



RZN-25-22

Rezoning Application

Status: Active

Submitted On: 4/17/2025

Primary Location

794 Floyd Avenue

Guyton, GA 31312

Owner


SMITH GAIL K

P O BOX 427 SPRINGFIELD, GA


31329

Applicant

 Alan Writch

 912-660-3624

 writchalan@gmail.com

 PO Box 727
Springfield, GA 31329

Staff Review

Planning Board Meeting Date*

06/10/2025

Board of Commissioner Meeting Date*

07/01/2025

Notification Letter Description *

permitted uses in AR-2.

Map #*

296

Parcel #*

30 & 31

Staff Description

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed

05/19/2025

Board of Commissioner Ads

06/11/2025

🔒 Planning Board Ads

05/21/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Alan Writch

Applicant Email Address*

writchalan@gmail.com

Applicant Phone Number*

912-660-3624

Applicant Mailing Address*

PO Box 727

Applicant City*

Springfield

Applicant State & Zip Code*

GA, 31329

Property Owner Information

Owner's Name*

Gail Smith

Owner's Email Address*

N/A

Owner's Phone Number*

N/A

Owner's Mailing Address*

PO Box 427

Owner's City*

Springfield

Owner's State & Zip Code*

GA, 31329

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

296-30 & 296-31

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than
5 Acres)

Map & Parcel *

296-30 & 296-31

Road Name*

Floyd Avenue

Proposed Road Access* ?

Floyd Avenue & Cameron Oaks Drive

Total Acres *

5.1

Acres to be Rezoned*

5.1

Lot Characteristics *

Wooded, Mobile Home on each parcel currently. Mobile Homes to be removed after rezoning

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To split into four parcels to build single family homes

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

North*

R-1

South*

AR-1

East*

AR-1

West*

AR-1

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

Wooded, Mobile Home on each parcel currently.

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.*

split into four lots to build single family residential homes

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

Single Family residential 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?*

