

RZN-24-30

Rezoning Application

Status: Active

Submitted On: 5/1/2024

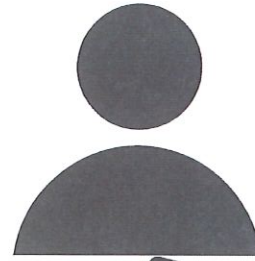
Primary Location

188 Harley Road
Guyton, GA 31312

Owner

LANIER KAREN D AND
MOORE GARY M
188 OLD HARLEY RD
GUYTON, GA 31312

Applicant



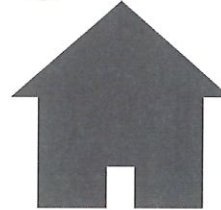
Jason
Ruarks



912-663-
5899 ext.
00000



babyruarks@gmail.com



188 old
Harley
road

GUYTON, Ga 31312

Staff Review

 Planning Board Meeting Date*

06/11/2024

 Board of Commissioner Meeting Date*

07/02/2024

 Notification Letter Description *

Subdivide to create new home sites.

 Map #*

417B

 Parcel #*

4

🔒 Staff Description

🔒 Georgia Militia District

9

🔒 Commissioner District*

2nd

🔒 Public Notification Letters Mailed

05/13/2024

🔒 Board of Commissioner Ads

06/12/2024

🔒 Planning Board Ads

05/15/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Jason Ruarks

Applicant Email Address*

Babyruarks@gmail.com

Applicant Phone Number*

9126635899

Applicant Mailing Address*

100 BONNIE CIRCLE

Applicant City*

Ellabell

Applicant State & Zip Code*

GA 31308

Property Owner Information

Owner's Name*

Karen D. Lanier Gary M. Moore

Owner's Email Address*

Gmm0320@yahoo.com

Owner's Phone Number*

(912) 5722-2207

Owner's Mailing Address*

188 Old Harley Road

Owner's City*

Guyton

Owner's State & Zip Code*

Ga 31312

Rezoning Information

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 *

0417B004

Road Name*

Harley Road

Proposed Road Access* 

Harley Road

Total Acres *

4.88

Acres to be Rezoned*

4.88

Lot Characteristics *

Two homes located on parcel. surveying 1 acre out for additional home

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

rezoning so I can be closer home to family

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

North*

AR1

South*

AR2

East*

AR1

West*

AR1

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

Open farm land

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

No, we have a small garden on this parcel

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

Putting a home on the property to live closer to family to help with kids

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?*

convenience of being closer to family to help them

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*

 Jason Lee Ruarks
May 1, 2024

LINE	BEARING	HORIZ DIST
L1	N37°31'55"W	180.12'
L2	N37°31'55"W	189.86'
L3	S37°31'55"E	188.60'
L4	S37°24'41"E	150.47'

FLOOD INFORMATION:

FEMA FLOOD MAP: (13103C0267E)
EFFECTIVE DATE: (03/16/2015)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA

FLOOD ZONE:

"X" AREA OF MINIMAL
FLOOD HAZARD

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BR6+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLAT AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE RULES OF THE GEORGIA ANNOTATED (O.C.G.A. 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ANY INSTRUMENT WHICH AFFECTS THE PROPERTY ARE SHOWN THE CERTIFICATION, AS SHOWN HEREON, IS THE BEST STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED AS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVALS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCIES. THE UNDERSIGNED HAS REVIEWED THIS PLAT AS INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED HAS REVIEWED THE STANDARDS AND CERTIFICATES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL 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 15-6-67.

WILLIAM MARK GLISSON RLS #3316

DATE

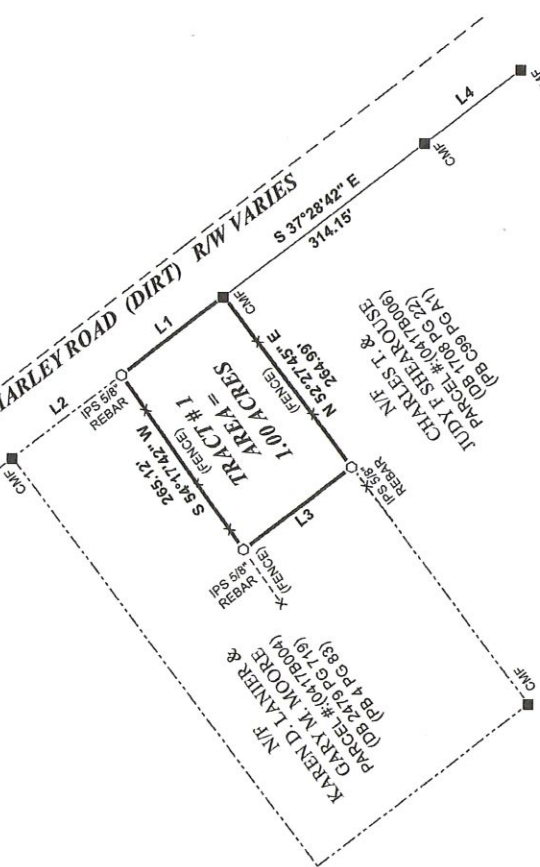
150' 0' 150' 300'

GRAPHIC SCALE 1" = 150'



