

**RZN-23-19**

Rezoning Application

Status: Active

Submitted On: 12/20/2023

**Primary Location**3768 Old Dixie Highway South  
Springfield, GA 31329**Owner**WEST PENNY BARNES  
P O BOX 704 SPRINGFIELD,  
GA 31329**Applicant** Penny West 912-678-2603 pennywest1100@gmail.com 360 Clyo Shawnee Rd  
Springfield, Georgia  
31329**Staff Review** **Planning Board Meeting Date\***

02/13/2024

 **Board of Commissioner Meeting Date\***

03/05/2024

 **Staff Description**

Creating another home site

 **Georgia Militia District\***

11

 **Commissioner District\***

3rd

 **Public Notification Letters Mailed**

01/15/2024

 **Board of Commissioner Ads**

02/21/2024

 **Planning Board Ads**

01/17/2024

 **Request Approved or Denied**

-

 **Letter & ZMA Mailed**

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01/17/2024

 **Request Approved or Denied**

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 **Letter & ZMA Mailed**

-

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

PENNY WEST

Applicant Email Address\*

PENNYWEST1100@GMAIL.COM

Applicant Phone Number\*

9126782603

Applicant Mailing Address\*

PO BOX 704

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 \*

339 6

Proposed Road Access\*

OLD DIXIE HWY

Total Acres \*

5

Acres to be Rezoned\*

5

Lot Characteristics \*

WOODED

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

CREATING OF ANOTHER HOME SITE

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

North\*

South\*

AR1

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?\*

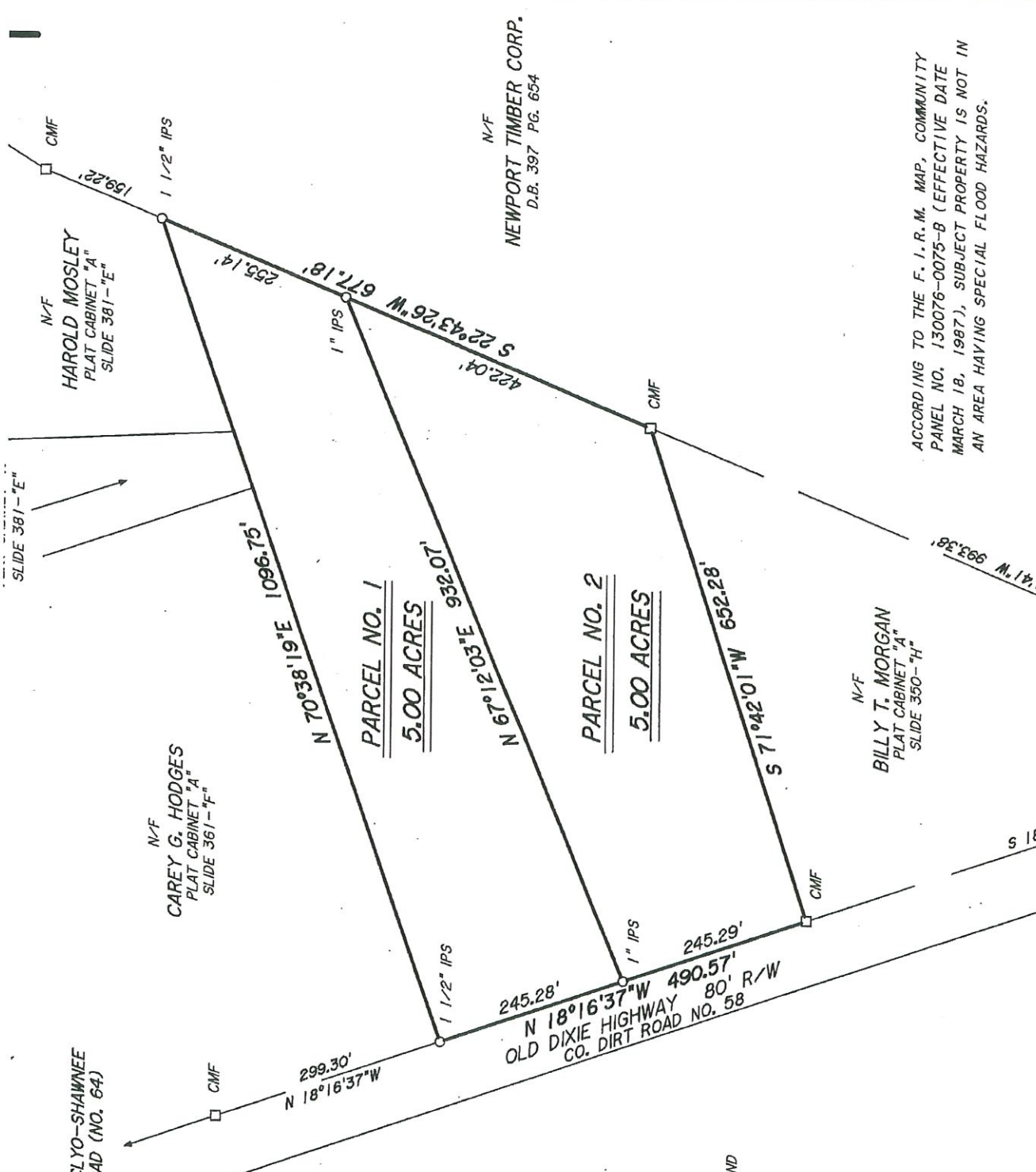
YES

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

RESIDENTIAL

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

RESIDENTIAL



N/F  
 NEWPORT TIMBER CORP.  
 D.B. 397 PG. 654

ACCORDING TO THE F.I.R.M. MAP, COMMUNITY  
 PANEL NO. 130076-0075-B (EFFECTIVE DATE  
 MARCH 18, 1987), SUBJECT PROPERTY IS NOT IN  
 AN AREA HAVING SPECIAL FLOOD HAZARDS.

