



RZN-24-66

Rezoning Application

Status: Active

Submitted On: 9/4/2024

Primary Location

210 Hadden Lake Road

Clyo, GA 31303

Owner

MORGAN BETTY L

707 UNION SPRINGS RD CLYO,

GA 31303

Applicant

Lowell Morgan

704-965-5253

lowellmorgan@me.com

16712 Yardarm Lane
Cornelius, NC 28031

Staff Review

Planning Board Meeting Date*

10/08/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description *

to allow subdivison to create new hone sites.

Map #*

441

Parcel #*

7

Staff Description

Georgia Militia District

11

Commissioner District*

3rd

Public Notification Letters Mailed

09/16/2024

Board of Commissioner Ads

10/16/2024

🔒 Planning Board Ads

09/18/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Joshua Moody

Applicant Email Address*

Jmoody@effinghamcounty.org

Applicant Phone Number*

9126557446

Applicant Mailing Address*

210 Hadden Lake Road

Applicant City*

Clyo

Applicant State & Zip Code*

Ga. 31303

Property Owner Information

Owner's Name*

Lowell Morgan

Owner's Email Address*

Lowellmorgan@me.com

Owner's Phone Number*

704-965-5253

Owner's Mailing Address*

16712 Yardarm Ln

Owner's City*

Cornelius

Owner's State & Zip Code*

NC. 28031

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*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

441-7

Road Name*

Hadden Lake

Proposed Road Access* 

Hadden Lake

Total Acres *

22.63

Acres to be Rezoned*

2

Lot Characteristics *

Exiting Home

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Subdividing 2 acres for grandson

