



### RZN-24-59

Rezoning Application

Status: Active

Submitted On: 8/8/2024

### Primary Location

0

### Owner

### Applicant



Darrell Morgan



912-856-5521 ext. 00000



dmconst2@gmail.com



1042 Sandhill Rd

Guyton, GA 31312

## Staff Review

#### 🔒 Planning Board Meeting Date\*

09/10/2024

#### 🔒 Board of Commissioner Meeting Date\*

10/01/2024

#### 🔒 Notification Letter Description \*

To allow for heavy industrial uses.

#### 🔒 Map #\*

275

#### 🔒 Parcel #\*

2

#### 🔒 Staff Description

#### 🔒 Georgia Militia District

10

#### 🔒 Commissioner District\*

1st

#### 🔒 Public Notification Letters Mailed

08/19/2024

#### 🔒 Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

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🔒 Plat Filing required\* [?](#)

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Darrell Morgan

Applicant Email Address\*

Dmconst2@gmail.com

Applicant Phone Number\*

9128565521

Applicant Mailing Address\*

1042 Sandhills rd

Applicant City\*

Guyton

Applicant State & Zip Code\*

Ga 31312

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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\*

HI (Heavy Industrial)

Map & Parcel \*

275-2

Road Name\*

Sandhill Rd

Proposed Road Access\* ?

