



RZN-25-37

Rezoning Application

Status: Active

Submitted On:

8/21/2025

Primary Location

32.397320, -81.412969

Owner

No owner information

Applicant

 Matt Anderson

 912-764-2002

 matt@andersonlandsurveyors.com

 104 Oak Street

P.O. Box 894 (30459)

Statesboro, Ga 30458

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-3.

 Map #*

268

 Parcel #*

19A

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

09/15/2025

 Board of Commissioner Ads

10/15/2025

 Planning Board Ads

09/18/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Matt Anderson

Applicant Email Address*

matt@andersonlandsurveyors.com

Applicant Phone Number*

9127642002

Applicant Mailing Address*

P.O. Box 894

Applicant City*

Statesboro

Applicant State & Zip Code*

Georgia & 30459

Property Owner Information

Owner's Name*

Robbie Lee Postell Executor of Holiday
Postell Estate

Owner's Email Address*

robbieleepostell@gmail.com

Owner's Phone Number*

9785493042

Owner's Mailing Address*

2170 Hwy 17 N

Owner's City*

Guyton

Owner's State & Zip Code*

Georgia & 31312

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-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

02680019A00

Road Name*

Mt Hope Road

Proposed Road Access* 

Mt Hope Road

Total Acres *

26.4

Acres to be Rezoned*

6.6

Lot Characteristics *

Agriculture

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To create two lots for siblings of the Holiday Postell Estate that will be less than 5 acres each.

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

North*	South*
AR-1	AR-1
East*	West*
AR-1	AR-1

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

Agricultural used for row crop land, and timberland.

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.*

The land will still be the same as it would be under AR-1. The family estate has 8 heirs to the property, and each heir is entitled to 3.3 acres of this land, therefore we just need a zoning that allows for that. The use will be the same as if the land were still AR-1.

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

Agriculture, Timberland, Rezidential, and Mt Hope Church

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

The two lots are going to be residential lots for one single family home on each lot.

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*

 James Matthew Anderson
Aug 7, 2025

DIVISION OF 67.075 ACRES PLUS

PARCEL 1 - 13.415 ACRES

RENA P. CANADY

PARCEL 2 - 13.415 ACRES

MARY LOU CANADY

PARCEL 3 - 13.415 ACRES

ELIJAH POSTELL SR.

PARCEL 4 - 13.415 ACRES

ALMETA NEAL & MURDICE M. GATSON

PARCEL 5A - 7.933 ACRES & PARCEL 5B - 5.482 ACRES

ANNA BELL POSTELL, HORACE L. POSTELL
& ROBBIE LEE POSTELL

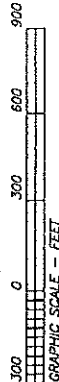
LOCATION: 10th G.M.D. EFFINGHAM CO., GA.

SURVEY COMPLETED: JULY 6, 2009

DRAWING: JULY 6, 2009

BY: ROBERT D. SMITH JR. GA. - R.L.S. 2766

SCALE: 1" = 300'



HEALTH DEPARTMENT APPROVAL

APPROVED BY THE EFFINGHAM COUNTY
PUBLIC HEALTH DIVISION
OF ENGINEERING AND SANITATION.

