



## RZN-25-44

Rezoning Application

Status: Active

Submitted On: 9/9/2025

## Primary Location

200 Clyo-Shawnee  
Road  
Springfield, GA 31329

## Owner

JAW SERVICES LLC  
131 MCARTHUR DR  
HINESVILLE, GA 31313

## Applicant

 Adam Wilkinson  
 334-467-0591  
 awilkinson@goosecreekeng.com  
 1618 Airport Road  
Hinesville, GA 31313

## Staff Review

 Planning Board Meeting Date\*

10/14/2025

 Board of Commissioner Meeting Date\*

11/04/2025

 Notification Letter Description \*

To allow for permitted uses in AR-2.

 Map #\*

313

 Parcel #\*

3

 Staff Description

 Georgia Militia District

—

 Commissioner District\*

3rd

 Public Notification Letters Mailed

09/15/2025

 Board of Commissioner Ads

11/12/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required\* 

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Adam Wilkinson

Applicant Email Address\*

awilkinson@goosecreekeng.com

Applicant Phone Number\*

334-467-0591

Applicant Mailing Address\*

1618 Airport Road

Applicant City\*

Hinesville

Applicant State & Zip Code\*

Ga 31313

## Property Owner Information

Owner's Name\*

JAW Services, LLC

Owner's Email Address\*

jawllcdevelopment@gmail.com

**Owner's Phone Number\***

912-977-2133

**Owner's Mailing Address\***

131 McArthur Drive

**Owner's City\***

Hinesville

**Owner's State & Zip Code\***

GA 31313

## 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 \***

313-3

**Road Name\***

Clyo Shawnee

**Proposed Road Access\* ?**

Old Dixie Highway South

**Total Acres \***

5

**Acres to be Rezoned\***

5

**Lot Characteristics \***

The lot is located at the intersection of Clyo Shawnee Road and Springfield Road, border to the south by Old Dixie Highway South.

**Water Connection \***

Private Well

**Sewer Connection**

Private Septic System

**Justification for Rezoning Amendment \***

The proposed single family development will have approximately 4 total lots, each being 1 acre of usable upland area minimum. Similarly sized parcel in the direct vicinity ar Parcel # 03130026A00 and #03130003A00. The lots will be served by individual water and sewer systems. The proposed zoning fits the surrounding area with multiple parcels of AR-2 surrounding the subject property, most notably Parcel 03130003A00 (AR-2) which abuts the northwest property line. The state traffic counts for Clyop Shawnee 2023 has the AADT at 250 vehicles (well below the capacity of a two lane, 55 mph roadway) . The state GEARS website doesn't show any accidents within the last two years at this intersection.

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

|        |               |
|--------|---------------|
| North* | South*        |
| AR-1   | AR-1 and AR-2 |
| East*  | West*         |
| AR-2   | AR-2          |

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

Single family home

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

Yes

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

Singel family homes

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

Single family homes

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

It would be similar size, similar use, and match surrounding zoning.