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

North*

AR-1

South*

AR-1

East*

AR-1

West*

AR-1

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

Residential

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

Residential

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

Residential

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

Residential


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

Residential

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?*

Residential

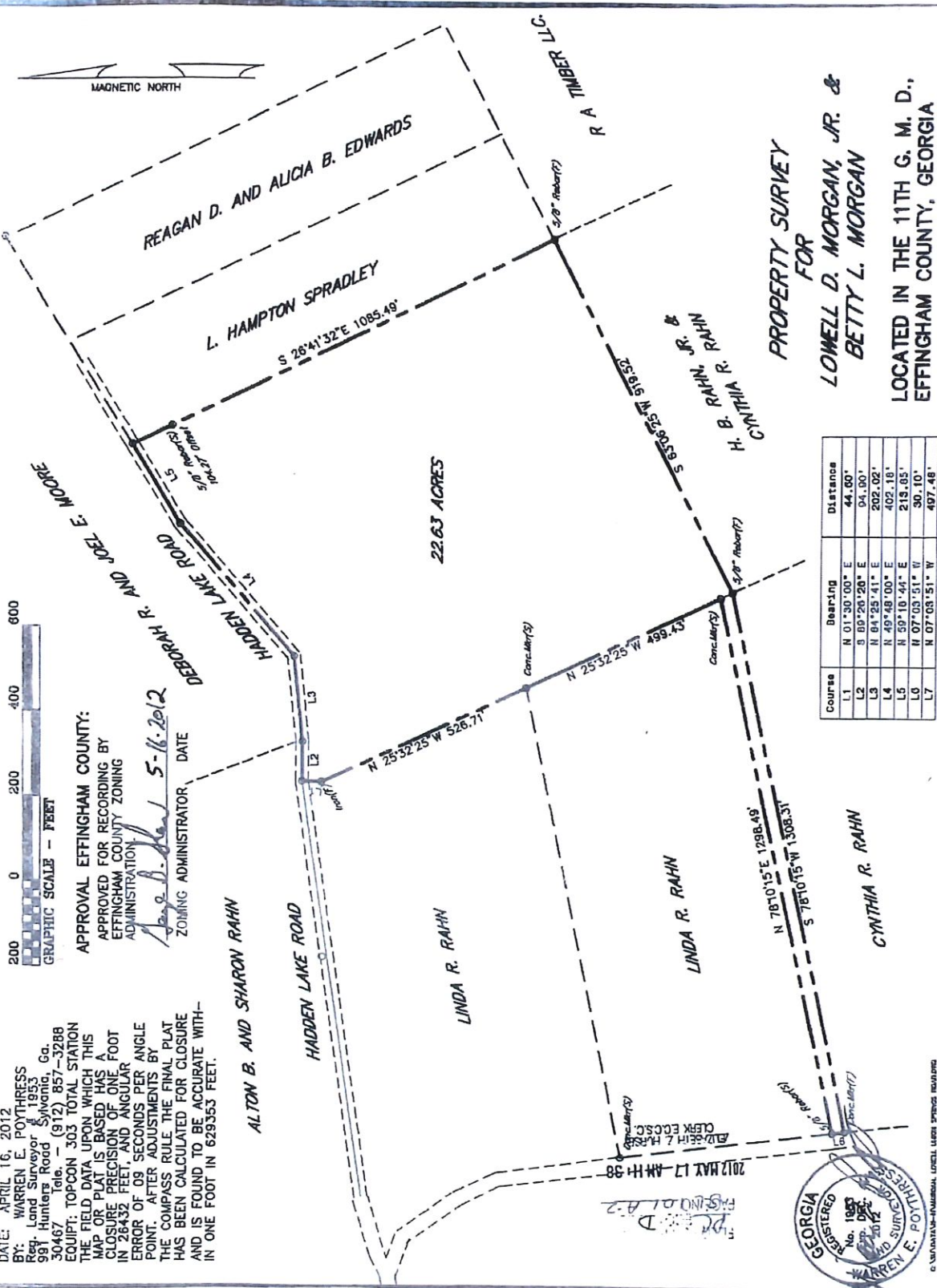
Digital Signature*

 Joshua Moody
Sep 4, 2024



APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION
 DATE 5-16-2012
 ZONING ADMINISTRATOR

DATE: APRIL 16, 2012
 BY: WARREN E. POTHRESS
 Reg. Land Surveyor, No. 1953
 907 Hunters Road, Sylvester, Ga.
 30467, tele. (912) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 28432 FEET, AND ANGULAR
 ERROR OF 09 SECONDS PER ANGLE
 POINT. AFTER ADJUSTMENTS BY
 THE COMPASS RULE THE FINAL PLAT
 HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN
 ONE FOOT IN 629353 FEET.

