



## RZN-25-29

### Rezoning Application

Status: Active

Submitted On: 6/13/2025

### Primary Location

570 Old Louisville Road

Guyton, GA 31312


### Owner


PADGETT BETTY J

570 OLD LOUISVILLE RD


GUYTON, GA 31312

### Applicant

 Robin Lance

 912-657-4680

 robin@robinlancerealty.com

 PO Box 1269  
Richmond Hill, GA 31324

## Staff Review

 Planning Board Meeting Date\*

07/08/2025

 Board of Commissioner Meeting Date\*

08/05/2025

 Notification Letter Description \*

To become a conforming AR-2 parcel.

 Map #\*

272

 Parcel #\*

66

 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?\*

Agent

Applicant / Agent Name\*

Robin Lance - Robin Lance Realtyo

Applicant Email Address\*

robin@robinlancerealty.com

Applicant Phone Number\*

(912) 657-4680

Applicant Mailing Address\*

3766 US HWY 17 S

Applicant City\*

Richmond Hill

Applicant State & Zip Code\*

GA. 31324

## Property Owner Information

Owner's Name\*

Betty J. Padgett (deceased)

Owner's Email Address\*

sgd1982@yahoo.com

Owner's Phone Number\*

(912) 658-8865

Owner's Mailing Address\*

125 Full Moon Lane

Owner's City\*

Savannah

Owner's State & Zip Code\*

GA. 31406

## Rezoning Information

How many parcels are you rezoning?\*

2

Please List all Parcels Zonings\*

570 Old Louisville Road and 600 Old  
Louisville RD

Proposed Zoning of Property\*

AR-2 (Agricultural Residential Less than  
5 Acres)

Map & Parcel \*

02720066

Road Name\*

Old Louisville Road

Proposed Road Access\* 

Old Louisville Road

Total Acres \*

5

Acres to be Rezoned\*

4.07

Lot Characteristics \*

5 acres partially cleared with 1504 sq. ft. brick home on property.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

### Justification for Rezoning Amendment \*

This property as well as the adjoining property (600 Old Louisville Rd) are family owned. Owners trying to sell 600 Old Louisville however a side building set back is needed whereas additional property must be conveyed from 570 Old Louisville. In 1998 40' was conveyed to 600 Old Louisville with a recorded deed however they failed to get the rezoning done and get a new survey. After having a survey completed on 600 Old Louisville, it revealed an additional 5' must be conveyed to meet the 5' building code set back for the side of the property. This zoning change would grant a total of 45' from the property at 570 Old Louisville, therefore reducing its size to 4.07 acres and increasing the property that will convey with 600 Old Louisville Rd to 5.93 acres.

***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.\***

Residential - Presently has a 2662 sq. ft brick home on the property. AR-1

**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.\***

The use will remain residential. We are only trying to comply with current zoning set backs as required by Effingham County.