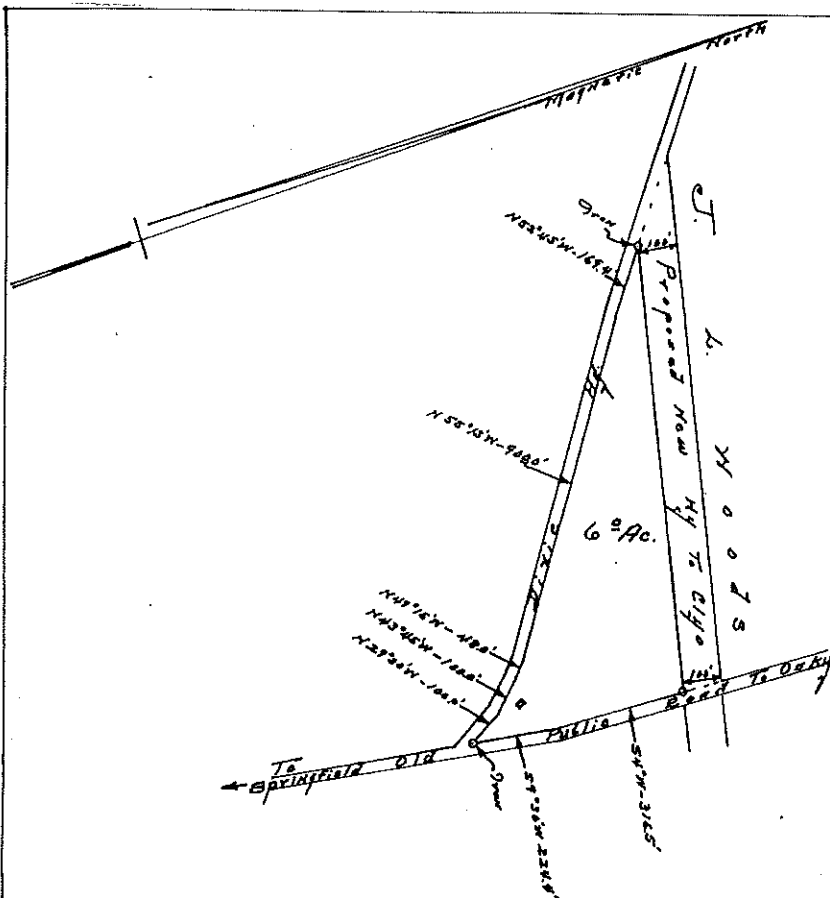
**Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?\***

No.

**Digital Signature\***

 Adam Wilkinson

Sep 9, 2025



STATE OF GEORGIA

EFFINGHAM COUNTY

PLAT OF

Six acres of land in 11th G. M. District surveyed  
and plat drawn for James T. Saxon, out of lands of  
J. L. Woods.

April 27, 1976.

Scale 330 Ft. Pr. Inch

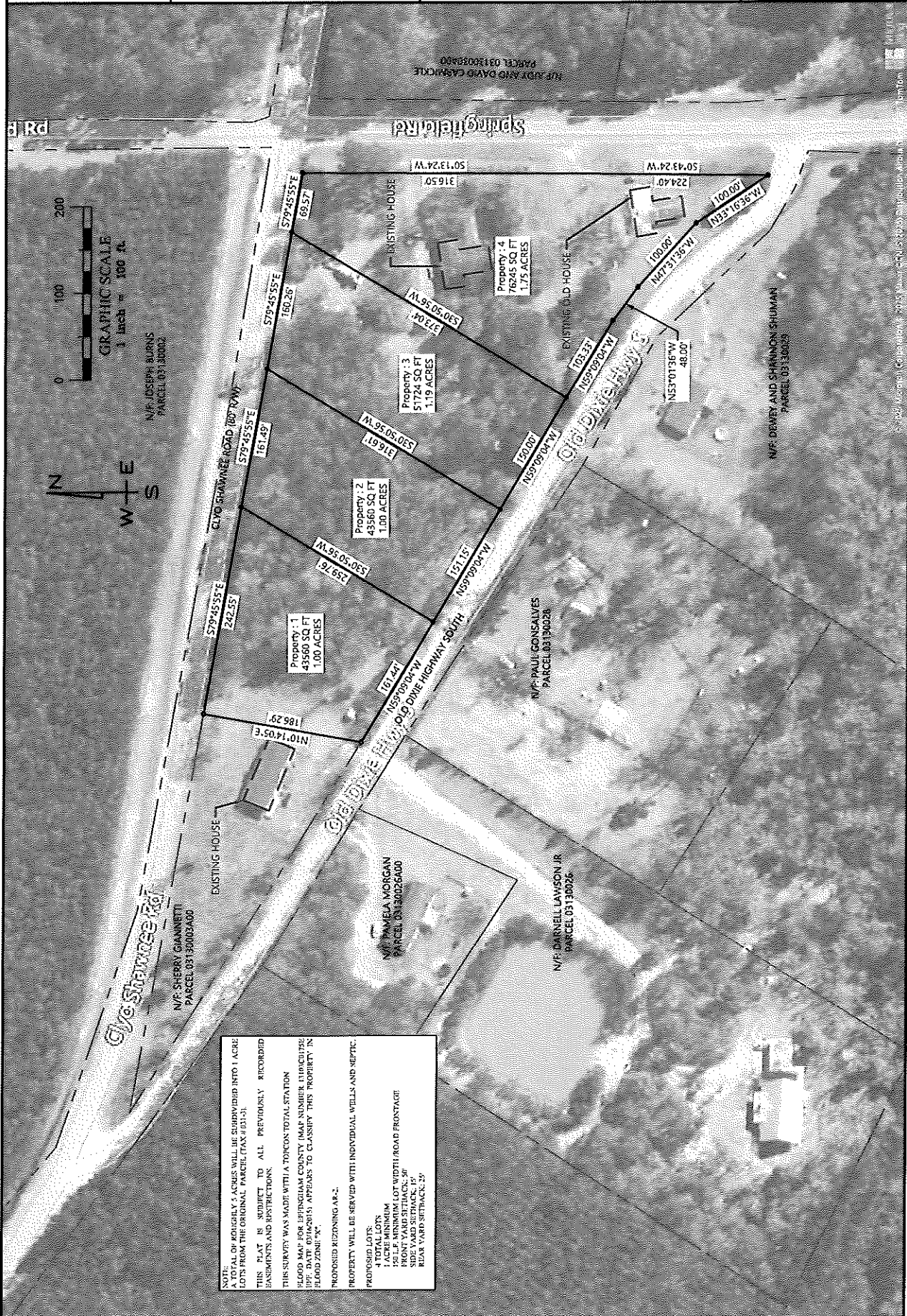
By Paul Weitman  
Paul Weitman, County Surveyor

