



RZN-25-5

Rezoning Application

Status: Active

Submitted On: 2/10/2025

Primary Location

206 White Branch Road
Guyton, GA 31312

Owner

PATEL SAGAR C AND
SPILLIARDS EMILY ANN
ARBOR VILLAGE DR 146
POOLER, GA 31322

Applicant

 Aaron Jarman
 912-655-0013
 jarman.aaron@yahoo.com
 202 Thatcher St
Guyton, GA 31312

Staff Review

 Planning Board Meeting Date*

03/11/2025

 Board of Commissioner Meeting Date*

04/01/2025

 Notification Letter Description *

permitted uses in AR-2.

 Map #*

393

 Parcel #*

7

 Staff Description

 Georgia Militia District

—

 Commissioner District*

4th

 Public Notification Letters Mailed

02/17/2025

 Board of Commissioner Ads

03/12/2025

🔒 Planning Board Ads

02/19/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Aaron Jarman

Applicant Email Address*

jarman.aaron@yahoo.com

Applicant Phone Number*

9126550013

Applicant Mailing Address*

202 Thatcher St.

Applicant City*

Guyton

Applicant State & Zip Code*

Georgia 31312

Property Owner Information

Owner's Name*

Sagar Patel

Owner's Email Address*

sagar_yz@yahoo.com

Owner's Phone Number*

9124848255

Owner's Mailing Address*

146 Arbor Village Dr.

Owner's City*

Pooler

Owner's State & Zip Code*

Georgia 31322

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 *

03930007

Road Name*

White Branch Rd.

Proposed Road Access* ?

White Branch Rd.

Total Acres *

56.73

Acres to be Rezoned*

2

Lot Characteristics *

Wooded with a mixture of dry and wetlands.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To allow an additional home to be built for family to live close to each other.

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.*

Currently not being used. Wooded.

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.*

Will be used to build a single-family home on.

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

Residential/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?*

Will be building new constructed home, similar to the properties that are in the area.

