



RZN-25-2

Rezoning Application

Status: Active

Submitted On: 1/31/2025

Primary Location

368 Boan Road
Guyton, GA 31312

Owner

LANCASTER KEITH M
368 BOAEN RD GUYTON, GA
31312

Applicant

 Keith Lancaster
912-660-9091
 kmlancaster@windstream.net
 368 Boan Road
Guyton, GA 31312


Staff Review

 Planning Board Meeting Date*

03/11/2025

 Board of Commissioner Meeting Date*

04/01/2025

 Notification Letter Description *

To allow for permitted uses in AR-2.

 Map #*

318

 Parcel #*

7B

 Staff Description

 Georgia Militia District

-

 Commissioner District*

3rd

 Public Notification Letters Mailed

02/17/2025

 Board of Commissioner Ads



03/12/2025

 Planning Board Ads

 Request Approved or Denied

02/19/2025

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Applicant / Agent Name*

Property Owner

Keith M Lancaster

Applicant Email Address*

Applicant Phone Number*

kmlancaster@windstream.net

9126609091

Applicant Mailing Address*

Applicant City*

368 Boaen Road

Guyton

Applicant State & Zip Code*

Georgia 31312

Rezoning Information

How many parcels are you rezoning?*

Present Zoning of Property*

1

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

Map & Parcel *

AR-2 (Agricultural Residential Less than 5 Acres)

03180007B00

Road Name*	Proposed Road Access* ?
Boaen	Boaen
Total Acres *	Acres to be Rezoned*
17.53	1.8
Lot Characteristics *	
residential	
Water Connection *	Sewer Connection
Private Well	Private Septic System