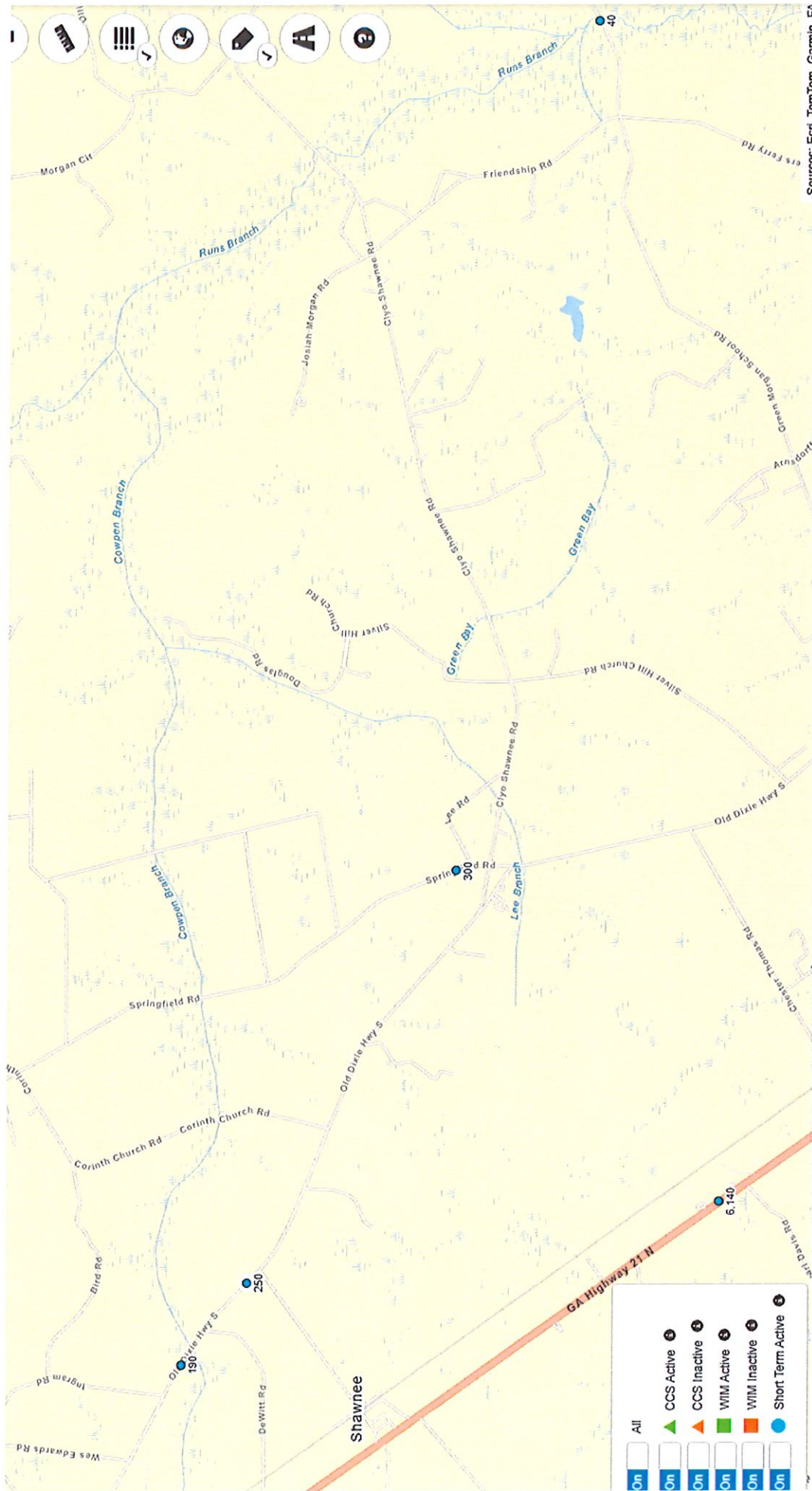
Recorded in Book K page 95. Surveyors Records Eff. Co. Ga.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Paul Weitman, County Surveyor  
Effingham County Georgia  
Certified By Ben W. Fертson, Jr  
Secretary Of State

