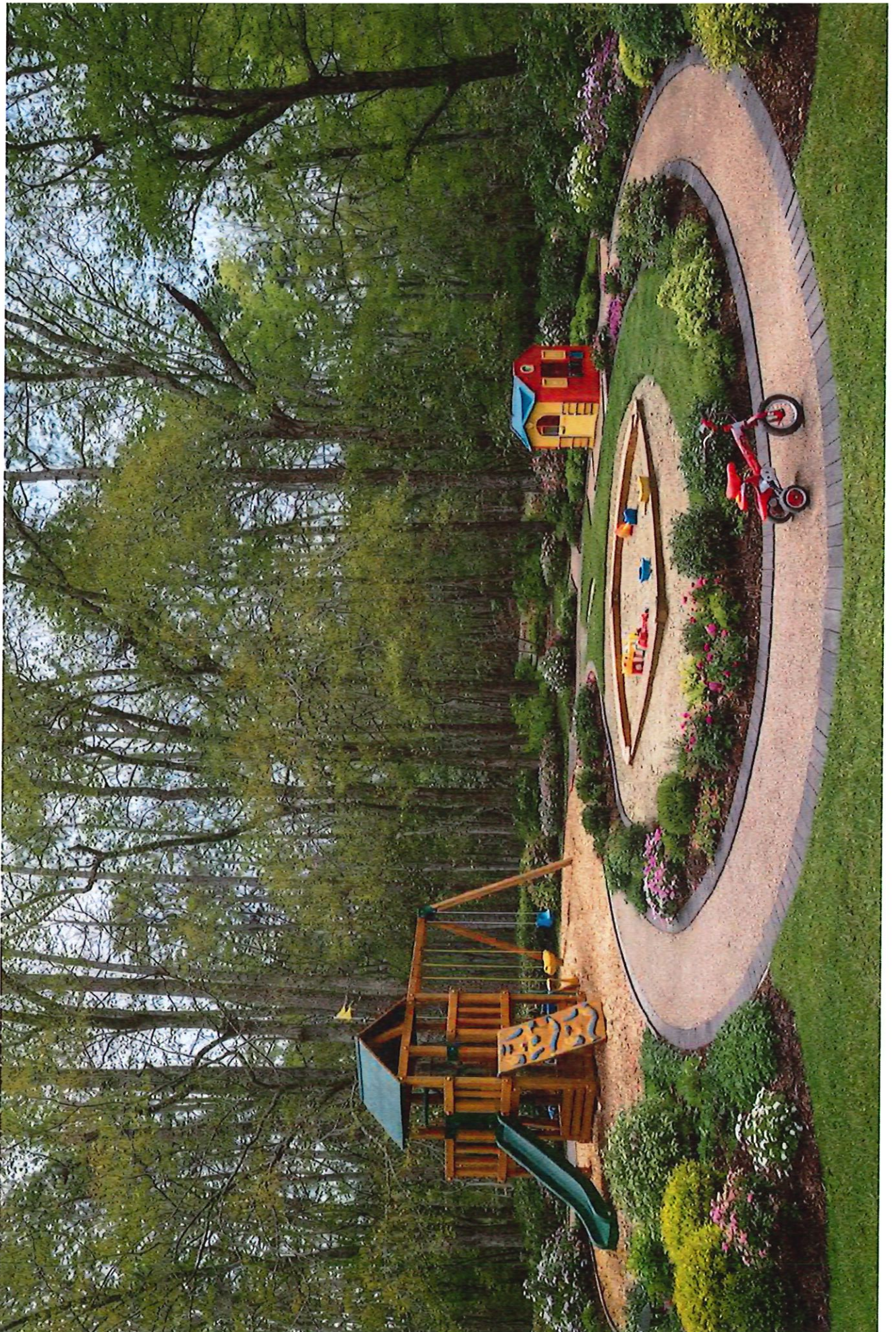


Onyx Manor

25.25 Acres

Faithful Roots School















318-29



3/26/2026

Legend

- Roads
- Zoning
- Parcels
- AR-2
- AR-1
- Citations