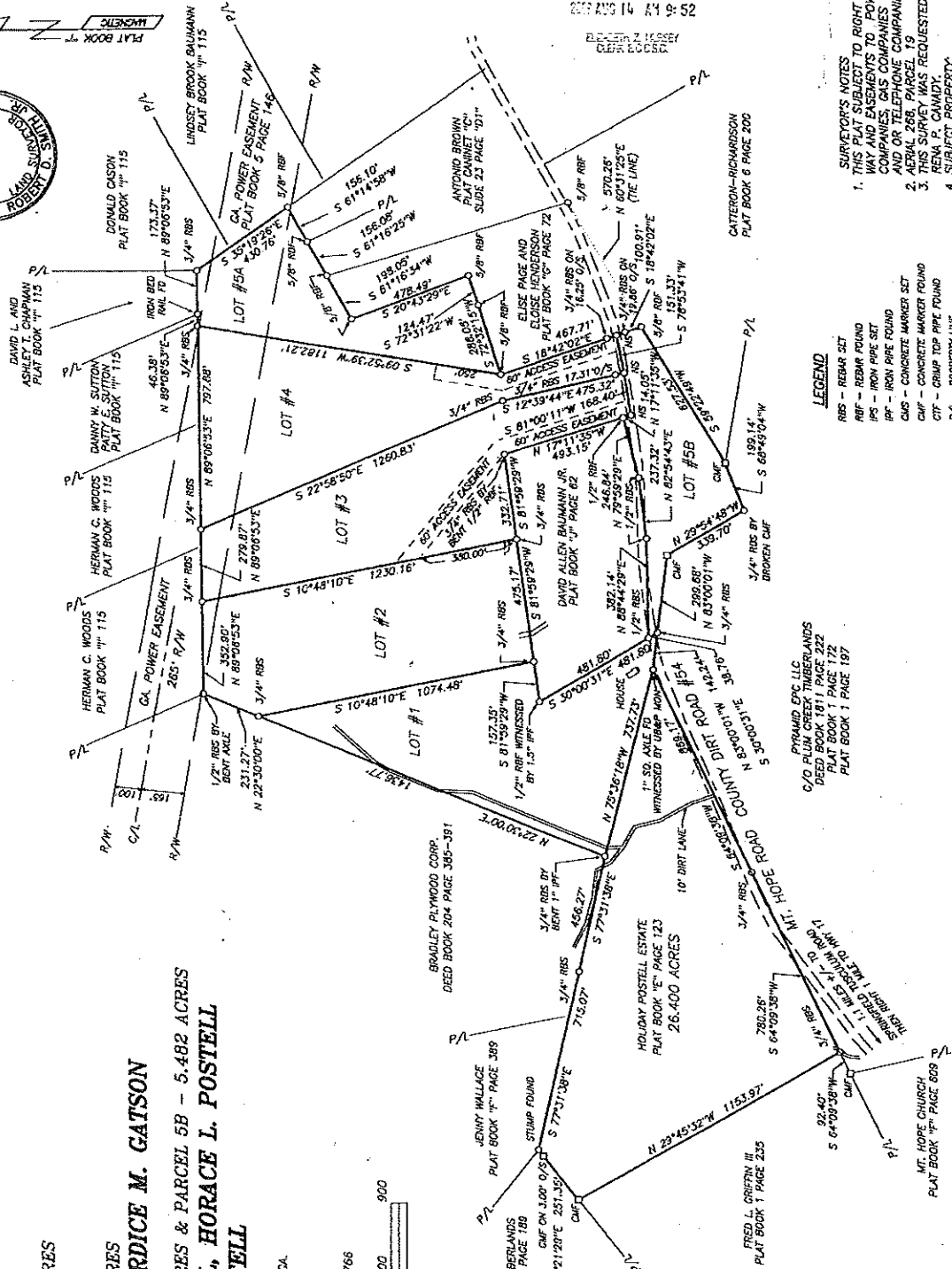
DIRECTOR _____ DATE _____

APPROVAL EFFINGHAM COUNTY
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION

ZONING ADMINISTRATOR

DATE

LOT 1-4 HAVE 13.415 ACRES EACH
LOT 5A & 5B HAVE 13.415 ACRES COMBINED.



SURVEYOR'S NOTES
1. THIS PLAT SUBMITTED TO RIGHT OF
WAY AND EASEMENTS TO POWER
COMPANIES, GAS COMPANIES,
AND OR TELEPHONE COMPANIES.
2. THIS SURVEY WAS REQUESTED BY
RENA P. CANADY.
3. SUBJECT PROPERTY:
PLAT BOOK 111 PAGE 22
4. CHOPS FOUND ON ALL EXTERIOR P/L
5. CHOPS PLACED ON ALL INTERIOR P/L
6. LOT 1-4 HAVE 13.415 ACRES EACH.
LOT 5A & 5B HAVE 13.415
ACRES COMBINED.

LEGEND

- R/S - REBAR SET
- R/P - REBAR FOUND
- I/P - IRON PIPE SET
- I/P - IRON PIPE FOUND
- CMS - CONCRETE MARKER SET
- CMS - CONCRETE MARKER FOUND
- C/P - CORNER TOP PIPE FOUND
- P/L - PROPERTY LINE
- C/L - CENTER LINE
- FENCE - X
- OVERHEAD POWER - OF
- R/W - RIGHT OF WAY
- NF - NAIL FOUND
- GRF - GROUND ROD FOUND
- O/S - OFFSET
- N/P - NOW OR FORMERLY
- MON - MONUMENT
- UBAP - UNDER LING AND PAPER

NOTES:

- 1. FIELD E.C.G. - 1" IN 51.375'
- 2. ANGULAR ERROR - 3.1" PER POINT
- 3. PLAT E.C.G. 1" IN 313.217'
- 4. ADJUSTMENT METHOD - LEAST SQUARES
- 5. EQUIPMENT USED: TOPCON GTS-3

ALL LAND SURVEYING
ROBERT D. SMITH JR.
REGISTERED LAND SURVEYOR
1000 N. 10TH ST. (1000 N. 10TH ST.)
BROOKLYN, GA 30415
PHONE: (612) 642-4795

FIELD WORK BY ROBERT SMITH
DRAWN BY ROBERT SMITH

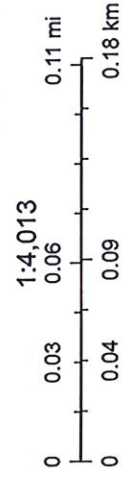
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268-19A



8/22/2025

-  Addresses
-  Parcels
- Roads
- Citations



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

268-19A



8/22/2025

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

1:4,013
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

268-19A



9/15/2025

