

RZN-24-28

Rezoning Application

Status: Active

Submitted On: 4/18/2024

Primary Location

2453 Georgia Highway 119

North

Springfield, GA 31329

Owner

Brooke Graham

Kieffer hill rd 310

SPRINGFIELD, GA 31329

Applicant Brooke Graham 912-658-2186 ext. 00000

brookegrahamrealestate@gmail.com

 310 kieffer hill rd

Springfield, GA 31329

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 #***

408

 **Parcel #***

24A

 **Staff Description** **Georgia Militia District***

11

 **Commissioner District***

3rd

 **Public Notification Letters Mailed**

05/20/2024

 **Board of Commissioner Ads**

06/19/2024

🔒 Planning Board Ads

05/22/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Brooke graham

Applicant Email Address*

Brookegrahamrealestate@gmail.com

Applicant Phone Number*

9126582186

Applicant Mailing Address*

310 kieffer hill rd

Applicant City*

Springfield

Applicant State & Zip Code*

Ga 31329

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 *

0480024A00

Road Name*

Ga hwy 119 north

Proposed Road Access* [?](#)

Existing access

Total Acres *

5.14

Acres to be Rezoned*

5.14

Lot Characteristics *

75% wooded with with existing dwelling. Parcel to be divided into 3 parcels, one parcel will include existing dwelling and 1.373 acres, the other two will remain wooded.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Remain in ag with smaller acreage to be sold

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.*

Residential

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

Approx 3 acres of young pines and 1.5 acres with dwelling.

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

tract 2 and 3 will be sold

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

Residential homes and forest

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

Same uses as neighbors

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*

 Brooke Graham
Apr 10, 2024

8880906199

PARTICIPANT ID

BK:29 PG:737-737

P2023000228

FILED IN OFFICE
CLERK OF COURT
12/15/2023 12:42 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

- LEGEND:
- IRF ¾" REBAR FOUND
 - IRS ¾" REBAR SET
 - PL PROPERTY LINE
 - CMF CONC MON FOUND
 - N/F NOW OR FORMERLY
 - PP POWER POLE
 - EQUIP. USED TOTAL STATION
 - TOPCON 303
 - ERROR OF CLOSURE
 - 1:20,000 PLAT NOT ADJUSTED
- ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1) As required by subsection (a) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by appropriate certification, signatures, stamps or statements hereon. This plat is intended for use by the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the minimum technical requirements for this plat comply with 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.



Adolph N. Michelis
DATE: 8-03-22

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 04-08-0024 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

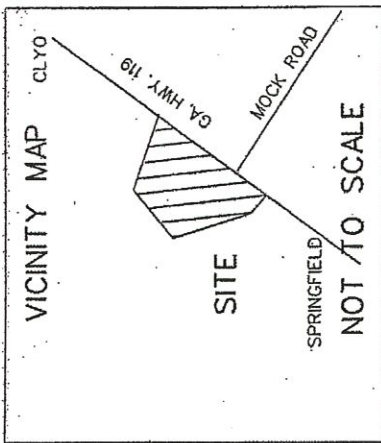
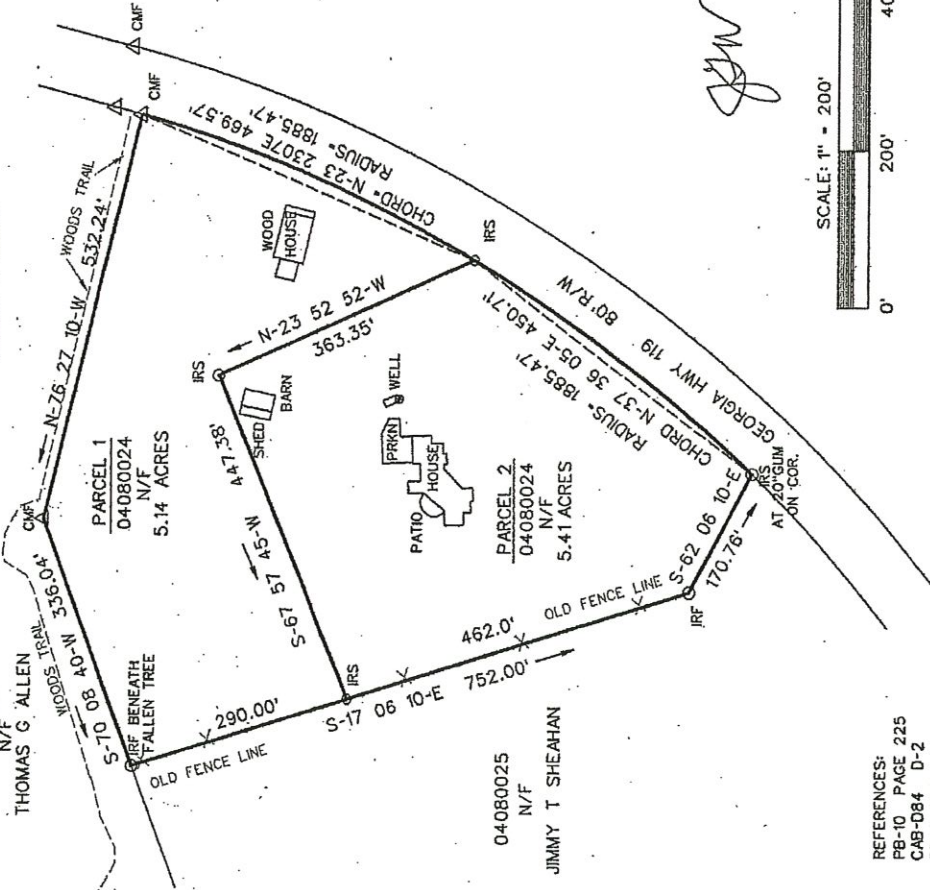
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOODPLAIN.