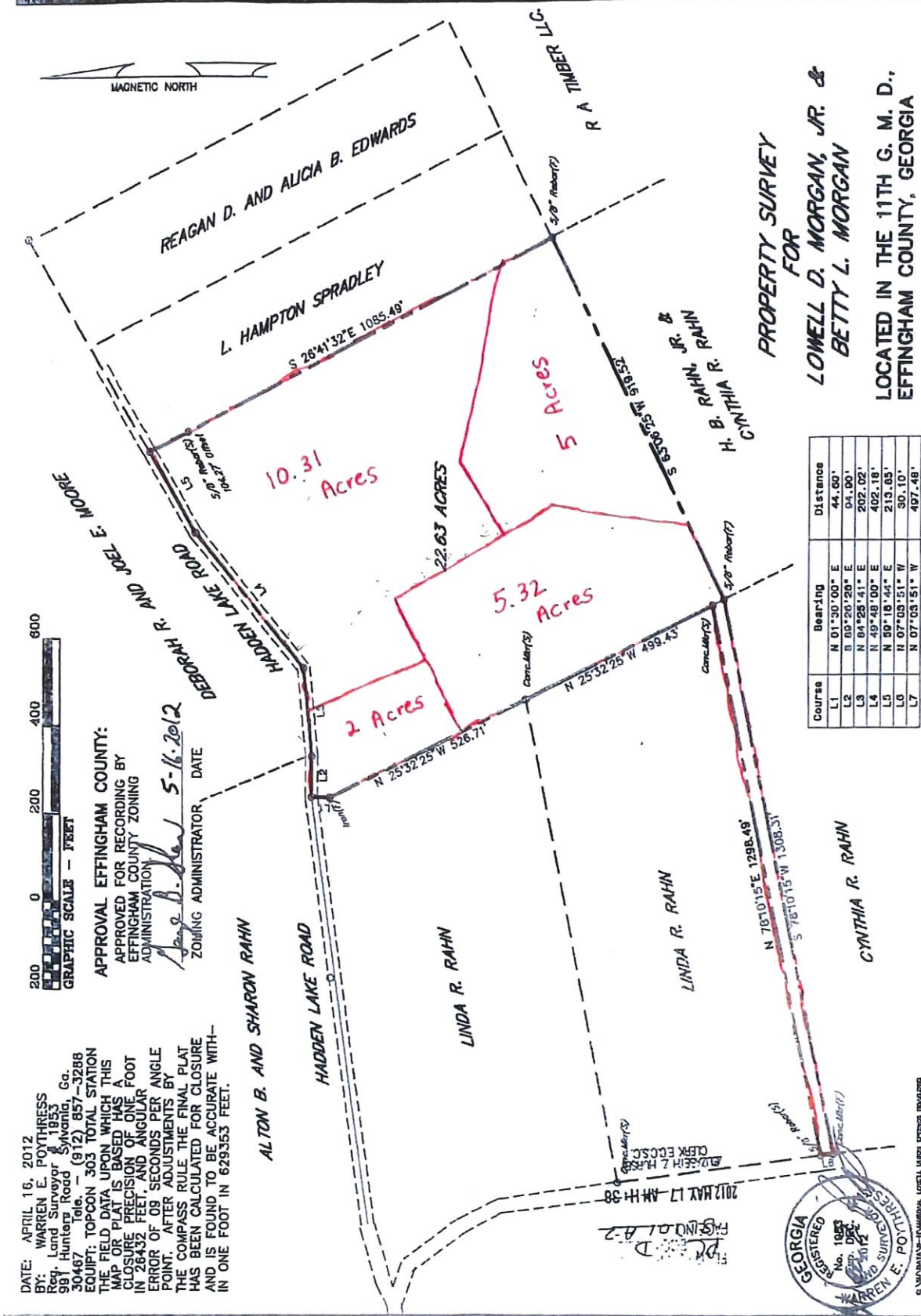


Course	Bearing	Distance
L1	N 01°30'00" E	44.00'
L2	S 89°20'20" E	04.00'
L3	N 84°25'41" E	202.02'
L4	N 49°48'00" E	402.18'
L5	N 59°10'44" E	213.05'
L6	N 07°03'51" W	30.10'
L7	N 07°03'51" W	497.48'



DATE: APRIL 16, 2012
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor No. 1853
 981 Hunting Road
 30467, Ga. - (812) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 26432 FEET AND ANGULAR
 ERROR OF 09 SECONDS PER ANGLE
 POINT. AFTER ADJUSTMENTS BY
 THE COMPASS RULE THE FINAL PLAT
 AND IS FOUND TO BE ACCURATE WITH-
 IN ONE FOOT IN 629353 FEET.

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION
 ZONING ADMINISTRATOR DATE
 5-16-2012