Paul Weitman Co. Surveyor





# National Flood Hazard Layer FIRMette



81°22'29"W 32°28'18"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| SPECIAL FLOOD HAZARD AREAS |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i> |
|----------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
|                            |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>            |
|                            |  | Regulatory Floodway                                         |

| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile <i>Zone C</i> |
|-----------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>                                                                                                           |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>                                                                                                     |
|                             |  | Area with Flood Risk due to Levee <i>Zone D</i>                                                                                                                         |
|                             |  | Area of Minimal Flood Hazard <i>Zone X</i>                                                                                                                              |

| OTHER AREAS        |  | NO SCREEN                                                  |
|--------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------|
|                    |  | Effective LOMRs                                            |
| GENERAL STRUCTURES |  | Area of Undetermined Flood Hazard <i>Zone X</i>            |
|                    |  | Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |

| OTHER FEATURES |    | Cross Sections with 1% Annual Chance |
|----------------|-------------------------------------------------------------------------------------|--------------------------------------|
|                |    | Water Surface Elevation              |
|                |    | Coastal Transect                     |
|                |    | Base Flood Elevation Line (BFE)      |
|                |    | Limit of Study                       |
|                |    | Jurisdiction Boundary                |
|                |    | Coastal Transect Baseline            |
|                |    | Profile Baseline                     |
|                |   | Hydrographic Feature                 |
|                |  |                                      |