04080023
N/F
THOMAS G ALLEN

04080023
N/F
THOMAS G ALLEN

PARCEL 1
04080024
N/F
5.14 ACRES

PARCEL 2
04080024
N/F
5.41 ACRES



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Katie Bragg 8/16/2022
DATE
ZONING ADMINISTRATOR

NOTE: EACH PARCEL HAS A OCCUPIED HOME WITH APPROVED SEPTIC AND WATER SYSTEMS.

MINOR SUBDIVISION

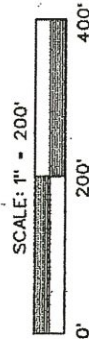
SURVEY FOR

JULIE & LARRY WEDDLE

SURVEY TO DIVIDE A 10.55 AC TRACT (M & P 04080024) INTO TWO PARCELS

LOCATED IN THE 11TH. G.M.D. EFFINGHAM COUNTY, GEORGIA

SURVEYED 01 AUG 2022
PLAT DRAWN 01 AUG 2022

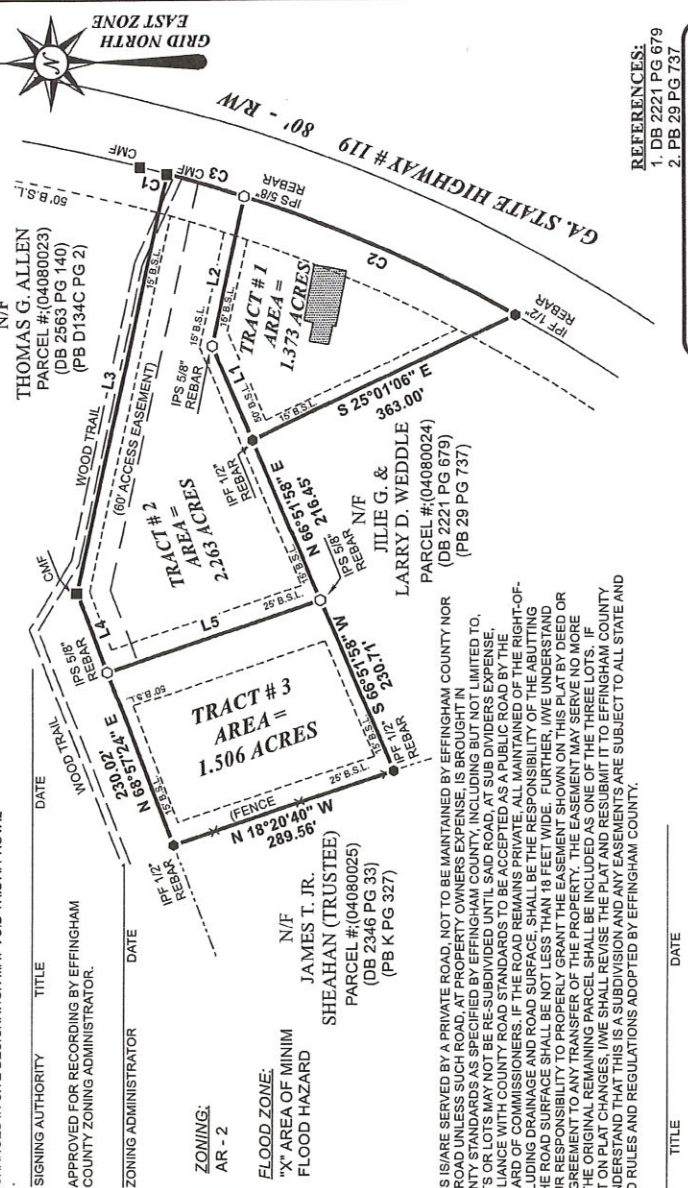


JWEDD.DGN AUG2022



A MINOR SUBDIVISION OF 3 LOTS BEING SUBDIVIDED FROM PARCEL #:(04080024A00) LOCATED IN THE 11th G.M. DISTRICT OF EFFINGHAM, COUNTY GEORGIA