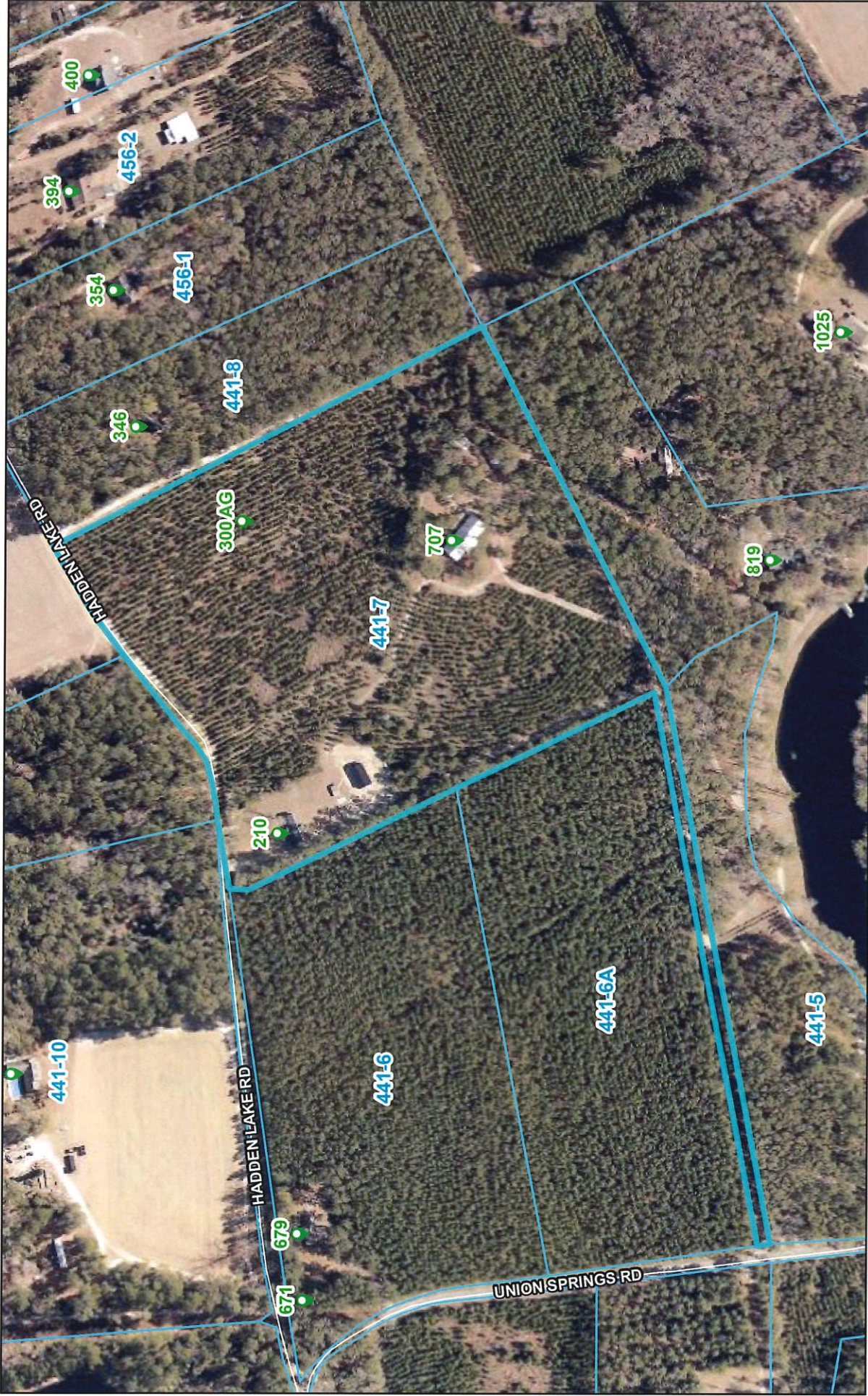
PROPERTY SURVEY
 FOR
 LOWELL D. MORGAN, JR. &
 BETTY L. MORGAN
 LOCATED IN THE 11TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

Course	Bearing	Distance
L1	N 01°30'00" E	44.00'
L2	S 89°20'20" E	04.00'
L3	N 04°25'41" E	202.02'
L4	N 49°48'00" E	402.18'
L5	N 56°18'44" E	213.05'
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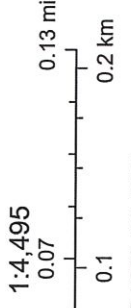
2012 MAY 17 AM 11:38
 PENDING A-2
 PLAT 2 HADEN
 CLERK ECOS