**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?\***

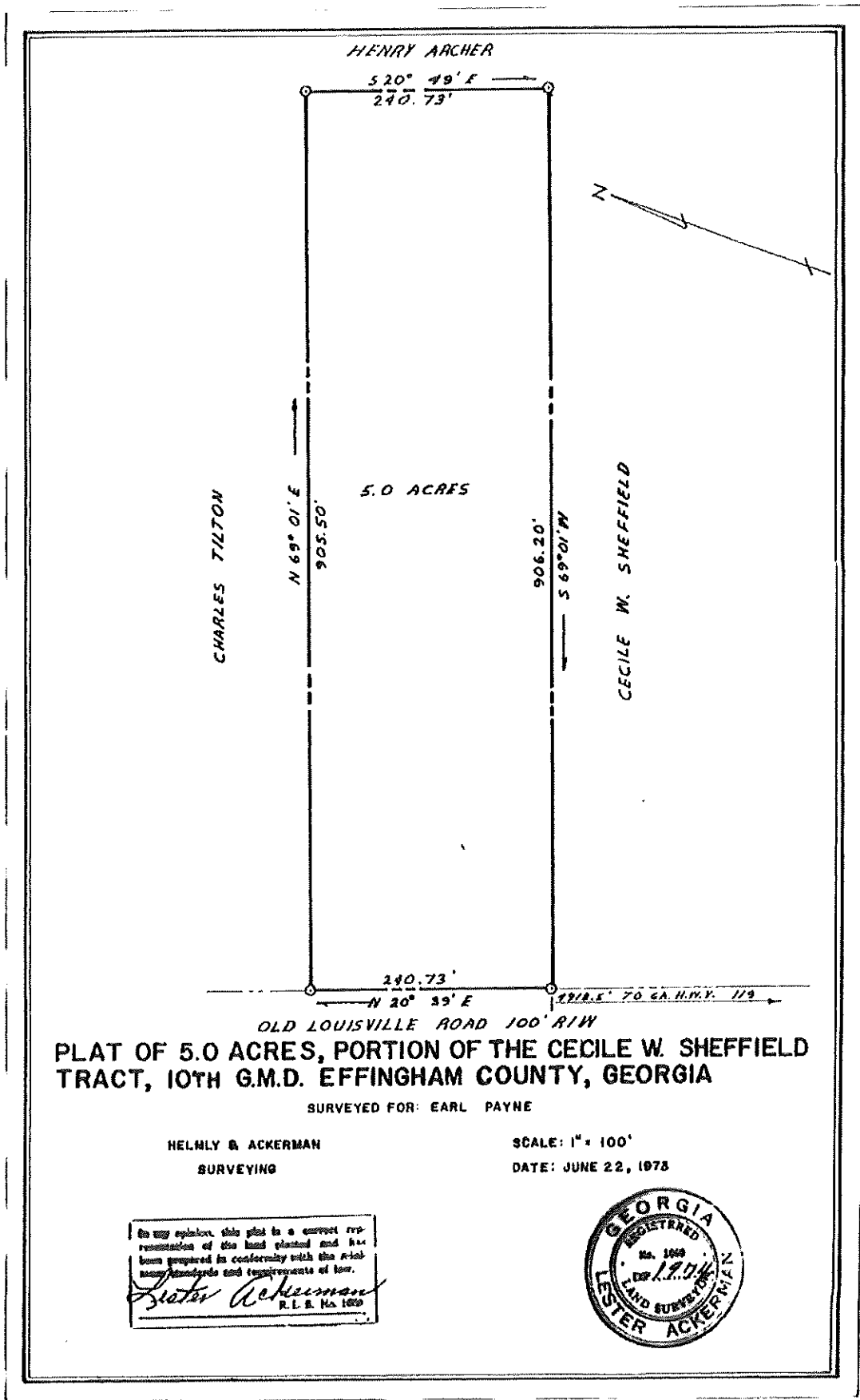
The rezoning will not change the use of either property. Both properties were already zoned as 5 acres tracts, (owned by the same family) One parcel has a utility buildings on it that do not meet the Effingham County Planning and Zoning guidelines for set backs therefore the property needs to be divided as the seller wishes to sell one piece.

**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\***

 Robin Lance  
Jun 12, 2025



HENRY ARCHER

S 20° 49' E  
240.73'

CHARLES TILTON

N 69° 01' E  
905.50'

5.0 ACRES

S 69° 01' W  
906.20'

CECILE W. SHEFFIELD

240.73'

N 20° 59' E

1918.5' TO GA. H.M.V. 113

OLD LOUISVILLE ROAD 100' R/W

PLAT OF 5.0 ACRES, PORTION OF THE CECILE W. SHEFFIELD TRACT, 10TH G.M.D. EFFINGHAM COUNTY, GEORGIA

SURVEYED FOR: EARL PAYNE

HELMLY & ACKERMAN  
SURVEYING

SCALE: 1" = 100'  
DATE: JUNE 22, 1973

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the highest standards and requirements of law.  
*Lester Ackerman*  
R.L.S. No. 1039



