

RZN-24-17

Rezoning Application

Status: Active

Submitted On: 3/4/2024

Primary Location

240 Fair Street


Clyo, GA 31303

Owner


Brett Barnard

fair street 240 fair street clyo,

GA 31303

Applicant donald barnard 912-656-9759

donald.barnard@gulfstream.com

 240 fair street
clyo, GA 31303

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 #***

422

 **Parcel #***

41B

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

11

 **Commissioner District***

3rd

 **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*

donald barnard

Applicant Email Address*

donald.barnard@gulfstream.com

Applicant Phone Number*

9126569759

Applicant Mailing Address*

240 fair street

Applicant City*

clyo

Applicant State & Zip Code*

31303

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 *

04220041B

Road Name*

fair street

Proposed Road Access* 

Total Acres *

existing

9.91

Acres to be Rezoned*

4.91

Lot Characteristics *

cleared lot with pine trees present

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

to have lot deeded to friend/relative

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.*

no current function

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.*

homesite

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

homesite

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 proposal for homesite should not cause burden to any adjacent properties, one of the properties being my own lot with home currently on it

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*

 Donald Brett Barnard
Feb 5, 2024

422-41B



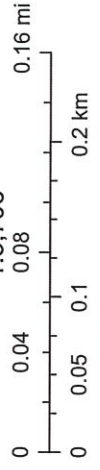
3/4/2024

Roads
Tax Parcels

Tax Parcel Labels Efn_fin_cache

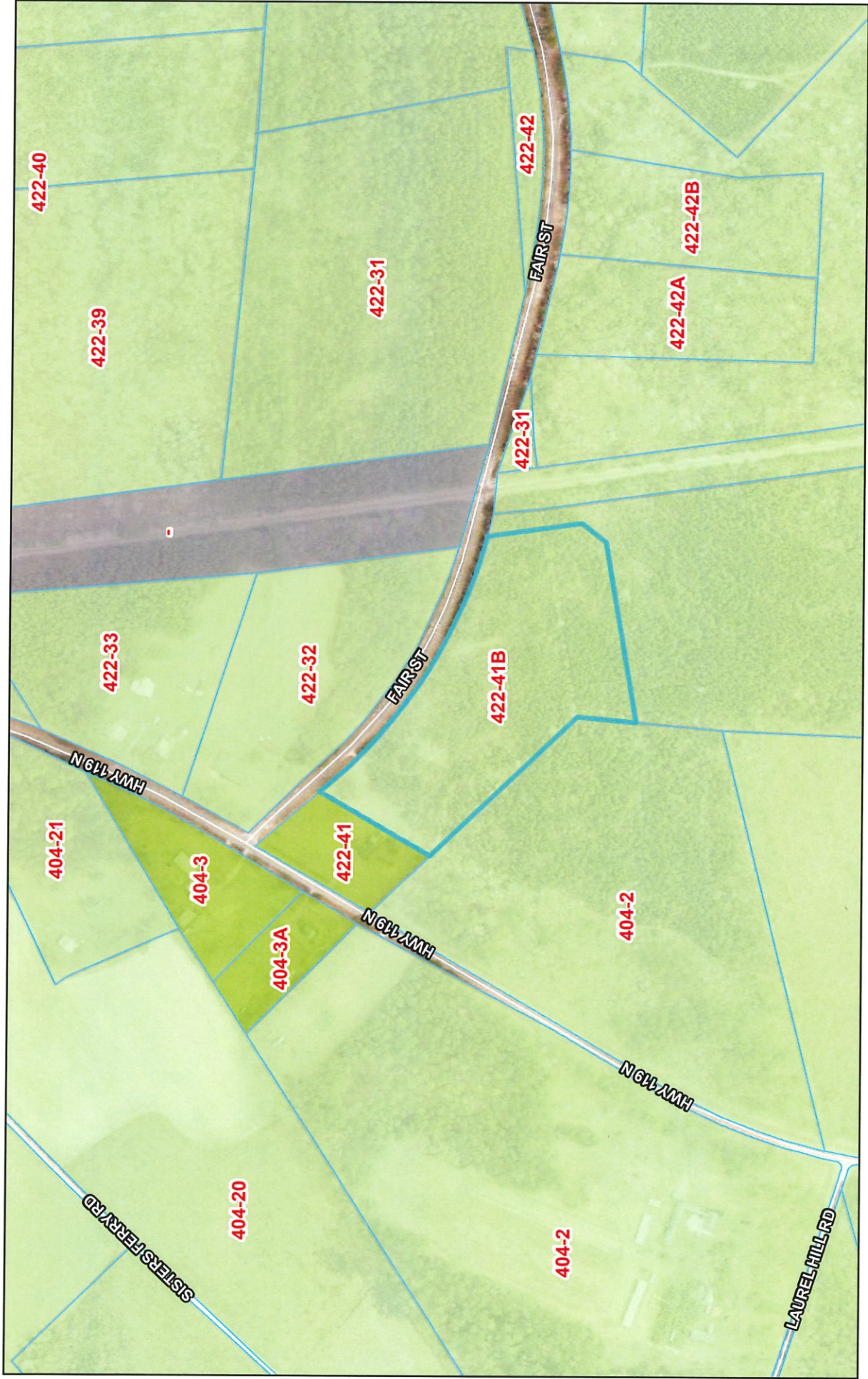
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:5,793