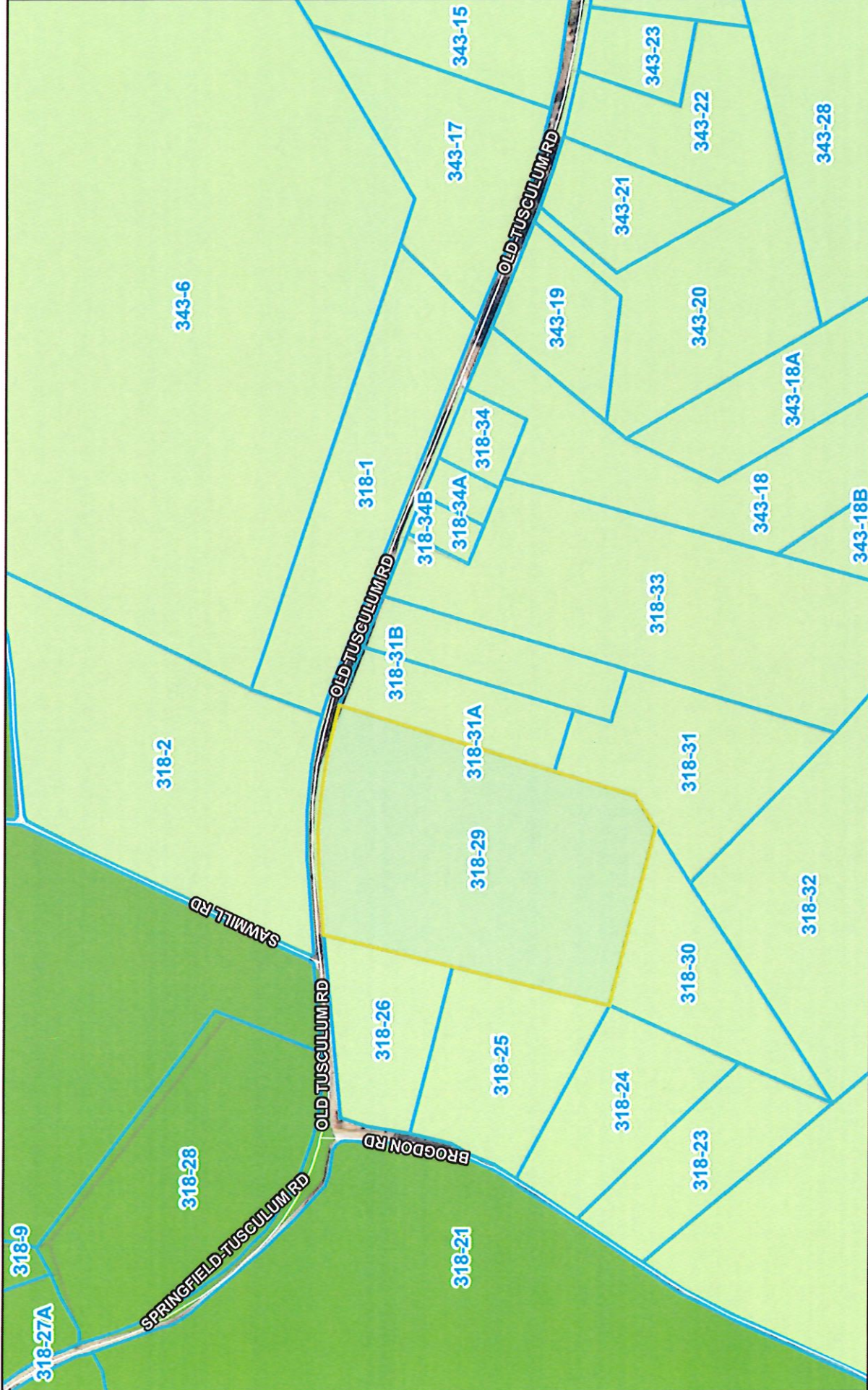
1:7,843

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

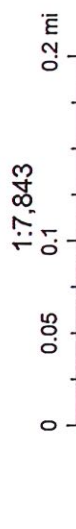
ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