STATE OF GEORGIA
LSF # 1404

SURVEY OF 1.00 ACRE BEING SUBDIVIDED
FROM PARCEL #: (0417B004), LOCATED IN THE
9th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



- REFERENCES:**
1. DB 2479 PG 719
 2. PB 4 PG 83

SURVEY FOR:	
JASON RUARKS	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 9th	
DATE: 04/26/2024	SCALE: 1" = 150'
FILE NUMBER: 24222	DRAWN BY: KJ
TOTAL AREA: = 1.00	
FIELD SURVEY DATE: 04/26/2024	

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE O.S.S.M.S REGULATIONS FOR A TYPICAL SIZE RESIDENCE OR 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. EACH LOT MUST BE SET ASIDE FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY _____ TITLE _____ DATE _____

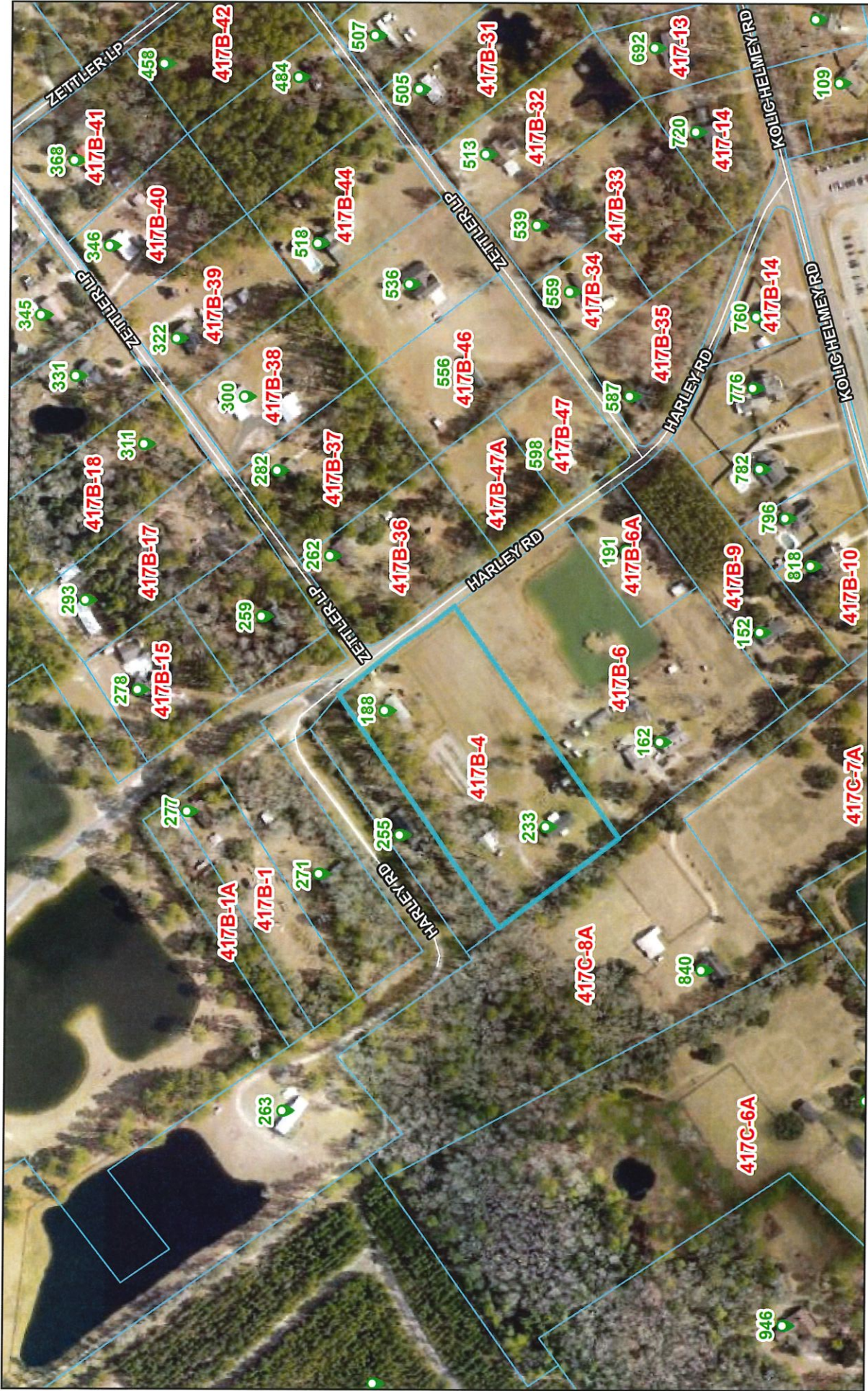
PREPARED BY:



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

417B-4



5/1/2024

📍 Addresses



Tax Parcels

🛣️ Roads

🏠 Tax Parcel Labels

1:4,401

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

417B-4



5/1/2024

Legend:

- Addresses: Addresses
- Roads: Roads
- Tax Parcels: Tax Parcels
- Effingham County Zoning:
 - AR-1:
 - AR-2:
 - R-1:
 - I-1:

Scale: 1:4,401

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 Km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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 applicant **Jason Ruarks as agent for Karen Lanier & Gary Moore – (Map # 417B Parcels # 4)** 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?

D.B.

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A.Z.

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APPROVAL X

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RT.

