



### 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

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## 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

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## 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

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## 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

281445200  
PARTICIPANT ID

**BK:29 PG:95-95**  
**P2021000131**

FILED IN OFFICE  
CLERK OF COURT  
07/01/2021 04:38 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Jason E. Bragg*

- LEGEND:
- IRF 3/4" REBAR FOUND
  - IRS 1/2" REBAR SET
  - PL PROPERTY LINE
  - CMF CONC MON. FOUND
  - N/F NOW OR FORMERLY
  - PP POWER POLE
  - EQUIP. USED TOTAL STATION
  - TOPCON 303

ERROR OF CLOSURE  
1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.  
738 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829 3872

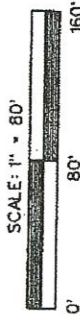
**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel. Any information of the documents, maps, etc., in the recording sheets created for the parcel are stated herein. ALL LOCAL ORDINANCES, RULES, REGULATIONS, OR REQUIREMENTS FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the rules and regulations of the State of Georgia as set forth in the rules and regulations of the Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 55-5-47.

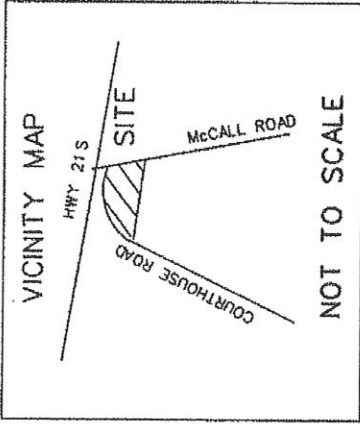


*Adolph N. Michelis*  
7-01-21

NOTE: SUBJECT PROPERTY IS A  
RETRACEMENT OF MAP & PARCEL  
389-12 OF THE EFFINGHAM CTY.  
TAX ASSESSORS FILE.



- REFERENCES:
- PB-19 PAGE 29
  - PB-1 PAGE 160
  - PB-20 PAGE 24
  - PB-20 PAGE 06
  - PB-11 PAGE 12
  - PCAB 860 A



NOT TO SCALE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

**RETRACEMENT SURVEY**

SURVEY FOR

**NICHOLAS BEVILL**

SURVEY OF 1.30 ACRES

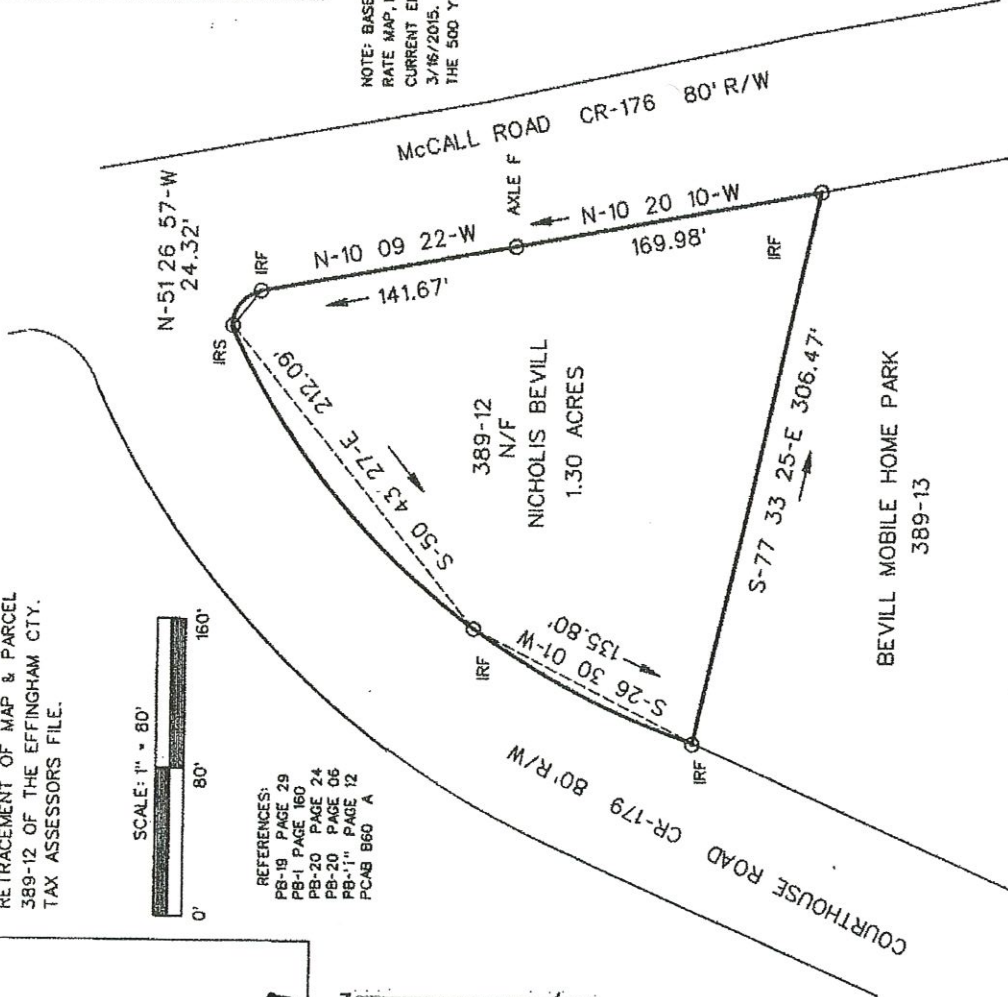
MAP & PARCEL 389-12

LOCATED IN THE 11TH. C.M.D.  
EFFINGHAM COUNTY, GEORGIA

SURVEYED 28 JUNE 2021

PLAT DRAWN 30 JUNE 2021

MEV2.00N JUNE2021







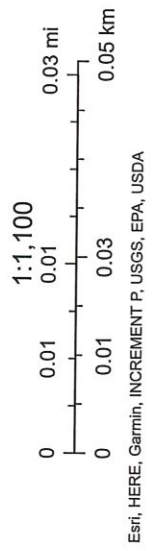


389-12



8/15/2024

-  Addresses
-  Parcels
-  Roads
-  Municipal Boundaries





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

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **MFL Investments, LLC (Map # 389 Parcel # 12)** from **B-3** to **R-4** zoning.

Yes No ? 1. Is this proposal inconsistent with the county’s master plan?

Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes No ? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

*DB.*



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R.T.



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DISAPPROVAL

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A.Z.





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APPROVAL P.E.H.

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P.M.  
*Paul Higgins P.E.H.*