441-7



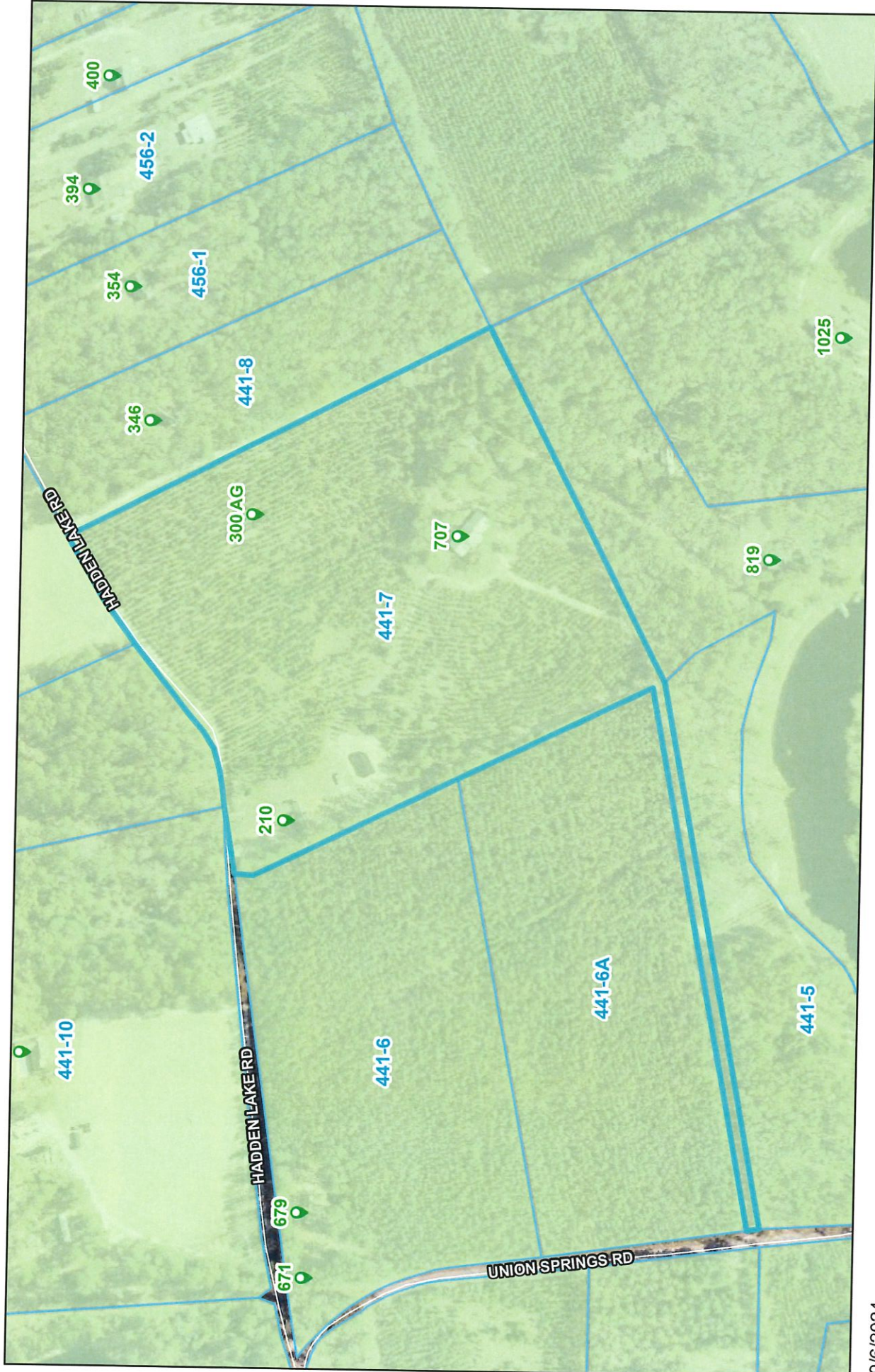
9/6/2024

- Addresses
- Roads
- Parcels



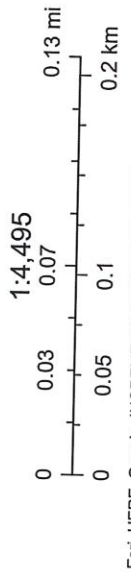
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

441-7



9/6/2024

- Addresses
- Parcels
- Effingham County Zoning
- AR-1
- Roads



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

9.5

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 *[Signature]*

DISAPPROVAL _____

Of the rezoning request by **Josh Moody as agent for Lowell Morgan (Map # 441 Parcel # 7)** from **AR-1** to **AR-2** 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?

P.M.
[Signature]

9.5

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DISAPPROVAL

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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?

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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?

A.2.

9.5

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APPROVAL

DISAPPROVAL RPT

Of the rezoning request by **Josh Moody as agent for Lowell Morgan (Map # 441 Parcel # 7)** from **AR-1** to **AR-2** zoning.

4-1
I voted
against

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?

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propertys
go AR2

the whole road

sets precedent of AR-2

R.T. in Area it doesn't exist

DB

PUBLIC HEARING 01

9.5

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APPROVAL

DISAPPROVAL

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D.B

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The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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B.S.

Effingham County
Department of Planning and Zoning
804 South Laurel Street
Springfield, Georgia 31329

RE: Rezoning Request for Map #441 Parcel #7

Dear County Officials:

This letter is to notify you that the undersigned are in **OPPOSITION** of the request to rezone +/- 2 acres from AR-1 (Agricultural Residential 5 or more acres) to AR-2 (Agricultural Residential Less than 5 acres) for Map #441 Parcel #7 located on Hadden Lake Road.

