



## RZN-25-1

### Rezoning Application

Status: Active

Submitted On: 1/3/2025

### Primary Location

550 Brogdon Road  
Springfield, GA 31329

### Owner

ABLAKWA, CHARLITA  
550 BROGDON RD GUYTON, GA  
31312

### Applicant

 Charlita Ablakwa  
 240-360-6228  
 12ayert@gmail.com  
 550 Brogdon Road  
Guyton, GA 31312

## Staff Review

### Planning Board Meeting Date\*

02/11/2025

### Board of Commissioner Meeting Date\*

03/04/2025

### Notification Letter Description \*

To allow for permitted uses in AR-2.

### Map #\*

319

### Parcel #\*

23

### Staff Description

Subdivision to create new home sites.

### Georgia Militia District

—

### Commissioner District\*

3rd

### Public Notification Letters Mailed

01/13/2025

### Board of Commissioner Ads

02/13/2025

🔒 Planning Board Ads

01/15/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* ?

Yes

---

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Charlita Ablakwa

Applicant Email Address\*

charlita.t.awosika@gmail.com

Applicant Phone Number\*

240-360-6228

Applicant Mailing Address\*

550 Brogdon Road

Applicant City\*

Guyton

Applicant State & Zip Code\*

GA 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\*

Map & Parcel \*

AR-2 (Agricultural Residential Less than  
5 Acres)

319-23

Road Name\*

Proposed Road Access\* ?

Guyton

Williams

Total Acres \*

Acres to be Rezoned\*

6.2

6.2

Lot Characteristics \*

Residential

Water Connection \*

Name of Supplier\*

Public Water System

Guyton city

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

Residential

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

North\*

South\*

AR2

AR2

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?\*

Yes

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?\*

NO

Digital Signature\*

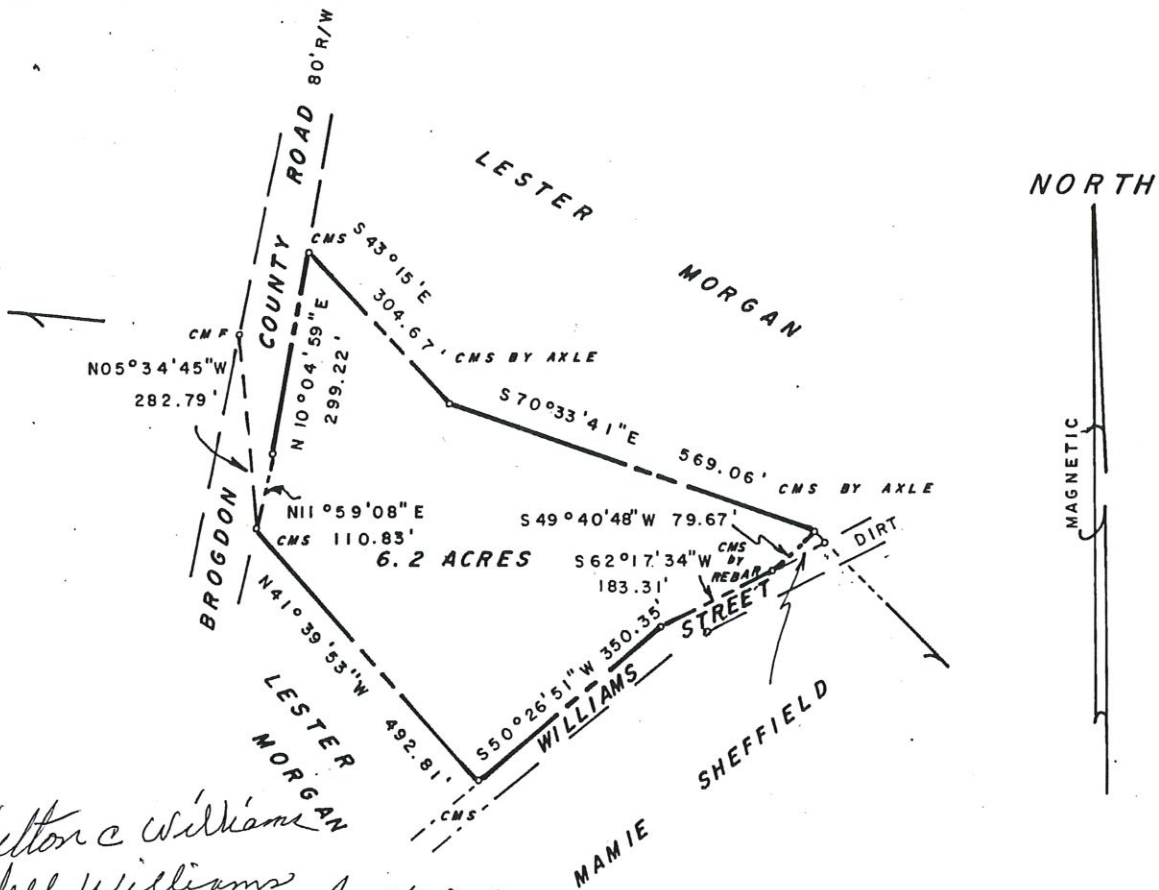
✓ Charlita Ablakwa

Jan 3, 2025

Filed for Record *now*

Book 27 Page 81  
Date 5/2/1991

Recorded May 2, 1991



*Welton C. Williams*  
*Ardele Williams*

*Joseph J. Davis*  
Zoning Administrator

This subdivision is approved for filing purposes only.  
This approval does not constitute a representation  
that any lot in said subdivision is suitable for  
type of construction or improvement shown.