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLATS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THESE PLATS COMPLY WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE CODES OF 3 OR 4 BEDROOMS WITH BASIC APPURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.



REFERENCES:
 1. DB 2221 PG 679
 2. PB 29 PG 737

SURVEY FOR:	
BROOKE GRAHAM	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 11th	
DATE: 01/23/2023	SCALE: 1" = 150'
FILE NUMBER: 24115	DRAWN BY: KJ
TOTAL AREA: = 5.141 ac.	
FIELD SURVEY DATE: 01/16/2023	

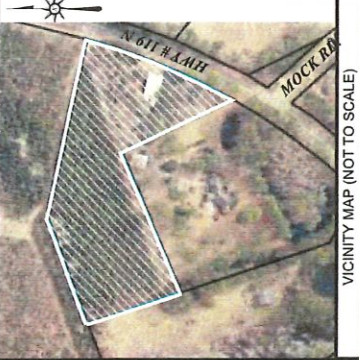
SIGNING AUTHORITY TITLE DATE DATE
 APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.
 ZONING ADMINISTRATOR DATE
 ZONING: AR - 2
 FLOOD ZONE: "X" AREA OF MINIM FLOOD HAZARD
 JAMES T. JR. N/F
 SHEAHAN (TRUSTEE) PARCEL #:(04080025) (PB 2346 PG 33)
 JILLIE G. & LARRY D. WEDDLE PARCEL #:(04080024) (DB 2221 PG 679)

THIS THESE LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR ACCEPTED AS A PUBLIC ROAD UNLESS SUCH ROAD, AT PROPERTY OWNERS EXPENSE, IS BROUGHT IN COMPLIANCE WITH COUNTY STANDARDS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING BUT NOT LIMITED TO PAVING. THESE LOTS OR LOTS MAY NOT BE RE-SUBDIVIDED UNTIL SAID ROAD, AT SUB DIVIDERS EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE COUNTY BOARD OF COMMISSIONERS. NO STREED REMAINS PRIVATE, ALL MAINTAINED BY THE RIGHT-OF-WAY OR EASEMENT. THE ROAD SURFACE SHALL BE NOT LESS THAN 18 FEET WIDE. FURTHER, I HAVE UNDERSTOOD THAT IT SHALL BE MY/OUR RESPONSIBILITY TO PROPERLY GRANT THE EASEMENT SHOWN ON THIS PLAT BY DEED OR SEPARATE EASEMENT AGREEMENT TO ANY TRANSFER OF THE PROPERTY. THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE THREE LOTS. IF LOCATION OF EASEMENT ON PLAT CHANGES, I/WE SHALL REVISE THE PLAT AND RESUBMIT IT TO EFFINGHAM COUNTY FOR APPROVAL. I/WE UNDERSTAND THAT THIS IS A SUBDIVISION AND ANY EASEMENTS ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S66°51'58"W	127.59'	L4	S66°57'24"W	105.91'
L2	N77°36'23"W	169.84'	L5	S18°22'23"E	281.12'
L3	N77°36'23"W	532.70'			
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	TANGENT
C1	N14°23'18"E	35.01'	1885.47'	17.50'	17.50'
C2	N23°48'05"E	369.78'	1885.47'	370.37'	185.78'
C3	N16°39'03"E	100.27'	1885.47'	100.29'	50.15'

PREPARED BY:

GLISSON LAND SURVEYING
 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@BELLSOUTH.NET



RESERVED FOR THE CLERK OF COURT
 VICINITY MAP (NOT TO SCALE)
 FLOOD INFORMATION:
 FEMA FLOOD MAP :(1310300168E)
 EFFECTIVE DATE:(3/16/2015)
 THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA

1. THE FIELD DATA WAS COLLECTED USING A TOPCON CARLSON RTX DATA COLLECTOR AND A CARLSON BR607 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 INSTRUMENTS, METHODS, TECHNIQUES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF 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 ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A 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.
 7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS 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 (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROPRIATE CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES 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.