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

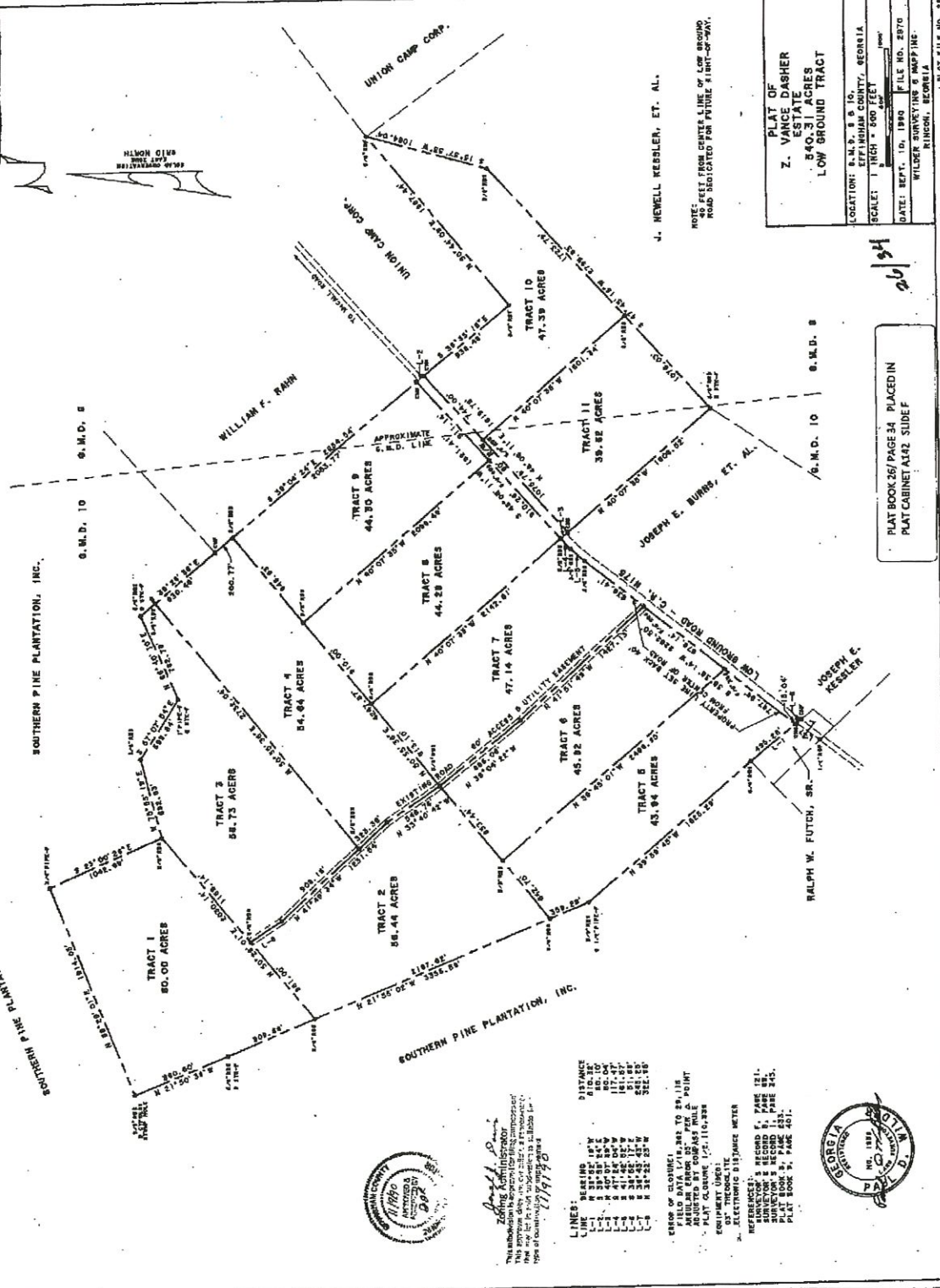
Digital Signature*



Aaron Michael Jarman

Feb 4, 2025

Book 36 Page 34
Date 11-9-1980



J. NEWELL KESSLER, ET. AL.

NOTE:
40 FEET FROM CENTER LINE OF LOW GROUND ROAD INDICATED FOR FUTURE ALIGNMENT.

PLAY OF
Z. VANCE DASHNER
ESTATE
540.31 ACRES
LOW GROUND TRACT

LOCATION: S.M.D. 8 & 10,
EFFINGHAM COUNTY, GEORGIA
SCALE: 1 INCH = 500 FEET
DATE: SEPT. 10, 1980 FILE NO. 2870
WILDER SURVEYING & MAPPING
KINCINNATI, INDIANA

