



### RZN-24-45

Rezoning Application

Status: Active

Submitted On: 6/26/2024

### Primary Location

595 Arnsdorff Loop

Clyo, GA 31303

### Owner

DAUGHERTY STEPHEN C

595 ARNSDORFF LP CLYO, GA

31303

### Applicant

Stephen Daugherty

774-722-1523 ext. 00000

stevedawgd@aol.com

595 Arnsdorff loop

Cloy, Ga 31303

## Staff Review

Planning Board Meeting Date\*

08/13/2024

Board of Commissioner Meeting Date\*

09/03/2024

Notification Letter Description \*

subdivision to create a new home site.

Map #\*

363

Parcel #\*

27

Staff Description

Georgia Militia District

11

Commissioner District\*

3rd

Public Notification Letters Mailed

07/15/2024

Board of Commissioner Ads

08/14/2024

🔒 Planning Board Ads

07/17/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* 

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Stephen daugherty

Applicant Email Address\*

Stevedawgd@aol.com

Applicant Phone Number\*

7747221523

Applicant Mailing Address\*

595 Arnsdorff loop

Applicant City\*

Clyo

Applicant State & Zip Code\*

Ga & 31303

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## 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 \*

363-27

Road Name\*

Arnsdorff loop

Proposed Road Access\* ?

Easement

Total Acres \*

7.67

Acres to be Rezoned\*

1.6

Lot Characteristics \*

Pasteur Land

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

My daughter wants to move near me

***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.\*

Pasture

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

small family farm

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

Just a home site

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

Small family farm


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

There will be no change

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\*

 Stephen Daugherty  
Jun 21, 2024

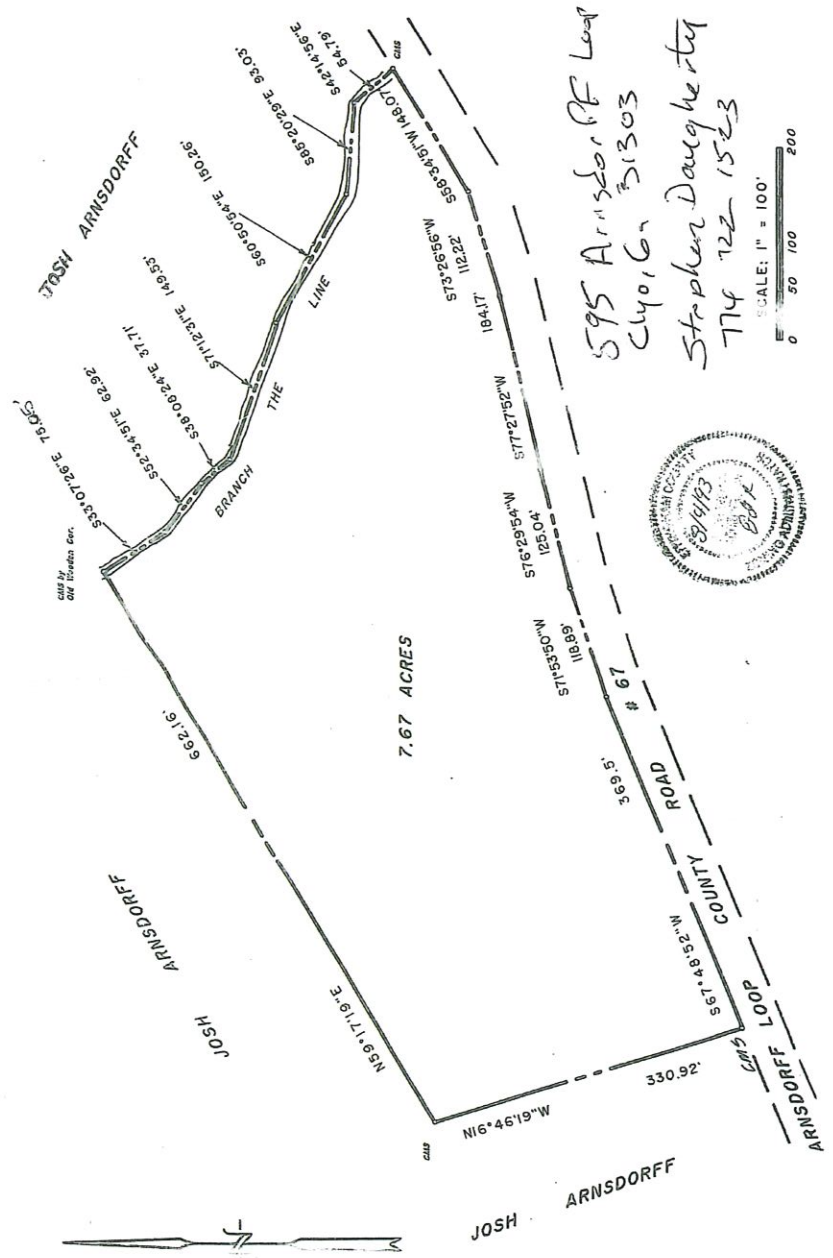


PURSUANT TO O.C.G.A. SEC. 44-1-1, I CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE COMMISSION.