STATE OF GEORGIA
 REGISTERED LAND SURVEYOR
 WILLIAM M. GLISSON
 3316

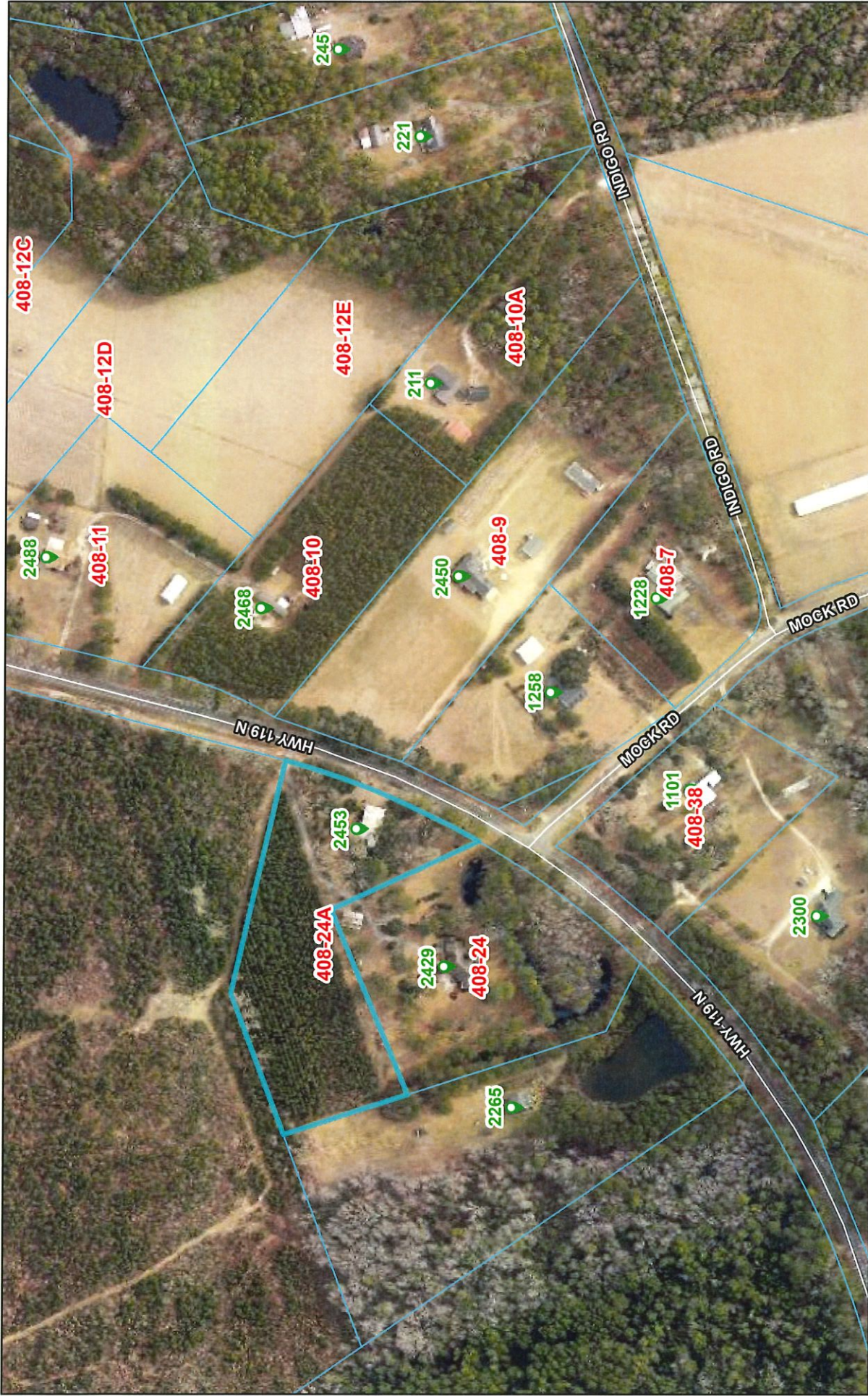
STATE OF GEORGIA
 LSF # 1404

WILLIAM MARK GLISSON RLS #3316
 DATE 1/23/2023

GRAPHIC SCALE 1" = 150'

0 150' 300'