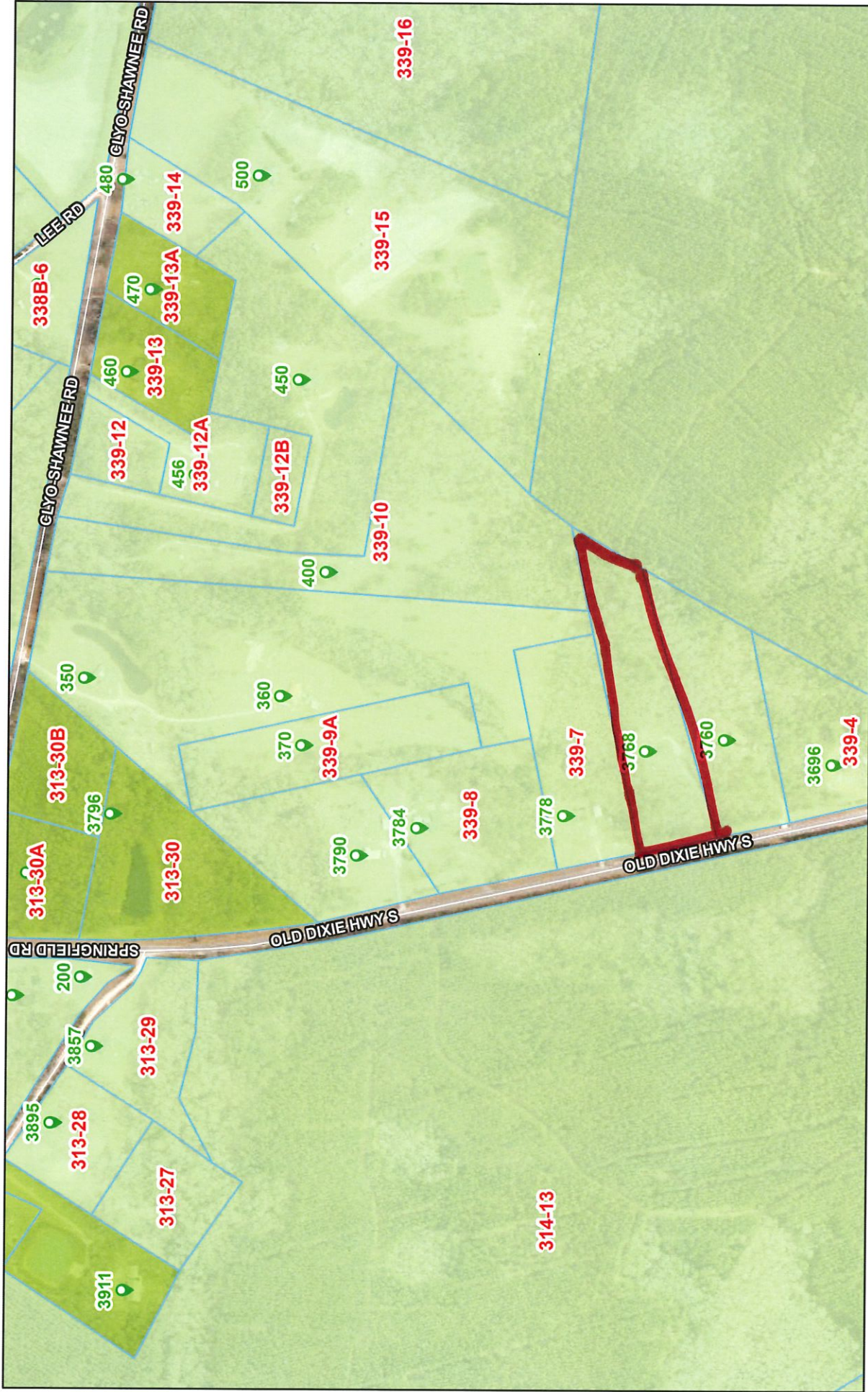
FIELD EOC = 1' IN 68,458'  
 ANGULAR ERROR = 03' / Δ PT.  
 ADJUSTED BY COMPASS RULE  
 PLAT EOC = 1' IN 752,369'  
 EQUIPMENT USED:  
 TOPCON GTS-303  
 FC-48 DATA COLLECTOR  
 MAGNETIC LOCATOR

**LEGEND:**  
 CMF CONCRETE MONUMENT FOUND  
 N/F NOW OR FORMERLY  
 IPS IRON PIPE SET





# 3768 OLD DIXIE HWY S (339-6)



12/20/2023

- Addresses
- Tax Parcel Labels
- AR-2
- Efn\_fin\_cache
- AR-1
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- Roads
- Effingham County Zoning
- Tax Parcels

Scale: 1:6,545

0 0.04 0.09 0.18 mi  
0 0.07 0.15 0.3 km

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



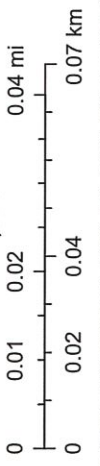
339-6



2/12/2024

- Addresses
- Tax Parcels
- Efn\_fin\_cache
- Tax Parcel Labels
- Roads
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:1,636



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 X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Penny West**– (Map # 339 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?

8.) B.S.

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APPROVAL PSH DISAPPROVAL \_\_\_\_\_

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P.H.

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D.B.

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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A.2 .

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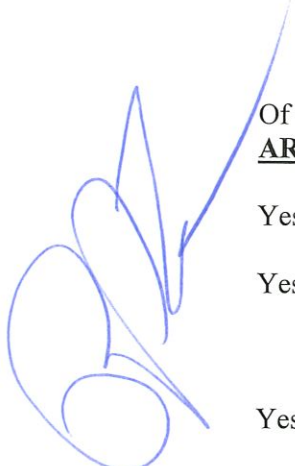
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APPROVAL X

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R.T.