*Paul D. Wilder*  
PAUL D. WILDER, R.L.S. #

REFERENCE:  
PLAT BOOK 23, PAGE 18

ERROR OF CLOSURE:  
FIELD DATA 1/27, 802  
ANGULAR ERROR 03" PER 2  
ADJUSTED BY COMPASS RULE  
PLAT CLOSURE 1/116, 372  
EQUIPMENT USED:  
03" THEODOLITE  
ELECTRONIC DISTANCE MEAS



*595 Armsdorff Loop  
Clyo, Ga 31303  
Stephen Daugherty  
774 722 1523*

SCALE: 1" = 100'  
0 50 100 200



DATE: JULY 29, 1993  
BY: *Warren E. Polthress*

WARREN E. POLTHRESS  
R.L.S. 1953

EQUIP: LIETZ SDM3E  
FIELD E.O.C. - 1/48732  
ANGULAR - 02" / PT.  
PLAT E.O.C. - 1/117593

PROPERTY SURVEY  
FOR

KEITH HALL

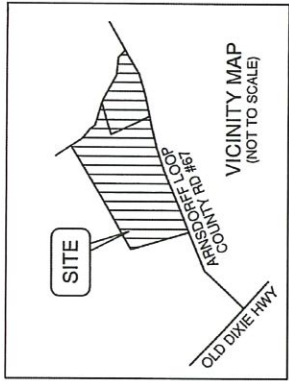
LOCATED IN THE 11TH G.M.D.,  
EFFINGHAM COUNTY, GEORGIA

*Joseph P. ...*  
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Geological data not to be used for purposes other than those for which it was collected.  
May not be used in land administration or other purposes without the written consent of the Bureau.



LINE	BEARING	DISTANCE
L1	S 33°07'26" E	75.05'
L2	S 52°34'51" E	62.92'
L3	S 38°08'24" E	37.71'
L4	S 72°53'12" E	120.05'
L5	S 64°25'12" E	29.74'
L6	S 60°50'54" E	150.26'
L7	S 85°20'29" E	93.03'
L8	S 42°14'56" E	54.79'

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13105C0175E, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

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

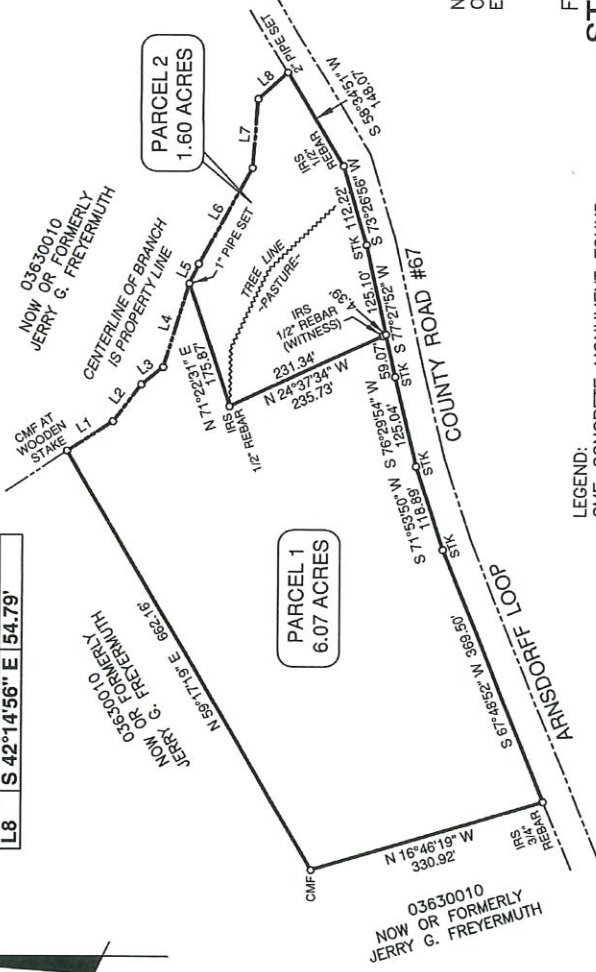
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 03630027 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

FAMILY SUBDIVISION SURVEY FOR **STEPHEN C. DAUGHERTY**

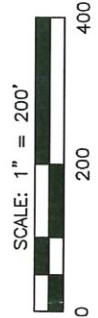
SURVEY TO DIVIDE  
A 1.60 ACRE PARCEL FROM  
AN EXISTING 7.67 ACRE TRACT  
(MAP AND PARCEL 03630027)  
LOCATED IN THE 11TH G.M.D.  
EFFINGHAM COUNTY, GEORGIA

SURVEYED 9 NOVEMBER 2023  
PLAT DRAWN 12 NOVEMBER 2023



LEGEND:  
CMF—CONCRETE MONUMENT FOUND  
IRS—IRON REBAR SET  
STK—STAKE SET

REFERENCES:  
DEED BOOK 2441, PAGE 266  
PLAT BOOK A230, PAGE D1



RESERVED FOR CLERK OF COURT

**ADOLPH N. MICHELIS & ASSO.**  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PHONE: (912) 829-3972

**SURVEYORS CERTIFICATION**

As required by subsection (g) of O.C.G.A. Section 15-6-67, this plat was prepared and approved 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 surveyor warrants that the plat complies with the minimum technical standards for property surveys 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.