408-24A



4/18/2024

Addresses Tax Parcels Efn_fin_cache Red: Band_1 Green: Band_2 Blue: Band_3

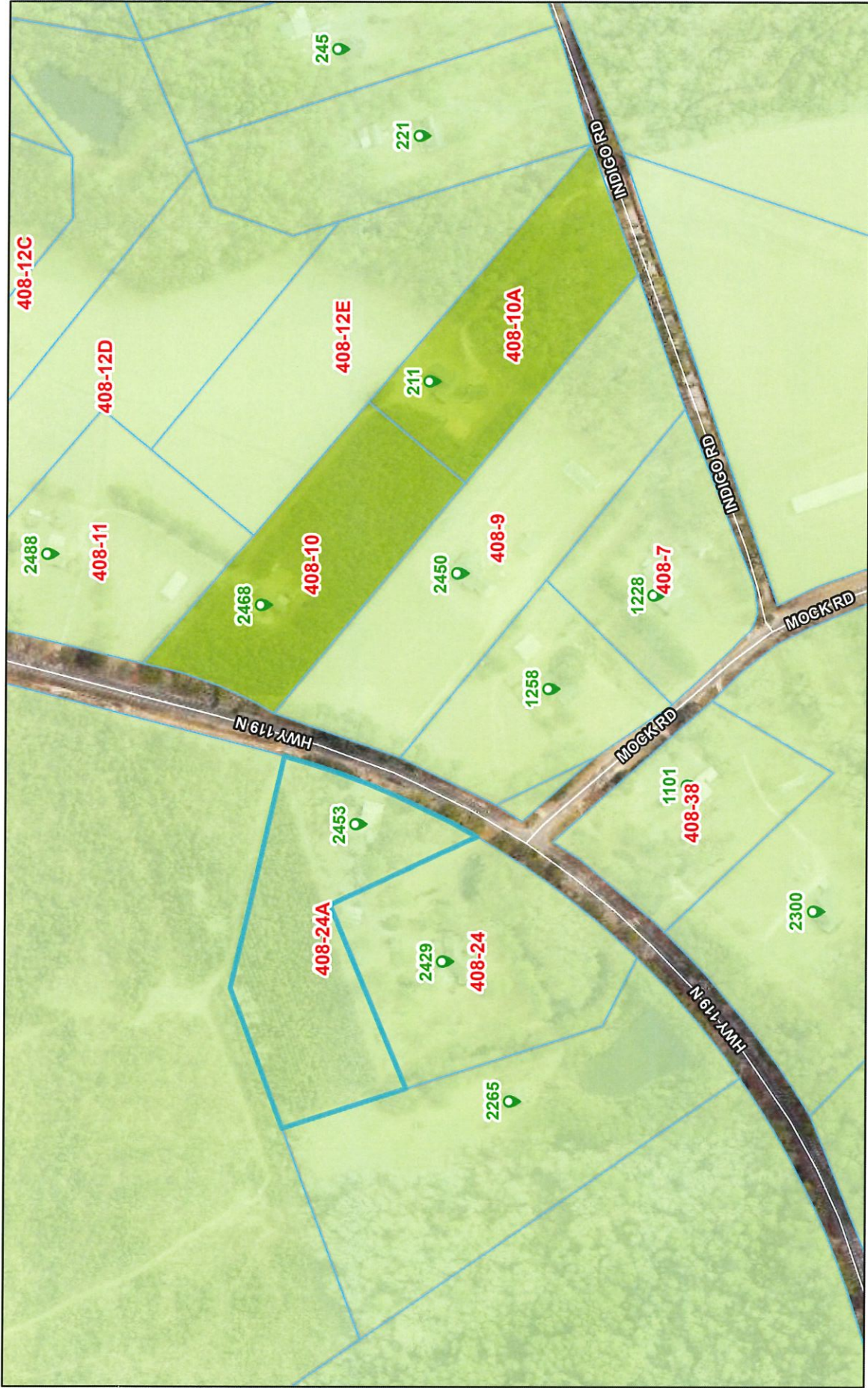
Roads Tax Parcel Labels

Scale: 1:4,401

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

408-24A



4/18/2024

Legend

- Addresses: Green location pin
- Roads: Brown line
- Tax Parcels: Blue outline
- Tax Parcel Labels: AR-2 (Medium Green), AR-1 (Light Green), AR-3 (Dark Green), AR-4 (Blue)
- Effingham County Zoning: AR-1 (Light Green), AR-2 (Medium Green), AR-3 (Dark Green), AR-4 (Blue)
- Efn_fin_cache: Red (Band_1), Green (Band_2), Blue (Band_3)

Scale

1:4,401

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

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 **Brooke Graham- (Map # 408 Parcels # 24A)** from AR-1 to AR-2 zoning.

ABSTAINED
(FAMILY)

- 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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APPROVAL X DISAPPROVAL _____

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But there have been a lot of accidents

R.T.

EFFINGHAM COUNTY REZONING CHECKLIST

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APPROVAL PEH DISAPPROVAL _____

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Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

P.H.
Paul H. Higgins