PLAY BOOK 36/PAGE 34 PLACED IN
PLAY CABINET A192 SLIDE F



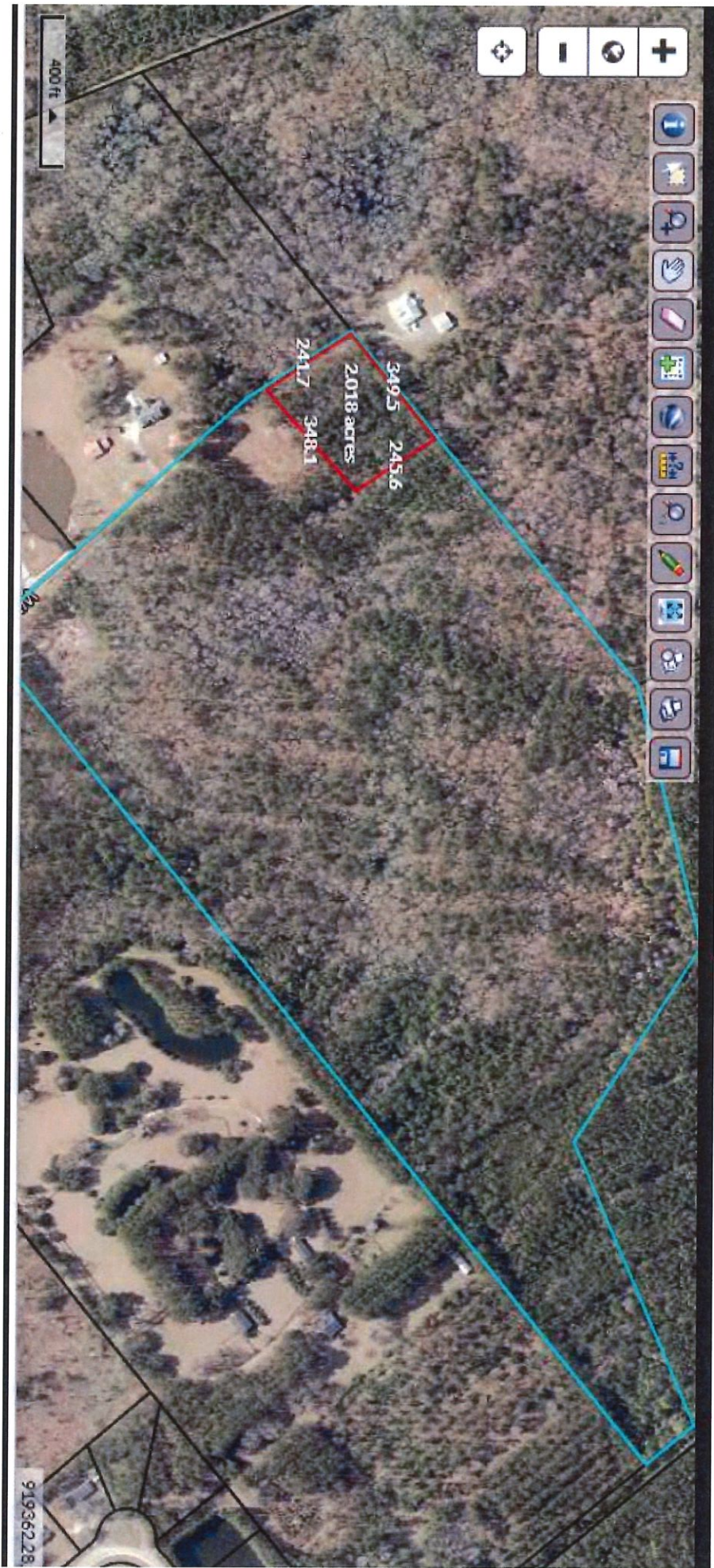
John Kessler
Surveyor
The undersigned is a duly licensed and qualified surveyor of the State of Georgia, and the map is a true and correct representation of the survey made by me or under my direction and supervision.

LINES:
LINE 1 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 2 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 3 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 4 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 5 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 6 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 7 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 8 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 9 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 10 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 11 BEARING S 31° 52' 14" W DISTANCE 180.10
LINE 12 BEARING S 31° 52' 14" W DISTANCE 180.10

