



RZN-24-23

Rezoning Application

Status: Active

Submitted On: 3/7/2024

Primary Location

180 Saxon Drive

Guyton, GA 31312

Owner

Catherine L Lee

SAXON DR 132 Guyton, GA

31312

Applicant

Catherine Lee

912-667-0558

xayjax02@gmail.com

132 Saxon Dr

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 #*

301

Parcel #*

46

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*

Catherine Lynn Lee

Applicant Email Address*

Xayjax02@gmail.com

Applicant Phone Number*

912-667-0558

Applicant Mailing Address*

132 Saxon Dr

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 *

3010046

Road Name*

Saxon dr

Proposed Road Access* 

Total Acres *

Easement

3.32

Acres to be Rezoned*

3.32

Lot Characteristics *

Property

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Private property

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

North*

South*

Debbie hollingsworth

Debbie hollingsworth and kenneth saxon

East*

West*

Richard Lee and the fountains

David and tia Mccarthy

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

Just land

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.*

Maybe a mobile home later.

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

Homes


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

Rezoning so it can be used for my family to put a home when needed.

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*

 Catherine Lynn Lee
Mar 7, 2024

PARCEL A-1 SURVEY FOR:
CATHERINE LYNN LEE

PARCEL A-2 SURVEY FOR:
KENNETH SAXON
AND
PAULA SAXON

CERTIFICATE OF APPROVAL FOR ENVIRONMENTAL HEALTH 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 OSSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE 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.

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 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.

SIGNING AUTHORITY TITLE DATE

COUNTY APPROVAL DATE

THIS LOT IS 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 LOT MAY NOT BE RESUBDIVIDED UNTIL SAID ROAD, AT THE SUBDMR'S EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.

THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH- GA EAST ZONE. THE BEARINGS MAY DIFFER FROM PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

STATE OF GEORGIA
EFFINGHAM COUNTY
1559th G.M.D.

PLAT DATE: 14 DECEMBER 2023
FIELD SURVEY: DECEMBER 2023

PLAT E.O.C. = 1' IN SEE NOTE
ADJUSTMENT-LEAST SQUARES

EQUIPMENT USED

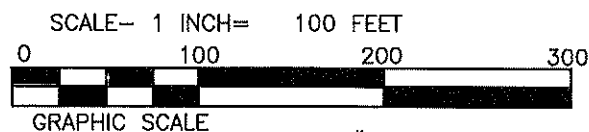
ELECTRONIC TOTAL STATION
CARLSON BRX DUAL FREQUENCY BASE AND ROVER

NOTE: THIS SURVEY WAS PERFORMED USING CARLSON GNSS BASE AND ROVER. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL 0.05' WHICH IS WITHIN 95% CONFIDENCE INTERVAL.

PARCEL A-1 PLAT E.O.C. 1' IN 222,538'
PARCEL A-2 PLAT E.O.C. 1' IN 386,241'

IPS= IRON PIN SET
IPF= IRON PIN FOUND
RBF= REBAR FOUND
RBS= REBAR SET
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET

CURRENT OWNERS: CATHERINE LYNN LEE
AND KENNETH J. SAXON AND LARRY B. SAXON
TAX PARCEL: 03010046
DB 2784 PG 621
PB 24 PG 196
SURVEYED AS DIRECTED BY KENNETH SAXON.



FILE #231208
DRAWN BY: ADE

SANDHILL ROAD
100 FT. R/W
COUNTY PAVED ROAD #311

CENTERLINE OF SAXON LANE
20 FT. EXISTING PRIVATE
ACCESS ROAD AS SHOWN IN
PB 24 PG 196

DEBORAH SAXON
HOLLINGSWORTH
DB 1785 PG 21

RICHARD ANTHONY LEE
AND
CATHERINE LYNN LEE
DB 2103 PG 149

EDWIN L. FOUNTAIN
PB 3 PG 110

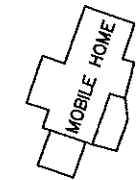
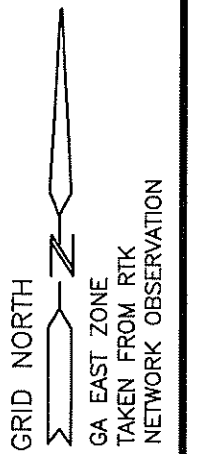
PARCEL A-1
AREA=
1.66 ACRES