Sandhill Rd

Total Acres \*

494.4

Acres to be Rezoned\*

12

Lot Characteristics \*

It's wooded

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

Changing it to heavy industrial

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

North\*

AR1

South\*

AR1

East\*

AR1

West\*

AR1

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

It's growing pine trees

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.\*

Moving in a small saw mill , dry mix cement truck, mechanic shop

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

It's all agriculture 1 or 2

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

N/A

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\*

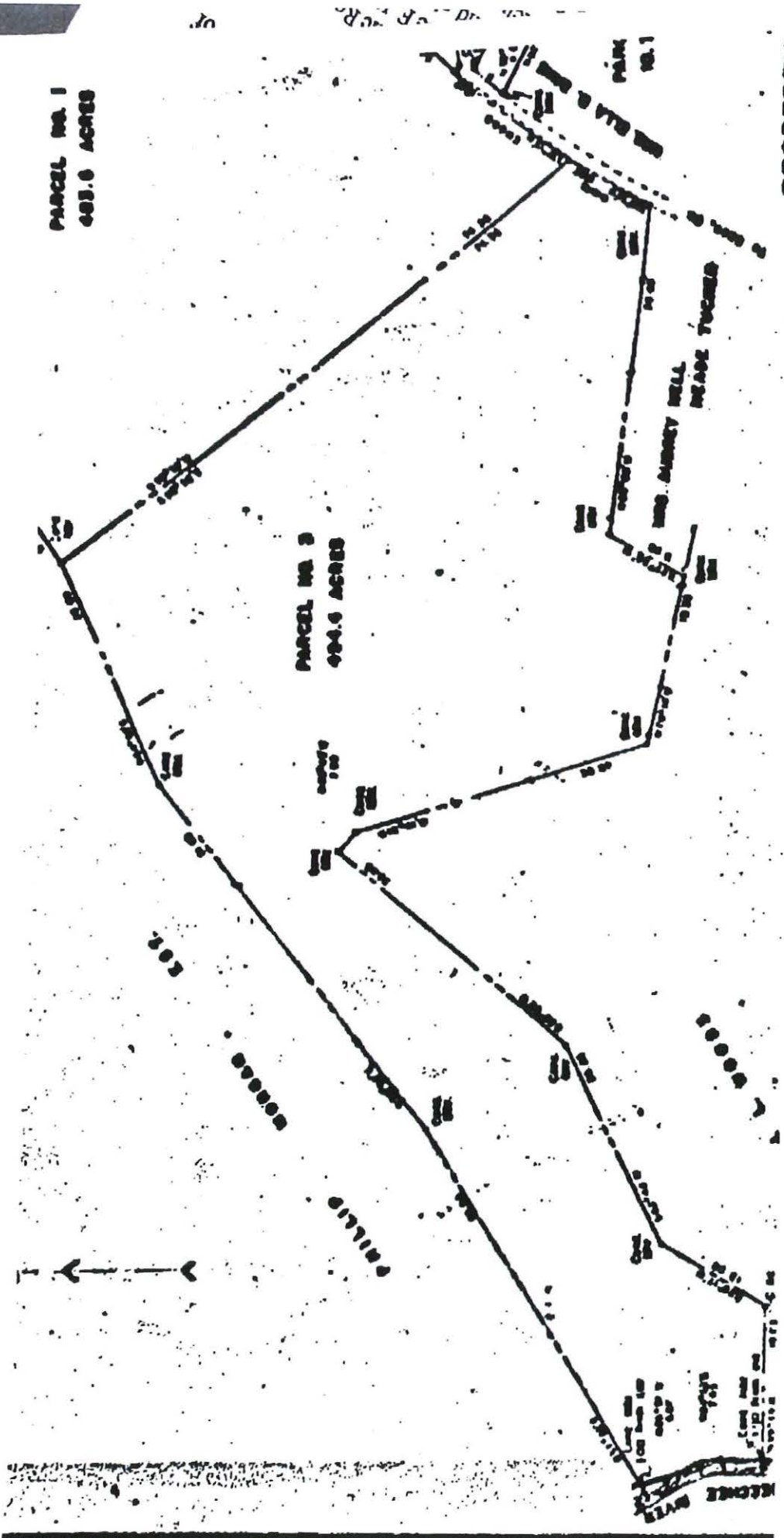
 Darrell Trent Morgan  
Aug 8, 2024

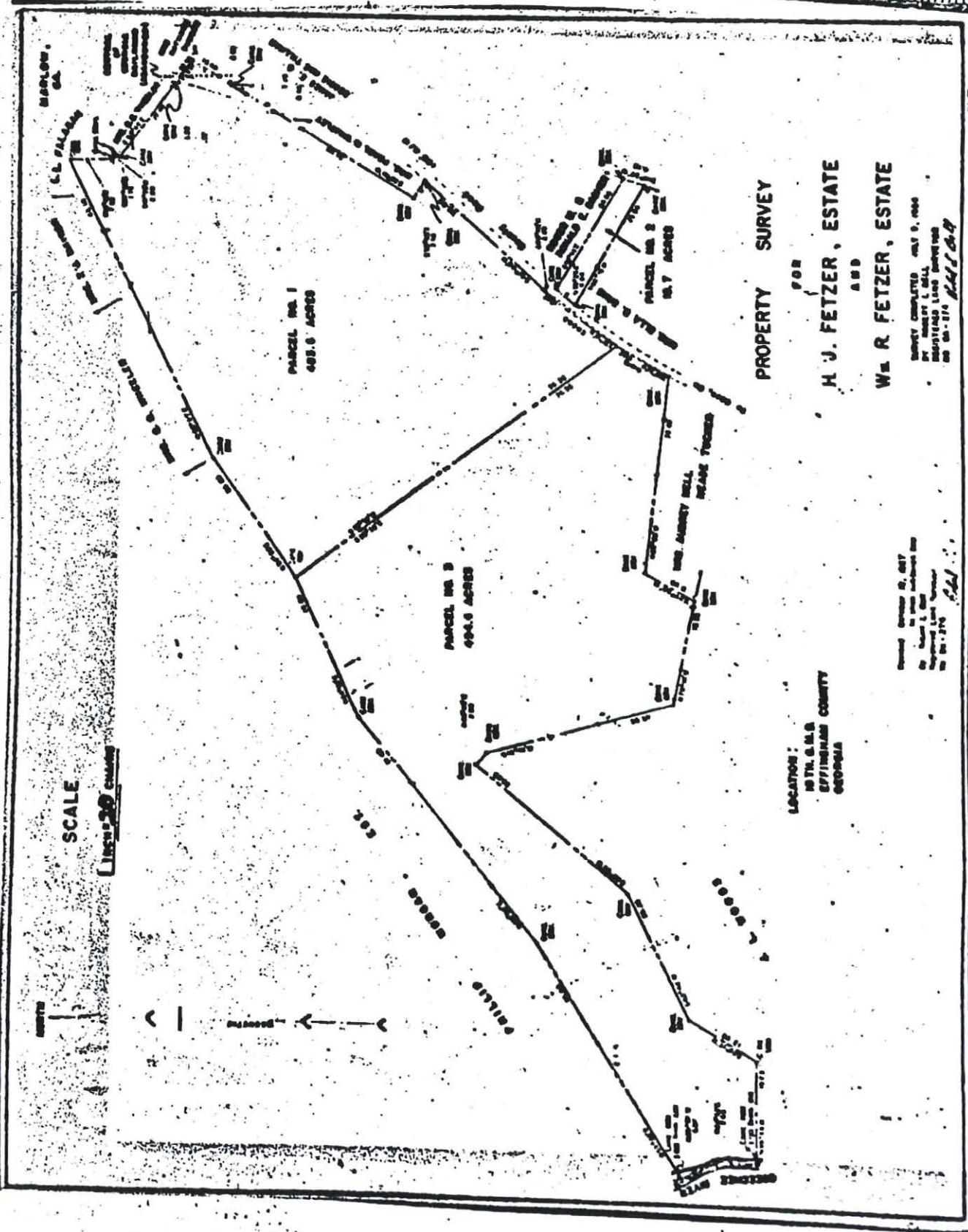
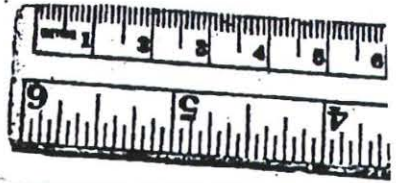
Plot BK 4/Pg 69