Construction of stick built home

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?*

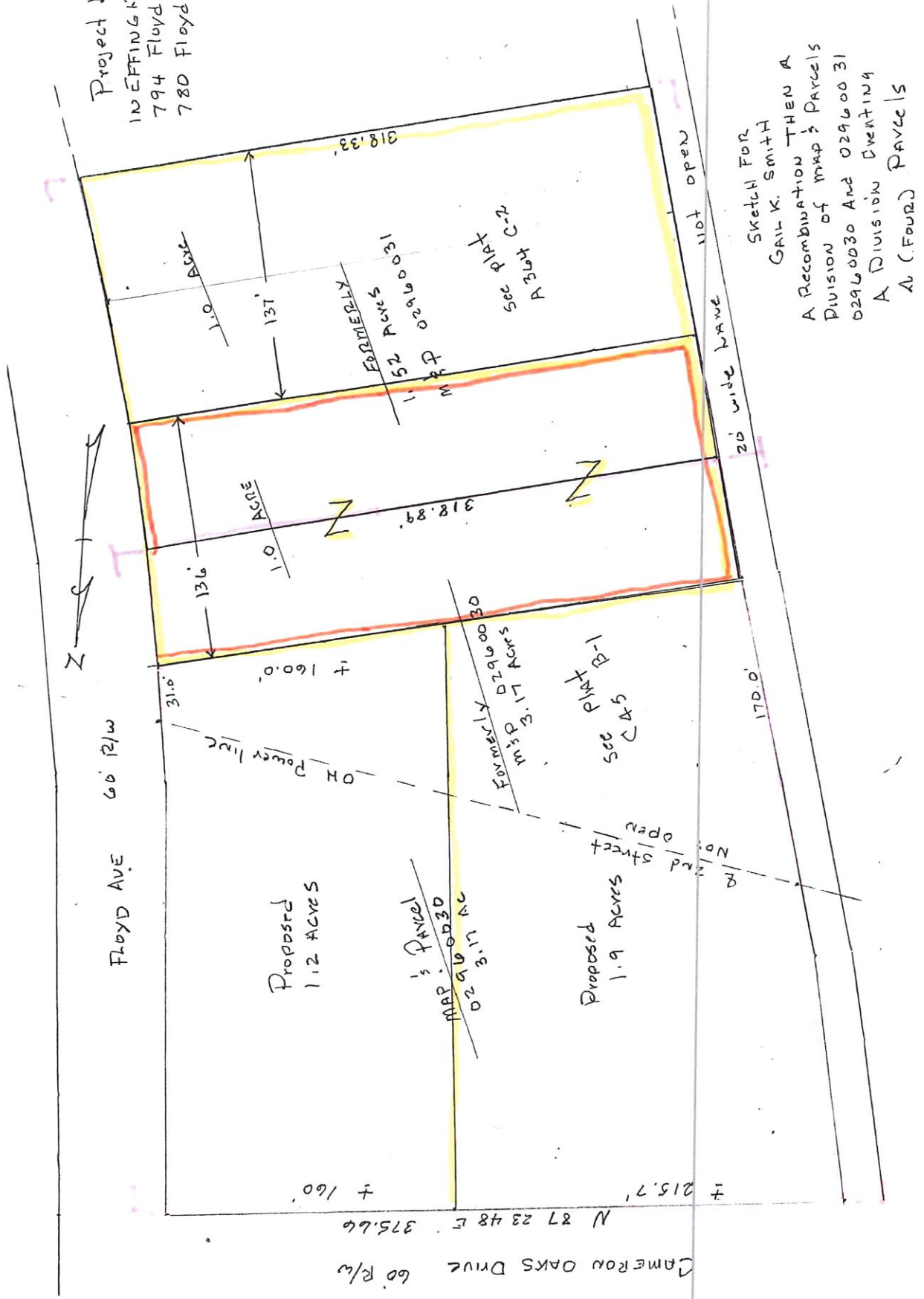
No

Digital Signature*

✓ ALAN WRITCH

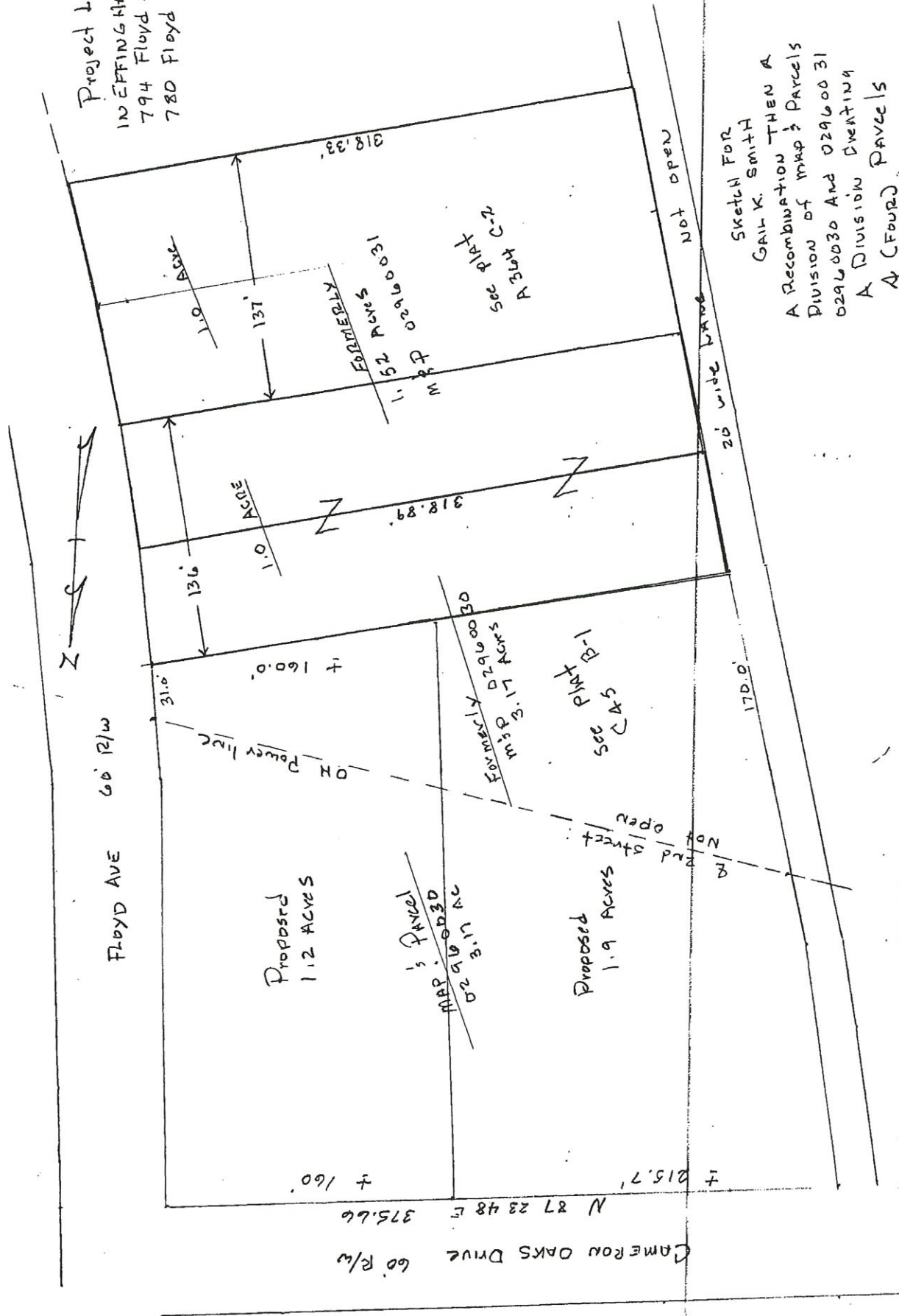
Apr 14, 2025

Project Located
IN EFFINGHAM CTY
794 FLOYD AVE &
780 FLOYD AVE

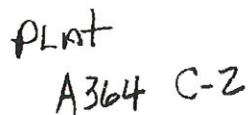


Sketch For
GAIL K. SMITH
A RECOMBINATION THEN A
DIVISION OF MAP 3 PARCELS
02960030 AND 02960031
A DIVISION CREATING
A (FOUR) PARCELS

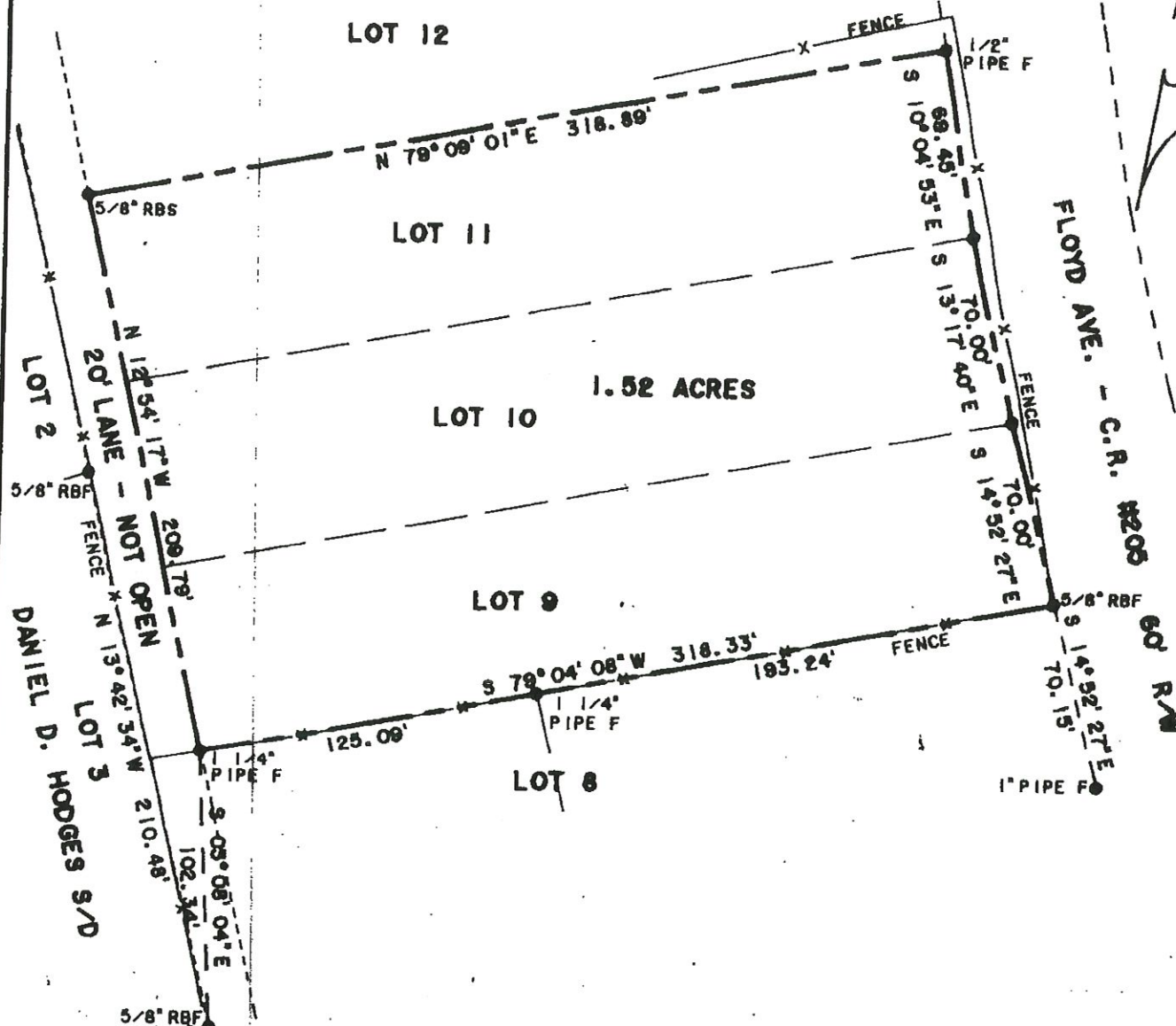
Project Located
IN EFFINGHAM CTY
794 FLOYD AVE
780 FLOYD AVE



Sketch For
GAIL K. SMITH
THEN A
RECOMBINATION
DIVISION OF MAP 3 PARCELS
02960030 AND 02960031
A DIVISION DENTING
A (FOUR) PARCELS



SOLAR OBSERVATION
EAST ZONE
GR1D NORTH



I CERTIFY THAT THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD ZONE AS
SHOWN ON FIRM FLOOD MAP NO. 130076-0125-C,
DATED SEP. 3, 1982.

PAUL D. WILDER R.L.S. #1559

PURSUANT TO O.C.G.A. SECTION 15-6-67,
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
APPROVAL OF EFFINGHAM COUNTY PLANNING
COMMISSION.

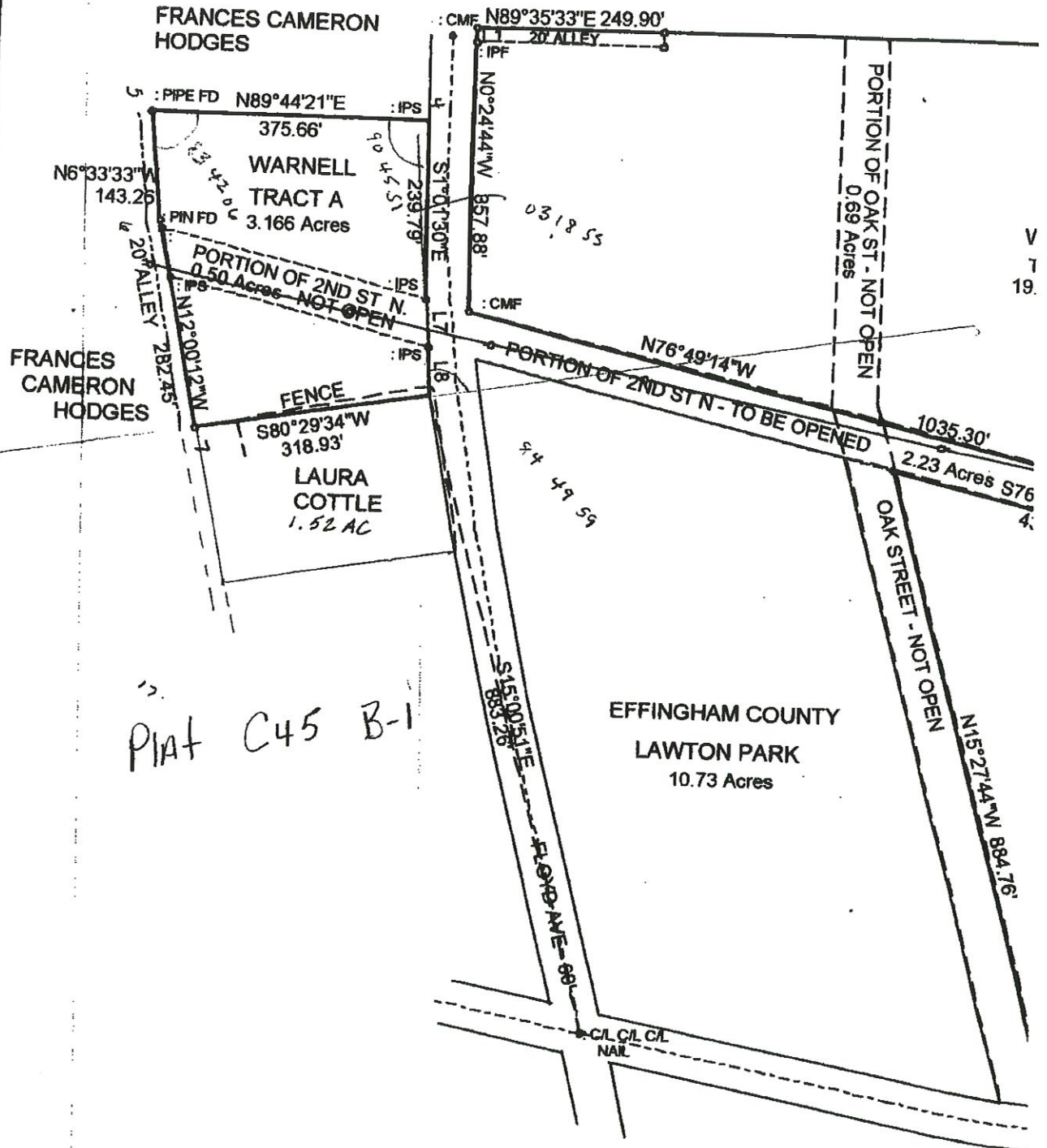
Paul D. Wilder
PAUL D. WILDER, R.L.S. #1559

REFERENCE:
PLAT BOOK 1, PAGE 73

ERROR OF CLOSURE:
FIELD DATA 1/348.712'

PLAT OF
LOTS 9, 10, & 11,
BLOCK 39, PINEORA
SURVEYED FOR
LAURA A. COTTLE

ACREAGE OF TRACTS A, B, C, D, G, H, & I INCLUDE
THE AREA WITHIN ROADWAYS AND ALLEYS
SHOWN ON THE PLAT OF PINEORA THAT HAVE
NEVER BEEN OPENED.





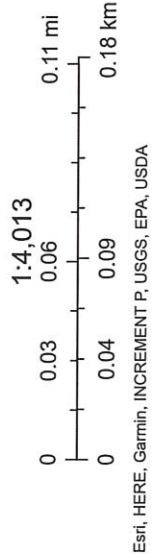
LINE	BEARING	HORIZ DIST
L1	N0°25'43"W	20.10
L2	N85°28'08"W	49.15
L3	N70°08'28"W	17.11

296-30 & 296-31



5/12/2025

-  Addresses
-  Parcels
- Roads
- Citations



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 Alan Writch (Map # 296 Parcel # 30 & 31) 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?



J.P.

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 **Alan Writch (Map # 296 Parcel # 30 & 31)** 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?

N.K.

W.P.B.

PUBLIC HEARING 01

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 Alan Writch (Map # 296 Parcel # 30 & 31) from AR-1 to AR-2 zoning.

Seems like
a good housing
Project with
nice homes on
decent size lots.

- ☒ 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?

W.B.

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 **Alan Writch (Map # 296 Parcel # 30 & 31)** 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?