

RZN-24-15

Rezoning Application

Status: Active

Submitted On: 2/26/2024

Primary Location

148 Laurel Circle


Eden, GA 31307

Owner

GILCHRIST DUANE J III AND

NAOMI M

P O BOX 252 EDEN, GA 31307

Applicant Duane Gilchrist 912-704-1171 ext. 00000 dgilchrist3@comcast.net 148 Laurel Circle
Eden, GA 31307

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 sites.

 **Map #***

302

 **Parcel #***

84

 **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*

Duane Gilchrist

Applicant Email Address*

Dgilchrist3@comcast.net

Applicant Phone Number*

912-704-1171

Applicant Mailing Address*

P.O.Box 252

Applicant City*

Eden

Applicant State & Zip Code*

GA 31307

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 *

302-84

Road Name*

Laurel Circle

Proposed Road Access* 

Total Acres *

Laurel Circle

0.494

Acres to be Rezoned*

0.494

Lot Characteristics *

Septic system with septic tank-no house

Water Connection *

Name of Supplier*

Public Water System

Water Utilites

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To meet variance set backs

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

North*

South*

AR-1

AR-1

East*

West*

AR-1

AR-1

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

Vacant lot

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.*

Place a mobile home on it

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

Residential 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?*

Used to be a home on the lot and it burned down years ago, wanting to place burnt home with new home

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*

 Duane gilchrist

Feb 26, 2024

302-84



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 **Duane Gilchrist** – (Map # 302 Parcels # 84) 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?

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R.T.

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P.H.
Paul Huggins

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B.S