PARCEL NO. 1  
683.0 ACRES

PARCEL NO. 2  
994.6 ACRES

PROPERTY



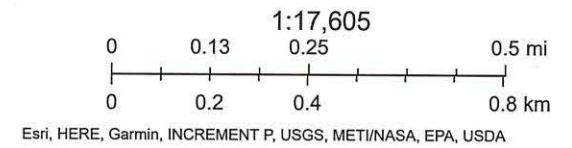


# 275-2

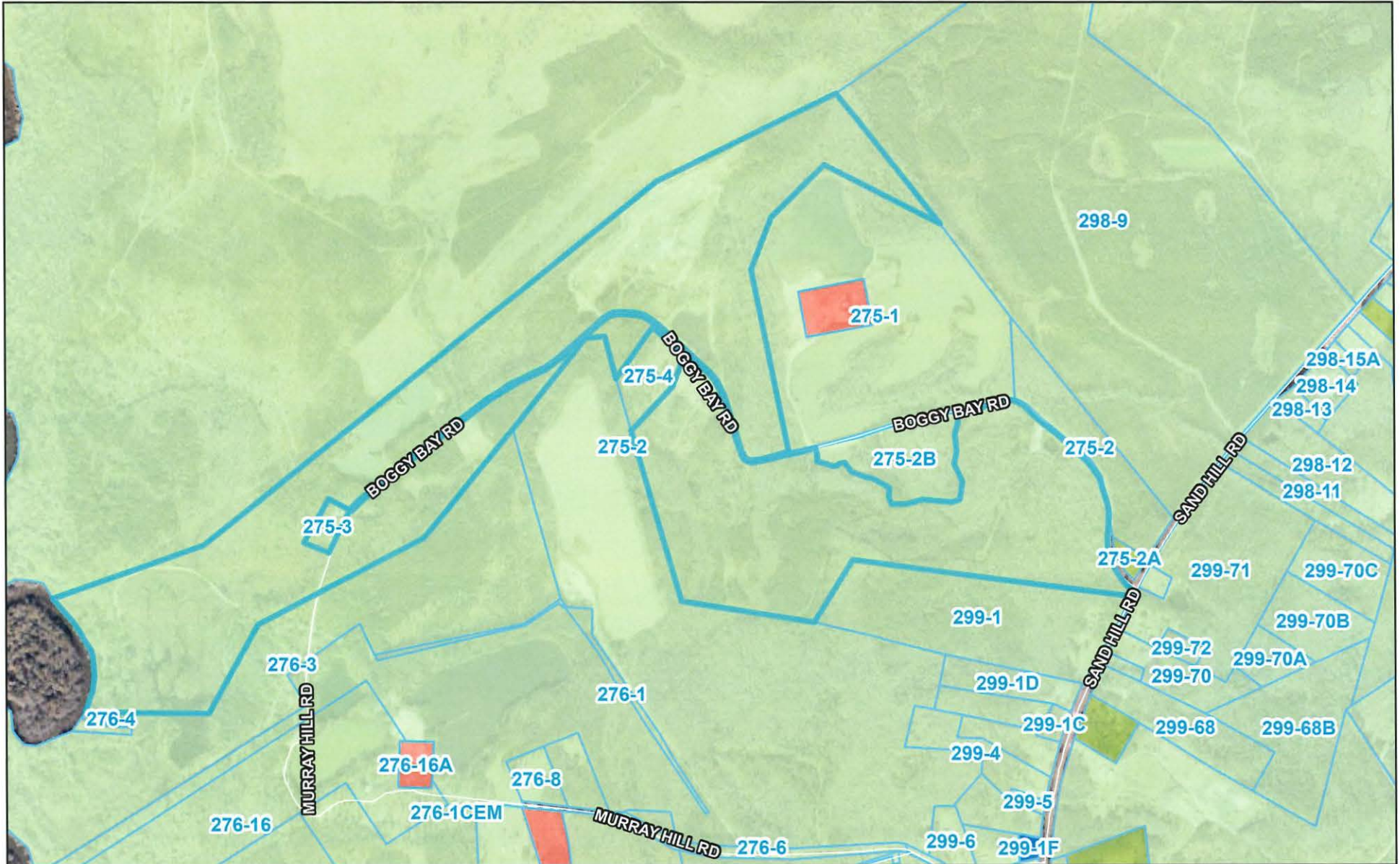


8/9/2024

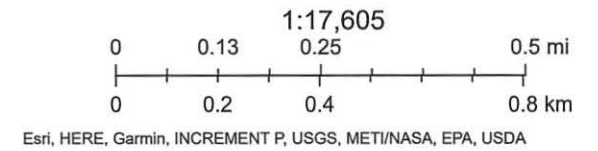
- Roads
- Parcels



# 275-2



8/9/2024





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 X

Of the rezoning request by applicant **Darrell Morgan (Map # 275 Parcel # 2)** from **AR-1** to **HI** 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?

D.B



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B.S.



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3-2

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R.T.



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A. Z.





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DISAPPROVAL Pett

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P.H.  
Darrell Morgan Pett

