



RZN-24-49

Rezoning Application

Status: Active

Submitted On: 7/24/2024

Primary Location

712 McCall Road
Springfield, GA 31329

Owner

MFL INVESTMENTS LLC
P O BOX 39 POOLER, GA 31322

Applicant

McCaulea Kirkland
 912-644-3249
 mccaulea_kirkland@emc-eng.com
 5857 Hwy 21 South
Rincon, GA 31326

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description *

to conform to surrounding lots.

Map #*

389

Parcel #*

12

Staff Description

Georgia Militia District

11

Commissioner District*

4th

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

MFL Investments, LLC

Applicant Email Address*

dusty@dustcomlimited.com

Applicant Phone Number*

912-964-1640

Applicant Mailing Address*

PO Box 39

Applicant City*

Pooler

Applicant State & Zip Code*

GA 31322

Property Owner Information

Owner's Name*

MFL Investments, LLC

Owner's Email Address*

dusty@dustcomlimited.com

Owner's Phone Number*

912-964-1640

Owner's Mailing Address*

PO Box 39

Owner's City*

Pooler

Owner's State & Zip Code*

GA 31322

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

B-3 (Highway Commercial)

Proposed Zoning of Property*

R-4 (Planned Manufactured Home
Community)

Map & Parcel *

03890012

Road Name*

McCall Road

Proposed Road Access* 

-

Total Acres *

1.302

Acres to be Rezoned*

0.302

Lot Characteristics *

not developed, various vegetation

Water Connection *

Public Water System

Name of Supplier*

springfield

Sewer Connection

Public Sewer System

Name of Supplier*

springfield

Justification for Rezoning Amendment *

-

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

North*

South*

B-1

R-4

East*

West*

B-1

B-1

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

undeveloped

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

-

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

-

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

-

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

-

Digital Signature*

 Dusty Williams
Apr 10, 2024

389-12



8/15/2024

- Addresses
- Parcels
- Roads
- Municipal Boundaries

1:1,100
0 0.01 0.01 0.03 0.03 mi
0 0.01 0.01 0.03 0.05 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

389-12



8/15/2024

8/15/2024

- Addresses
- Roads
- Parcels
- Effingham County Zoning
 - AR-1
 - B-3
 - R-4
- Municipal Boundaries

1:1,100

0 0.01 0.01 0.03 0.03 mi

0 0.01 0.01 0.03 0.05 km

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