DEBORAH SAXON
HOLLINGSWORTH
DB 2487 PG 732
PB 24 PG 196

LARRY B. SAXON, JR
AND
CATHERINE LYNN LEE
DB 2784 PG 623
PB 24 PG 196

PARCEL A-2
AREA=
1.66 ACRES

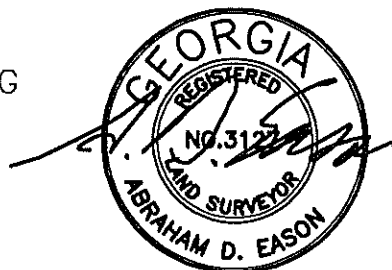
SEPCO
FRMLY
CoG RR
150 FT. R/W



4" DEEP WELL

DAVID ADAM LINDAMOOD
AND
TIA MCCARTHY LINDAMOOD
DB 2735 PG 885
PB A296 PG F

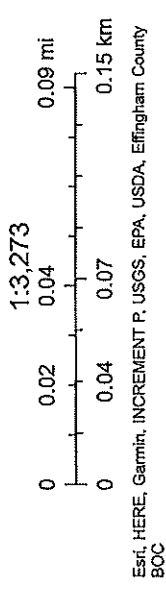
EASON LAND SURVEYING
P.O. BOX 753
CLAXTON, GA. 30417
(912) 739-7143
LSF 000047



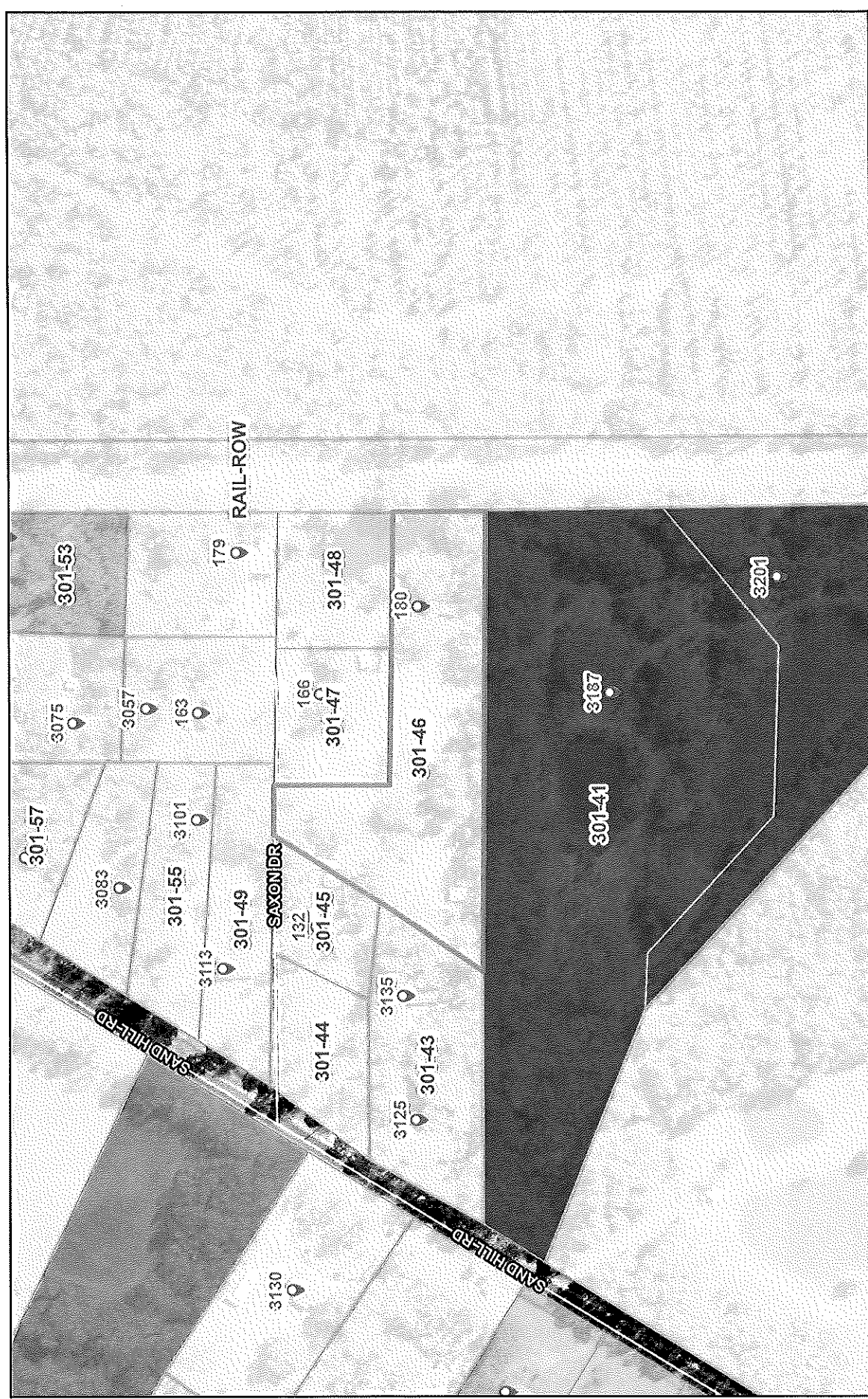


3/8/2024

- Addresses
- Roads
- Efn_fin_cache
- Tax Parcels
- Tax Parcel Labels
- Red: Band_1
- Green: Band_2
- Blue: Band_3



301-46



3/8/2024

Addresses Tax Parcels Effingham County Zoning R-1 I-1 AR-1 AR-2 Efn_fin_cache Red: Band_1 Green: Band_2 Blue: Band_3

Roads SANDHILL RD SAXON DR RAIL-ROW

0 0.02 0.04 0.09 mi
0 0.04 0.07 0.15 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 **Catherine Lee – (Map # 301 Parcels # 46)** 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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APPROVAL X DISAPPROVAL _____

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R.T.

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APPROVAL *P.H.* DISAPPROVAL _____

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P.H.
Pawel Chojas

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B.S.