Justification for Rezoning Amendment *

Give family member property to have home

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

North*	South*
AR1	AR1
East*	West*
AR1	AR1

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?*

NA

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?*

giving family member property to have a residence

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?*

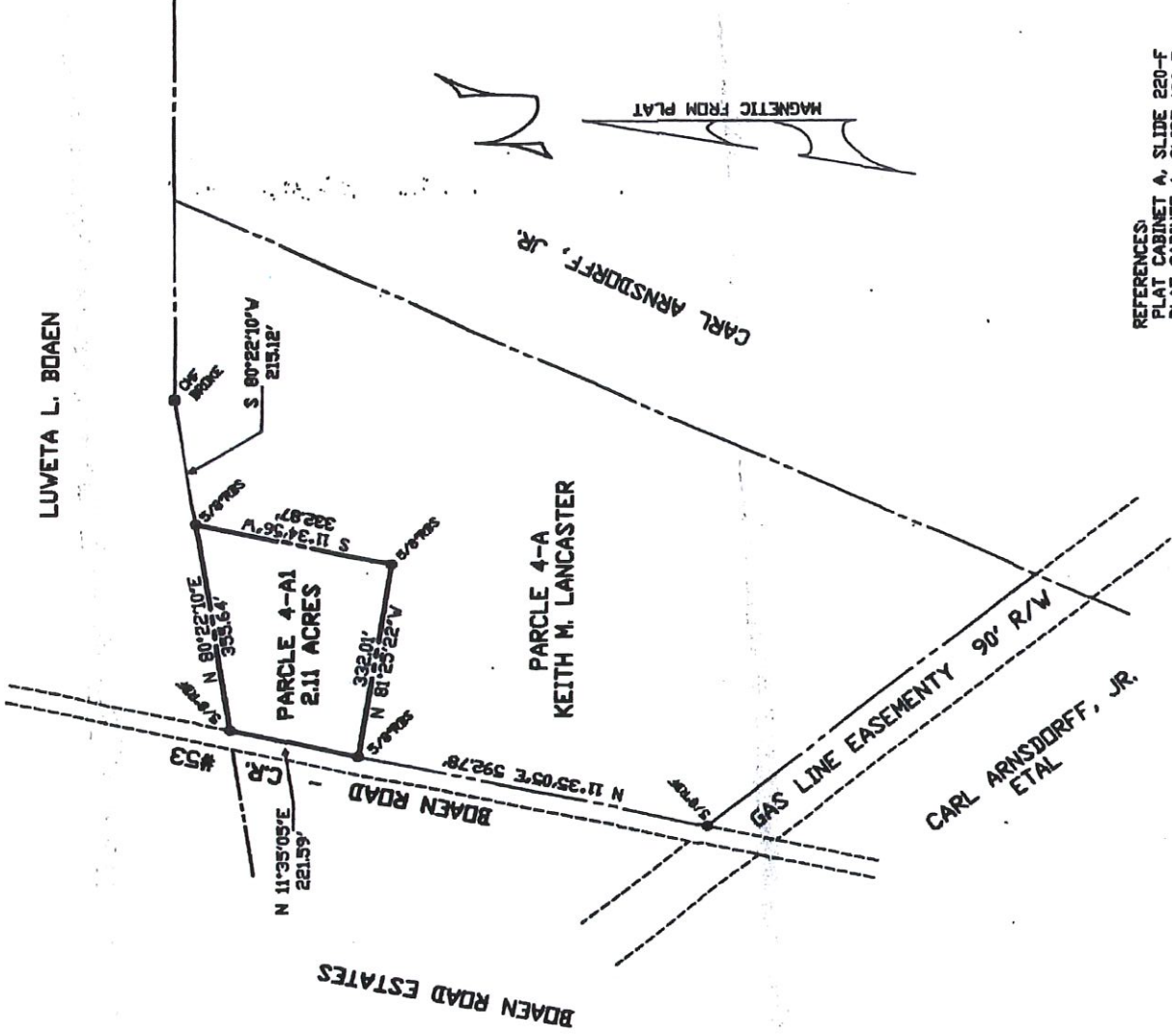
No

Digital Signature*

✓ Keith M Lancaster

Jan 31, 2025

LUVETA L. BOAEN



REFERENCES:
PLAT CABINET A, SLIDE 220-F
PLAT CABINET A, SLIDE 198-D
PLAT CABINET A, SLIDE 198-A
PLAT CABINET A, SLIDE 256-E

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF
PUBLIC HEALTH, DIVISION OF ENGINEERING
AND SANITATION

Deborah Smith, P.E.
DIRECTOR DATE 6-6-03

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR

Deborah Smith 5/6/03
ZONING ADMINISTRATOR DATE

PLAT OF

2.11 ACRES - PARCEL 4-A1
OF A DIVISION OF PARCEL 4-A OF
THE FLORIE ARNSDORFF ESTATE
SURVEYED FOR
C.E. LANCASTER



ERROR OF CLOSURE:
FIELD DATA 1/ 50,589'
ANGULAR ERROR 02" PER A POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/ 411,935'
EQUIPMENT USED
03" ELECTRONIC TOTAL STATION

LOCATION: G.M.D. 10,
EFFINGHAM COUNTY, GEORGIA

DATE: FEB. 28, 2003 FILE NO. 03123

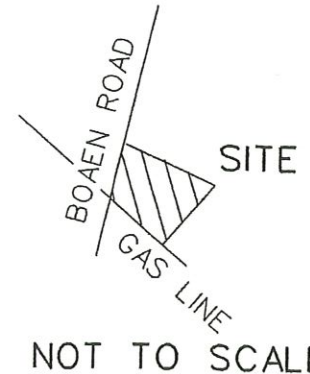
VILDER, STONE & ZIPPERER LAND SURVEYORS, INC.
(912) 826-5412, PO BOX 1490 RINCON, GA 31326



NOTE: SUBJECT PROPERTY IS A PORTION OF MAP & PARCEL 318-07B OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

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

VICINITY MAP



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF HEALTH, DIVISION OF ENGINEERING AND SANITATION. BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

DIRECTOR DATE

SURVEY FOR

KEITH M. LANCASTER

SURVEY OF 1.80 ACRES

17.53 ACRE TRACT

LOCATED IN THE 10TH.

EFFINGHAM COUNTY, GEORGIA

SURVEYED 11 NOV 2019

PLAT DRAWN 12 NOV 2019

KML.DGN NOV2019

LEGEND:

IRF 5/8" REBAR FOUND
IRS 5/8" 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.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



GA. REG. L.S. LIC. NO. 1323

DATE:

11-13-19

REFERENCES:

PCAB A220 F
PCAB A198 D
PCAB A198 A

CARL ARNSDORFF

KEITH LANCASTER

1.80 ACRES

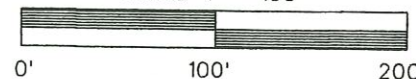
318-7B

N/F

KEITH LANCASTER

NOW 15.73 ACRES

SCALE: 1" = 100'



N

BOAEN ROAD - CR-53 (DIRT)

GAS LINE EASEMENT

318-07

N/F

IRS

N-86 17 45-W 300.12'

IRS

S-11 35 06-W 219.00'

S-38 09 35-E 236.25'

IRS

N-27 24 27-E 429.07'

90' R/W

318-7B



1/31/2025

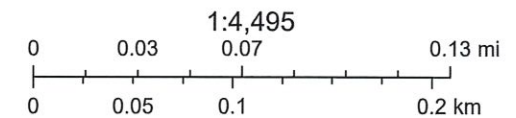


Addresses

Roads



Parcels

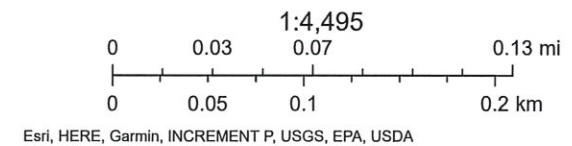


Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

318-7B



1/31/2025



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 **Keith Lancaster (Map # 318 Parcel # 7B)** 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?

N/A

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

N/A

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?



L.S.

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
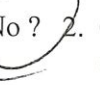

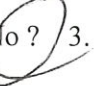

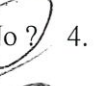

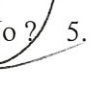

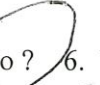

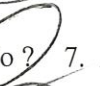

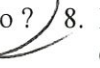
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APPROVAL 

DISAPPROVAL _____

Of the rezoning request by **Keith Lancaster (Map # 318 Parcel # 7B)** 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?
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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?

*Family
Member
Housing*

N.K.

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W.B

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APPROVAL X

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