**STEPHEN C. DAUGHERTY**  
NO. 1323  
REGISTERED SURVEYOR

*Adolph N. Michelis*  
GA. Reg. L.S. LIC. NO. 1323 2-02-24 DATE

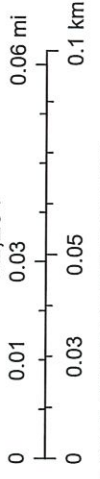
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6/26/2024

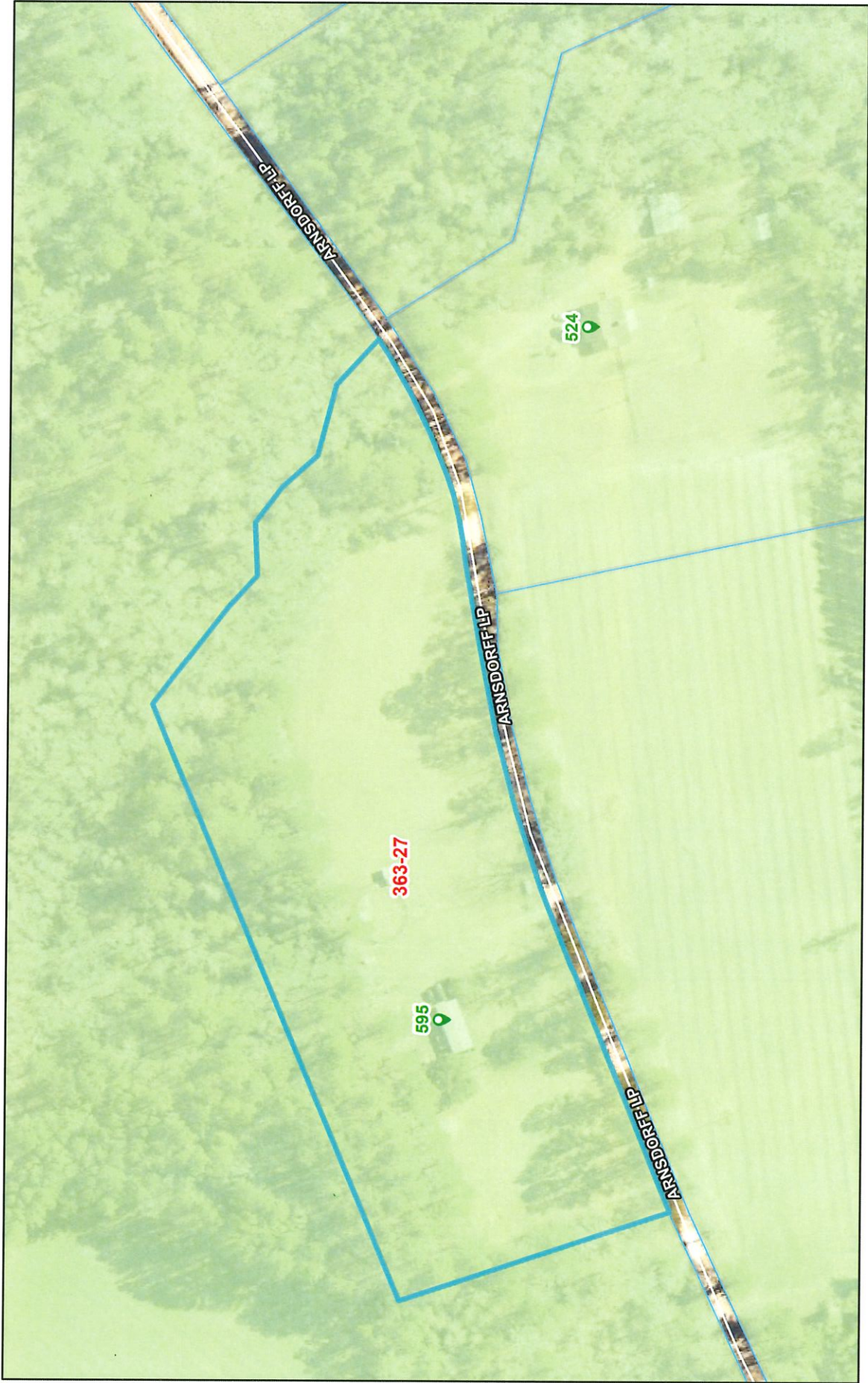
- 📍 Addresses
- Map-Parcel Ids (PINs)
- 🛣️ Roads
- ▭ Tax Parcels

1:2,201



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

363-27



6/26/2024

Legend:

- Addresses: Green pin icon
- Roads: Blue outline icon
- Map-Parcel Ids (PINs): Light green square icon
- Tax Parcels: Blue outline icon
- AR-1: Light green square icon

Scale:

0 0.01 0.03 0.05 0.06 mi

0 0.03 0.05 0.1 km

1:2,201

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