



RZN-24-19

Rezoning Application

Status: Active

Submitted On: 3/6/2024

Primary Location

5237 Georgia Highway 17

South

Guyton, GA 31312

Owner

HOLTON JAMES CARL AND

DAWN MARIE

HWY 17 S 5237 GUYTON, GA

31312

Applicant

James Holton

912-429-2019 ext. 00000

cholton@konterhomes.com

5237 hwy 17s

5235 hwy 17s

Guyton , Ga 31312

Staff Review

Planning Board Meeting Date*

04/09/2024

Board of Commissioner Meeting Date*

05/07/2024

Notification Letter Description *

subdivision to create new home site.

Map #*

352

Parcel #*

43

Staff Description

Georgia Militia District*

1559

Commissioner District*

1st

🔒 Public Notification Letters Mailed

03/18/2024

🔒 Board of Commissioner Ads

04/17/2024

🔒 Planning Board Ads

03/20/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

James holton

Applicant Email Address*

Cholton@konterhomes.com

Applicant Phone Number*

912-429-2019

Applicant Mailing Address*

5237 hwy 17s

Applicant City*

Guyton

Applicant 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 *

03520043000

Road Name*

Hwy 17s

Proposed Road Access* 

Ga hwy 17s

Total Acres *

~~4.6~~ 4.58

Acres to be Rezoned*

1.258

Lot Characteristics *

home with storage building

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

rezoning for new home site

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

North*

AR1

South*

AR1

East*

AR1

West*

R1

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

Resident

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

I want to deed my son 1 acre of land to build a house on

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

Build my son a house on

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?*

My son will live next door to me

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*

✓ James holton
Feb 22, 2024

ART - AR-2

REFERENCE NORTH
(PLAT BOOK B193, PAGE A)

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0353E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.

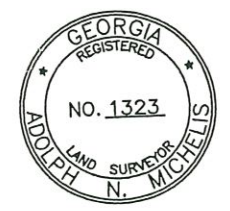
RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PHONE: (912) 829-3972

SURVEYORS CERTIFICATION

As required by subsection (d) 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 approval certificates, signatures, stamps, or statements hereon.

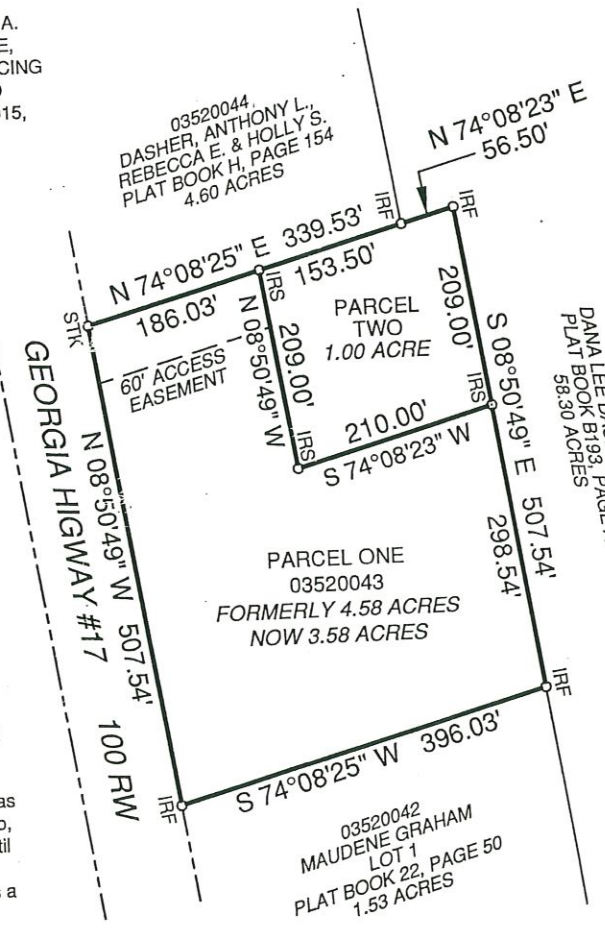
Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in 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.



Adolph N. Michelis
GA. Reg. L.S. LIC. NO. 1323 2-09-24 DATE

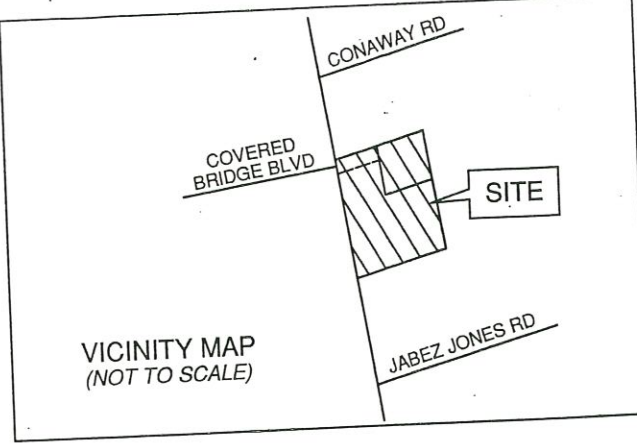
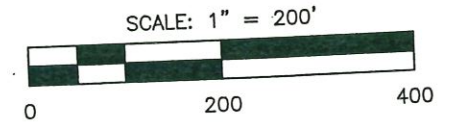
This/these lot or lots is/are served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to, paving. This/these lot or lots may not be re-subdivided until said road, at the subdivider's expense is brought into compliance with county road standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee 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 understand that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

This ____ day of _____ 2023
Owner _____



LEGEND:
IRF-5/8" REBAR FOUND
IRS-1/2" REBAR SET
STK-WOODEN STAKE FOUND

ERROR OF CLOSURE:
EXCEEDS 1':10,000'
PLAT NOT ADJUSTED



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINSTRATOR _____ DATE _____

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

Heidi... 3/1/24
DIRECTOR _____ DATE _____

FAMILY DIVISION SURVEY FOR JAMES CARL HOLTON & DAWN MARIE HOLTON

SURVEY TO DIVIDE 1.00 ACRE FROM MAP & PARCEL 03520043, A 4.58 ACRE PARCEL, CREATING TWO PARCELS LOCATED IN THE 1559TH G.M.D. EFFINGHAM COUNTY, GEORGIA SURVEYED 6 FEBRUARY 2024 PLAT DRAWN 7 FEBRUARY 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

Of the rezoning request by applicant **James Holton** – (Map # 352 Parcels # 43) 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.

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 P.H.

DISAPPROVAL _____

Of the rezoning request by applicant **James Holton** – (Map # 352 Parcels # 43) 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?

P.H.
 P.H.

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 **James Holton** – (Map # 352 Parcels # 43) 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?

B.S.