318-29



3/26/2026

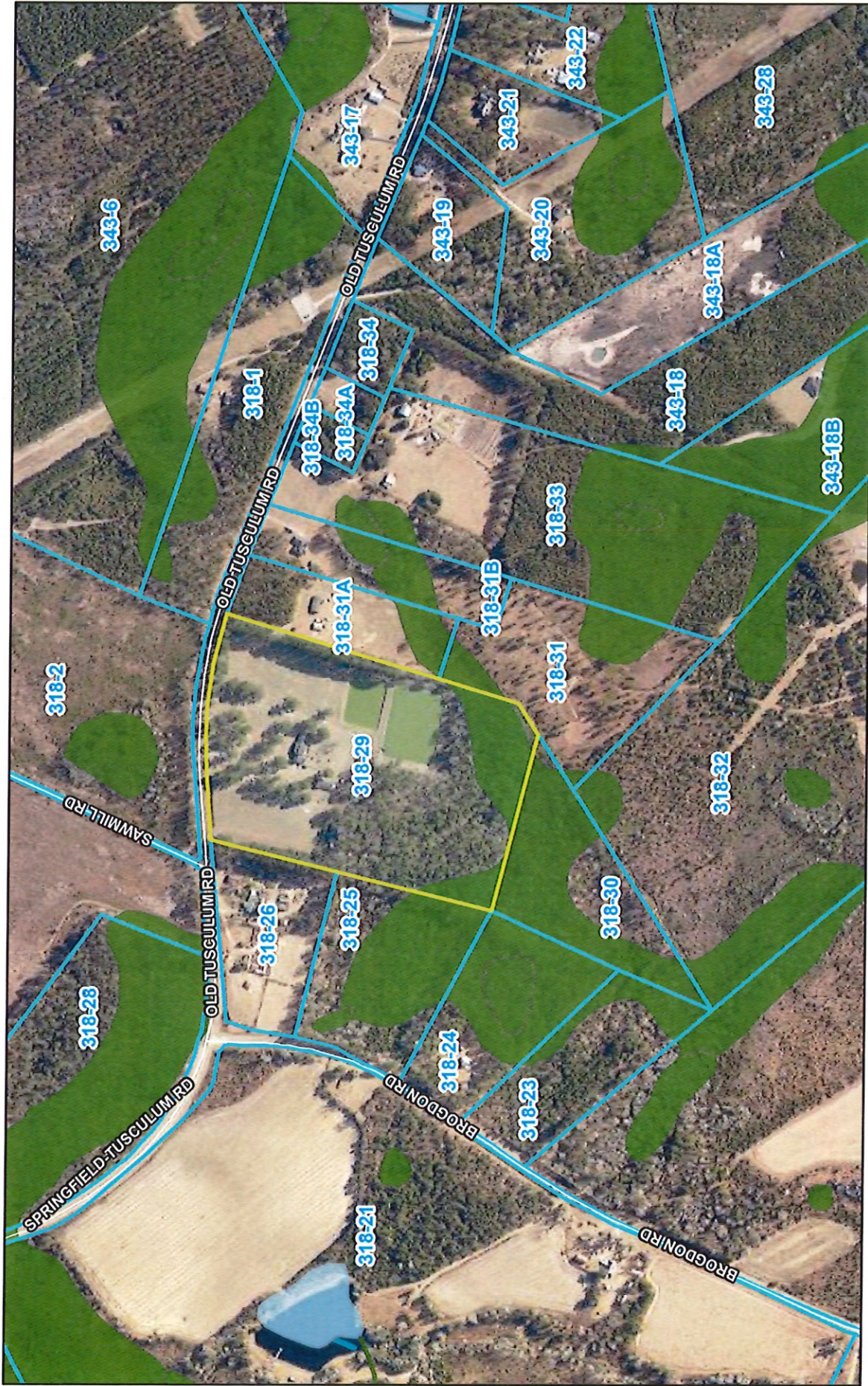
- Roads
- FLUM Areas
- Parcels
- Agricultural-Residential
- Agricultural
- Citations



1:7,843

ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI, NASA, EPA, USDA

318-29 & 30



3/26/2026

- Roads
- Parcels
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Citations

1:7,843
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA