



RZN-25-27

Rezoning Application

Status: Active

Submitted On: 5/20/2025





Primary Location

1358 Springfield-Egypt Road
Springfield, GA 31329

Owner

Jefferson Martin
1358 SPRINGFIELD EGYPT RD
SPRINGFIELD, GA 31329

Applicant

 Jefferson Martin
 912-660-5456
 jwmartin1976@yahoo.com
 100 shae lane
Guyton , Georgia 31312

Staff Review

Planning Board Meeting Date*

07/08/2025

Board of Commissioner Meeting Date*

08/05/2025

Notification Letter Description *

permitted uses in AR-2.

Map #*

341

Parcel #*

16

Staff Description

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed

06/16/2025

Board of Commissioner Ads

07/16/2025

🏠 Planning Board Ads

06/18/2025

🏠 Request Approved or Denied

—

🏠 Plat Filing required* 🗨️

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Jefferson Martin

Applicant Email Address*

Jwmartin1976@yahoo.com

Applicant Phone Number*

9126605466

Applicant Mailing Address*

100 shae lane

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*


AR-2 (Agricultural Residential Less than
5 Acres)

Map & Parcel *

03410016

Road Name*

Springfield Egypt

Proposed Road Access* 

Springfield Egypt

Total Acres *

13.4

Acres to be Rezoned*

13.4

Lot Characteristics *

No wetlands or flood zone

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Splitting family land for residential

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

North*

Ar1

South*

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?*

No

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

Splitting family land for 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?*

Splitting family land for family to own their parcel

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

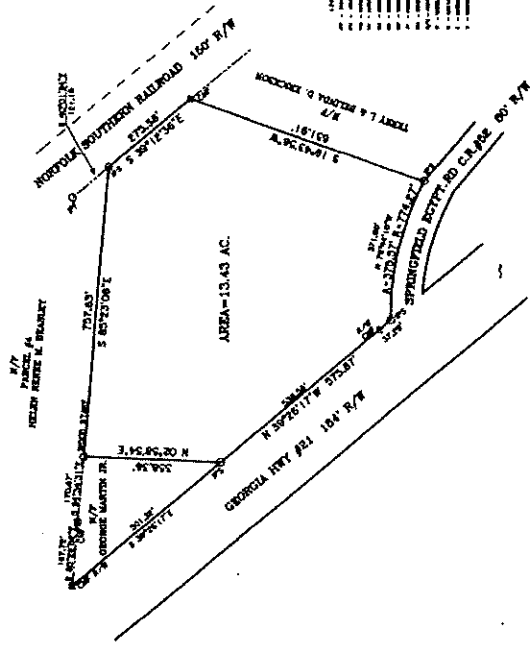
Digital Signature*



Jefferson Martin

May 19, 2025

SURVEY OF 13.43 AC. OF THE GEORGE MARTIN ESTATE
 LOCATED IN THE 11 TH C.D. DISTRICT OF
 EFFINGHAM COUNTY, GEORGIA



06 SEP -1 AM 9:27
 112454-2 MURRY
 0197.ECCS.C

PROPERTY OF A.S.A. DISTRICT 11-11-11
 COUNTY AND DISTRICT AND DISTRICT
 OFFICE OF THE DISTRICT CLERK

PROPERTY	JEFF MARTIN
COUNTY	EFFINGHAM
DATE	11/11/11
TIME	09:27:27
DATE	09/06/11
TIME	09:27:27
DATE	09/06/11
TIME	09:27:27



THE STATE OF GEORGIA, DISTRICT 11-11-11
 COUNTY AND DISTRICT AND DISTRICT
 OFFICE OF THE DISTRICT CLERK






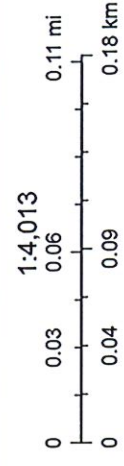
341-16



5/22/2025

Addresses  Parcels 

Roads Citations



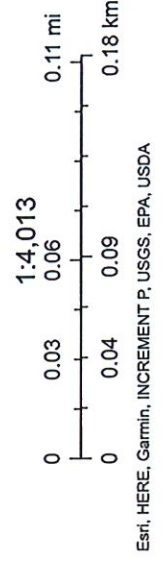
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

341-16



5/22/2025

- Addresses
- Parcels
- AR-2
- AR-1
- Roads
- Zoning
- RR (Railroad)
- 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 **Jefferson Martin (Map # 341 Parcel # 6)** 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?

help-residences
exist on
property
currently



L.S.

9.5

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APPROVAL X

DISAPPROVAL _____

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- 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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APPROVAL ☒DISAPPROVAL

Of the rezoning request by **Jefferson Martin (Map # 341 Parcel # 6)** from AR-1 to AR-2 zoning.

- UNANSWERED
JUST SPLITTING
FOR FAMILY
Limiting to
JUST 4 parcels
Conditional
- 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 ? 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.

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APPROVAL

DISAPPROVAL

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APPROVAL ☒DISAPPROVAL ☐

Of the rezoning request by **Jefferson Martin (Map # 341 Parcel # 6)** from AR-1 to AR-2 zoning.

Added Condition
To not split
anything else

☒ 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?

Possibly on
an added
driveway

☒ 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.