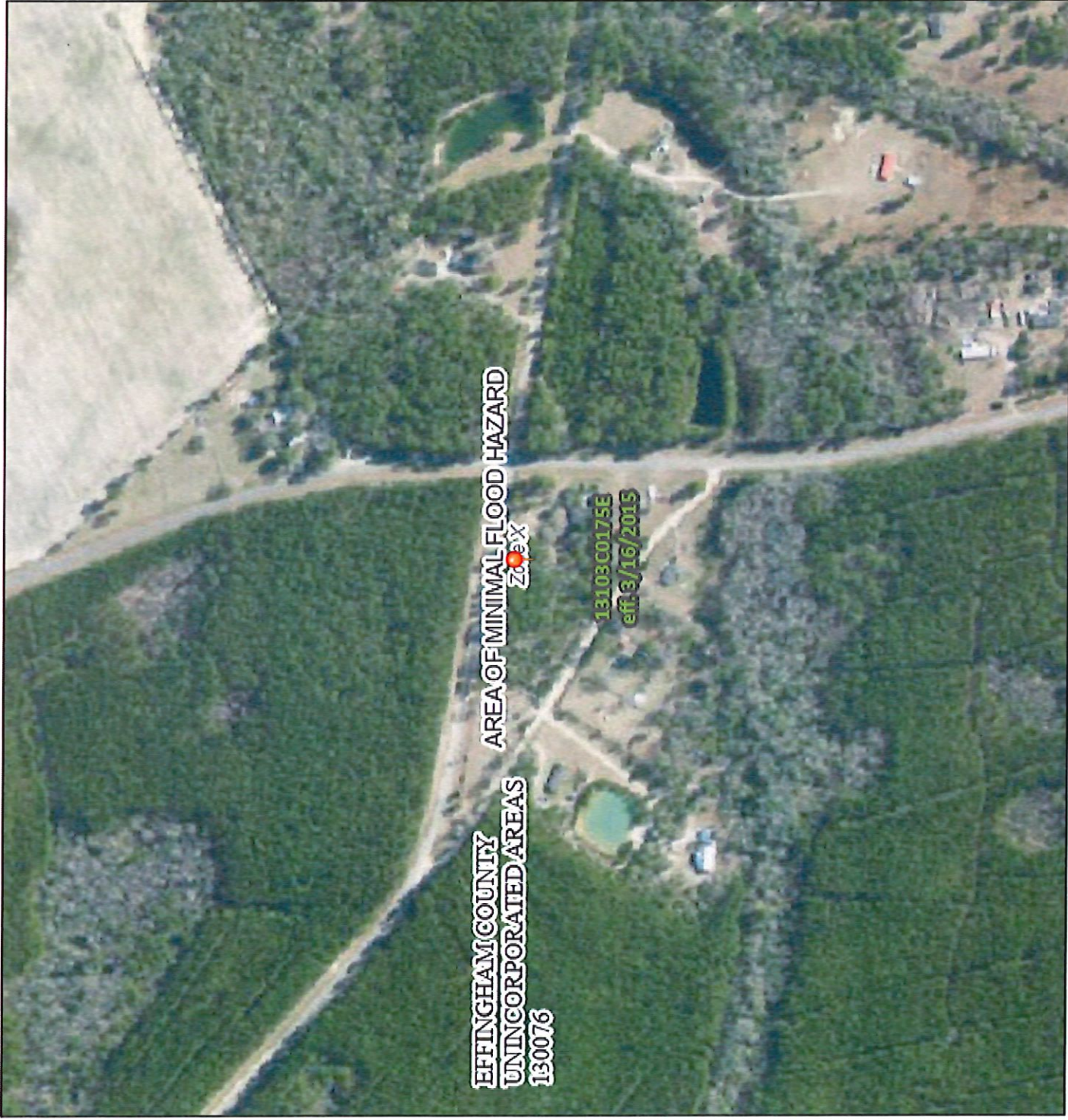
| MAP PANELS |   | Digital Data Available    |
|------------|-------------------------------------------------------------------------------------|---------------------------|
|            |  | No Digital Data Available |
|            |  | Unmapped                  |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



81°21'31"W 32°27'48"N

1:6,000

Feet

2,000

1,500

1,000

500

250

0

313-3



9/10/2025

- Addresses
- Parcels
- Roads
- Citations

1:2,007  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

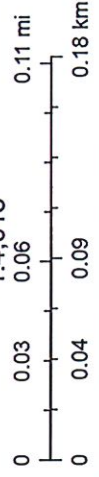
# 313-3



9/10/2025

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

1:4,013



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

# FLUM



9/10/2025

Addresses

Parcels

FLUM Areas

Roads

Citations

0 0.03 0.06 0.09 0.11 mi

0 0.04 0.09 0.18 km

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