Name: Deborah R. Moore *

Address: 295 Hadden Lake Rd.
Elyo, GA 31303

Signature: Deborah R. Moore

Date: 10/07/2024

* OWNER of 25 ACRES ON
HADDEEN LAKE ROAD.

COOWNER of 25 ACRES ON
HADDEEN LAKE ROAD with
SONS TRENT & BERT

MOORE FAMILY HAS A TOTAL
FRONTAGE (directly on HADDEEN LAKE RD)
DISTANCE OF APPROX. .8 mi. (8/10 mile)
(ie 4224 FT)

MOORE FAMILY (MOM + 2 SONS) HAS A TOTAL
OF 104 ACRES ON HADDEEN LAKE RD.
ALL PROPERTY IS LOCATED ON THE
N. WESTERN SIDE OF HADDEEN LAKE RD.

Effingham County
Department of Planning and Zoning
804 South Laurel Street
Springfield, Georgia 31329

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Name: Bert E. Moore *

Address: 129 Green Paddock Circle
Guyton, GA 31312

Signature: Deborah R. Moore For Bert E. Moore
Per conversation and
with consent.

Date: 10/07/2024

* OWNER of 27 ACRES on
HADDEY LAKE ROAD LOCATED NEXT
to Mother's (Deborah Moore) property
at 295 HADDEY LAKE ROAD.

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804 South Laurel Street
Springfield, Georgia 31329

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Name: Trent C. Moore

Address: 445 Hadden Lake Rd.
Clyo, GA 31303

Signature: Trent C. Moore

Date: 10/07/2021

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Department of Planning and Zoning
804 South Laurel Street
Springfield, Georgia 31329

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Name: L. HAMPTON SPRADLEY JR *

Address: 346 HADDEN LAKE RD.
CLYO, GA 31303

Signature: L. Hampton Spradley JR

Date: 10/6/2024

* OWNER OF 7 ACRES ON
HADDEN LAKE ROAD WITH A
FRONTAGE OF APPROX .1(mi) = 528ft
LOCATED ON THE S. EASTERN SIDE
OF HADDEN LAKE RD.

Effingham County
Department of Planning and Zoning
804 South Laurel Street
Springfield, Georgia 31329

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Name: Ragan & Alicia Edwards *

Address: 354 Hadden Lake Rd
Clyo, GA 31323

Signature: 

Date: Oct 6, 2004



* OWNER of 6 ACRES ON
HADDEn LAKE RD with A
Frontage of approx .1mi (528ft)
located on the S.EASTERN SIDE
of HADDEn LAKE RD.

Effingham County
Department of Planning and Zoning
804 South Laurel Street
Springfield, Georgia 31329

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Name: Marty & Susanne EDWARDS

Address: 394 HADDEN LAKE RD
CLYO, GA

Signature: Marty Edwards

Date: 10/7/2024

Marty Edwards FOR SUSANNE EDWARDS
PER CONVERSATION
& CONSENT

* OWNER OF 6 ACRES ON SE SIDE
OF HADDEN LAKE RD WITH A
FRONTAGE OF APPROX. .1mi (528 FT)

Effingham County
Department of Planning and Zoning
804 South Laurel Street
Springfield, Georgia 31329

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Name: Guy & Carol Jeanne Shearouse*

Address: 446 HADDEN LAKE RD
CLYO, GA

Signature: Guy H. Shearouse

Date: 10/8/2024

Carol Jeanne Shearouse

*OWNER OF 17 ACRES ON SE SIDE
OF HADDEN LAKE RD WITH A
FRONTAGE OF APPROX .2MI (1056FT)

Effingham County
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804 South Laurel Street
Springfield, Georgia 31329

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Name: Jason & Carla Winkler *

Address: 630 Hadden Lake Rd.
Clyo, GA 31303

Signature: ~~XXXXXXXXXX~~ Jason R. Winkler

Date: 10-7-24

Jason R. Winkler for Carla Winkler
Consent

* OWNER of 6 ACRES on SE SIDE
of HADDEN LAKE RD with a frontage
of approx .1 mi (528 FT)