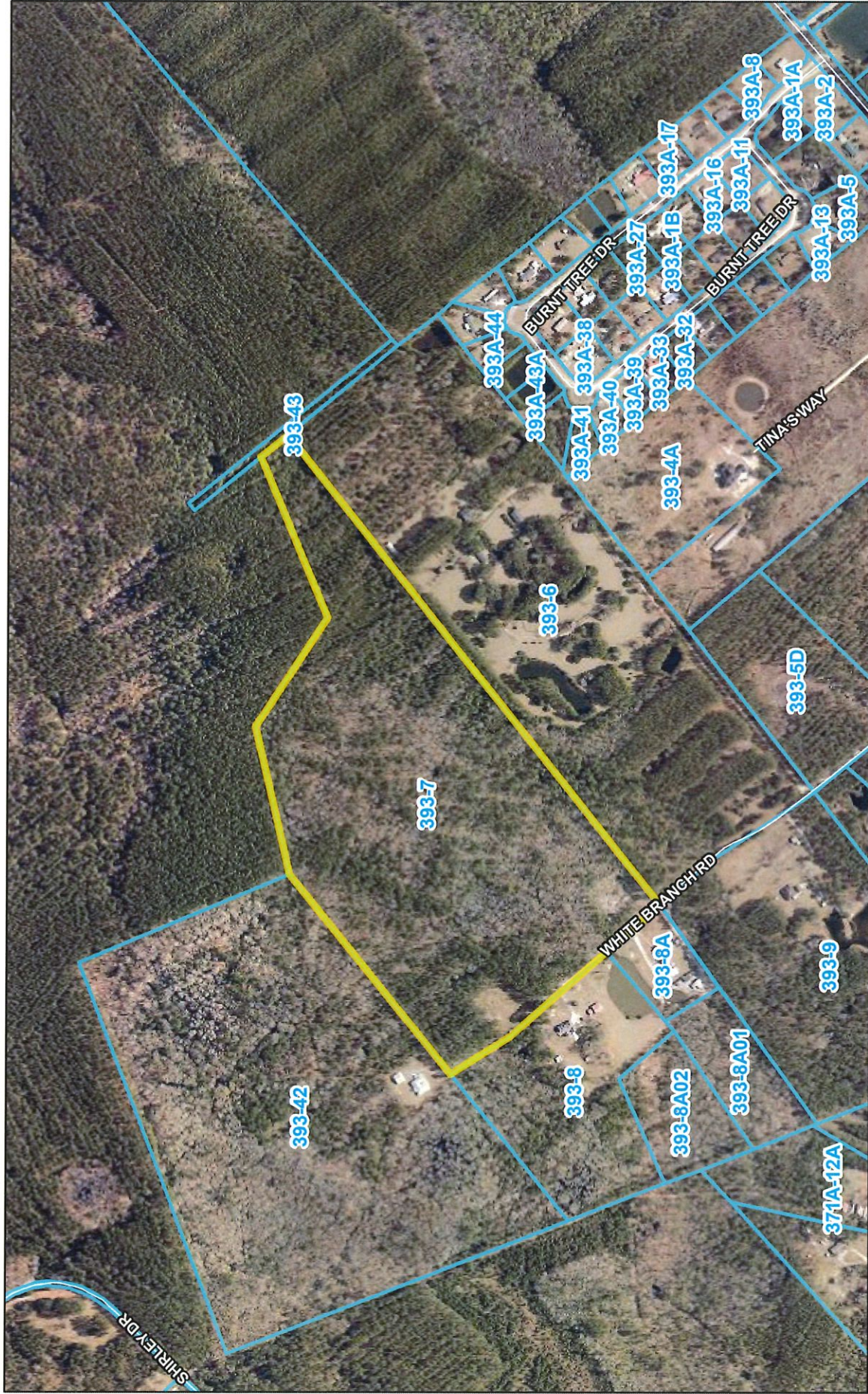
OTHER DATA:
FIELD DATA 1/16, 1982 TO 29, 1983
ASSEMBLED FROM 157 1/2" X 11" PLAT
PLAY CLOSES 1/2, 110, 228
EQUIPMENT USED:
S.T. THEODOLITE
S.T. ELECTRONIC DISTANCE METER

REFERENCES:
HUNTER'S RECORD 1, PAGE 121.
HUNTER'S RECORD 2, PAGE 245.
PLAY BOOK 3, PAGE 433.
PLAY BOOK 4, PAGE 1071.





393-7



2/10/2025

Roads

Parcels

1:8,990

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

393-7



2/10/2025

Roads  Parcels  Zoning  AR-2  AR-1

1:8,990
0 0.05 0.1 0.2 0.4 km
0 0.1 0.2 0.4 mi
Esri, HERE, Garmin, INCREMENT P, Internap, USGS, MET/INASA, 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 

DISAPPROVAL _____

Of the rezoning request by **Aaron Jarman as agent for Sagar Patel (Map # 393 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?

Condition
that it can
not be subdivided
again
Sagar Patel
wants this
condition

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*Conditional
Based upon
staying ZAC*

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APPROVAL X

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