5/1/91

SCALE: 1" = 200'



### PROPERTY SURVEY

FOR

**WELTON C. WILLIAMS**  
**& ARDELL WILLIAMS**

LOCATION: NEAR THE TOWN OF  
GUYTON, IN THE 10TH G.M.D.,

DATE: APRIL 15, 1991  
BY:

*Warren E. Poythress*  
WARREN E. POYTHRESS  
R. L. S. 1953

EQUIPT: LIETZ SDM3E  
FIELD E.O.C.-1/17861  
ANGULAR = 06"/PT.  
PLAT E.O.C.-1/250,33/



IST

**SURVEY OF PARCEL #:(03190023) BEING SUBDIVIDED INTO  
4 TRACTS, 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA**

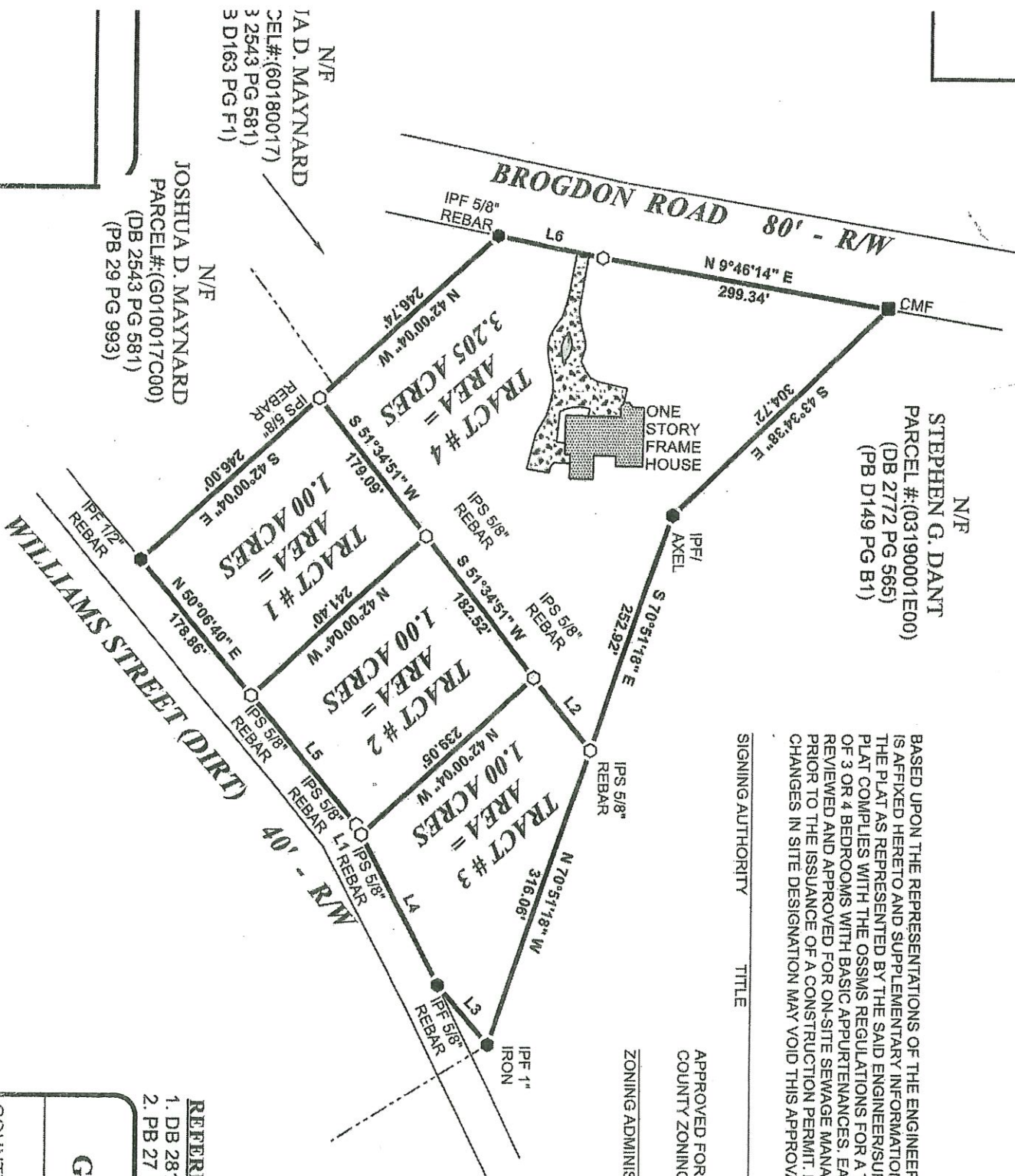
N/F  
**STEPHEN G. DANT**  
PARCEL #:(03190001E00)  
(DB 2772 PG 565)  
(PB D149 PG B1)

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE OSSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL

SIGNING AUTHORITY	TITLE	DATE
-------------------	-------	------

APPROVED FOR RECORDING BY EFFINGHAM  
COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR	DATE
----------------------	------



- REFERENCES:**
1. DB 2816 PG 246
  2. PB 27 PG 81

**SURVEY FOR:**  
**GODWIN ABLAKWA**





COUNTY:EFFINGHAM STATE:GEORGIA



319-23



1/3/2025

-  Addresses
-  Parcels
-  Roads
-  Municipal Boundaries

1:2,248

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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



319-23



1/3/2025

1:2,248

0 0.01 0.03 0.06 mi  
0 0.03 0.05 0.1 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

- Addresses
- Roads
- Zoning
- Municipal Boundaries
- AR-1
- AR-2