RETRACEMENT SURVEY OF  
PARCEL # 027 20067  
AND THE NORTHERN 40' OF PARCEL # 027 20066  
LOCATED IN THE 10TH G.M.D.  
OF EFFINGHAM COUNTY, GEORGIA



RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON-  
S TOTAL STATION, CARLSON RX1 DATA COLLECTOR AND A  
CARLSON B-46 GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL, PLOD AREA AS  
INDICATED BY THE F.R.M OFFICIAL PLANNED HAZARD MAPS
3. THIS PLAT HAS BEEN CALCULATED FOR 130.00 AND IS  
FOUND TO BE ACQUATE WITHIN ONE FOOT IN CLOSURE AND IS  
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL  
ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES  
AND MONUMENTS LOCATIONS ARE AS SHOWN HAVE BEEN PROVIDED  
BY A LAND SURVEYOR IN GOOD FAITH.
4. THIS REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED  
IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS  
OF GEORGIA LAW 1376.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD  
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
AND THE OFFICIAL CODES OF GEORGIA ANNOTATED (OCSA 15-6-67) IN THAT  
WHERE A CONFLICT EXIST BETWEEN THESE TWO SETS OF SPECIFICATIONS  
THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GUSCH, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO  
HEREBY CERTIFIES THAT HE HAS PERSONALLY CONDUCTED THE SURVEY  
AND HAS REVIEWED THE CALCULATIONS AND THE PLAT. THE CALCULATIONS  
ARE SHOWN THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT  
OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND  
NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR  
THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR LIABILITY
7. THE FIELD DATA POINT ON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION  
OF 1 IN 130.00 AND A FIELD CLOSURE ERROR OF 2 SECONDS PER ANGLE  
POINT AND WAS ADJUSTED USING THE COMBES METHOD.

### SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS SHOWN HEREON ARE NOT TO BE CHALLENGED OR SET ASIDE AT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OF THE LAND FOR ANY USE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLY WITH THE PROFESSIONAL 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 133-57.



WILLIAM MARK GLISSON RLS #3316



GRAPHIC SCALE 1" = 200'

DATE \_\_\_\_\_

STATE OF GEORGIA  
LSF # 1404

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052  
WMGLISSON@BELL SOUTH.NET

**SURVEY FOR:**

NICK &amp; MELANIE SANDERS

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 10TH SUBD:

DATE: 6/5/2025 SCALE: 1" = 200'

FILE NUMBER 25265 DRAWN BY:TA

**TOTAL AREA: = 5 833 AC. LOT:**

FIELD SURVEY DATE: 5/30/2025



272-66



6/13/2025

- 
 FEMA Flood Zone  
 Addresses  
 Roads  
 Parcels  
 Municipal Boundaries  
 Citations

0 0.01 0.03 1:2,007 0.05 mi

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



272-66



6/13/2025

- Addresses
- Parcels
- Municipal Boundaries
- Roads
- Zoning
- Citations
- AR-1

1:2,007  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



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:

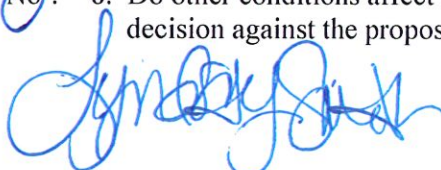
The Effingham County Planning Commission recommends:

APPROVAL 

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by **Robin Lance as agent for Betty J. Padgett (Map # 272 Parcel # 66)** 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?



Planning Board Meeting – July 8, 2025

rather than rezone

U.S.

A  
Condition is no further subdividing  
reasonable on this blc it could have just changed shape of property line

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

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DISAPPROVAL                     

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Nik.

JUST clearing  
up lines  
to be able to  
sell  
570 lot must  
not be subdivided  
any more.

9.5

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✓ J.P.



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W.B.

Added  
condition not  
To split the  
570 lot any  
further.