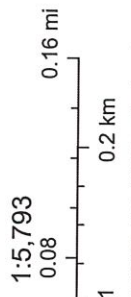
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

422-41B



3/4/2024

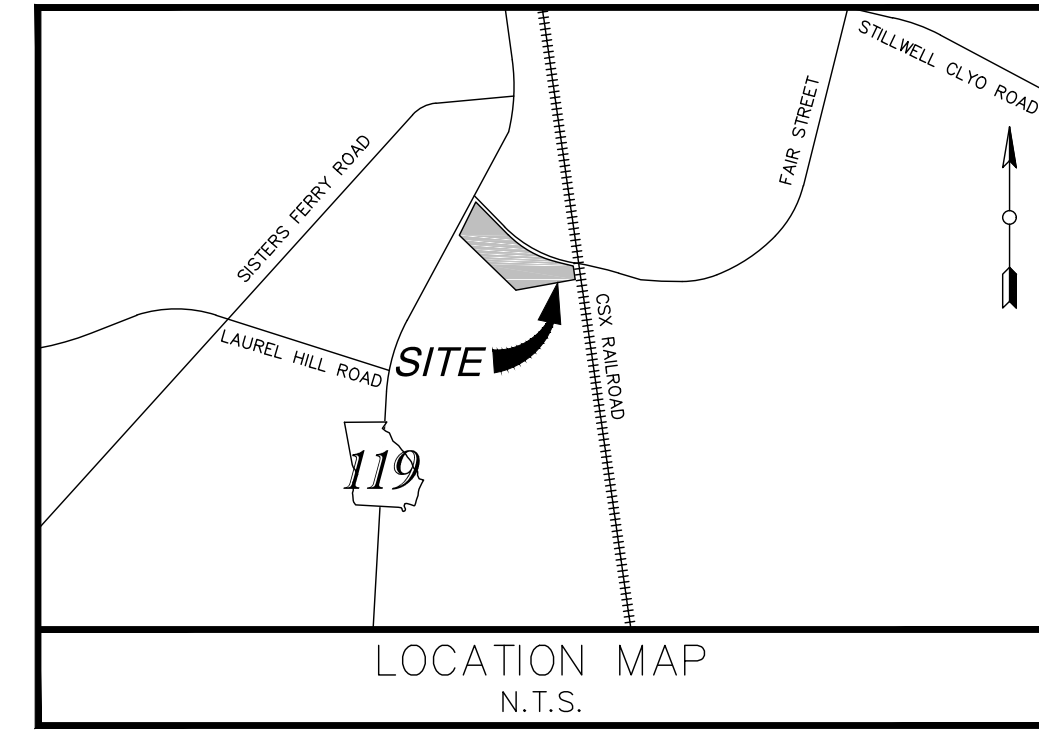
- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
 - AR-1
 - AR-2
 - Other
- Efn_fin_cache
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

GRID NORTH - GEORGIA SPC
NAD83 - EAST ZONE
GRID REFERENCED PER
PLAT PB 26, PG 120



NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 100
Savannah, GA 31405
PH: (912) 232-5580
savannah@emc-eng.com
www.emc-eng.com



A MINOR SUBDIVISION PLAT OF
THE PROPERTY OF LYNETTE TUCK
11TH G. M. DISTRICT
CLYO, EFFINGHAM COUNTY, GEORGIA
Prepared for:
LYNETTE TUCK

PROJECT NO.:	21-0068
DRAWN BY:	SMB
DESIGNED BY:	
SURVEYED BY:	JEH/JRT
CHECKED BY:	JRT
SCALE:	1" = 60'
DATE:	8/20/2021

SHEET
1
OF 1

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Champion TKO receiver [RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)] with a Scepter II data collector receiving RTK corrections via a Verizon Jetpack MIFI 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Locations are accurate only where dimensioned.
- All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

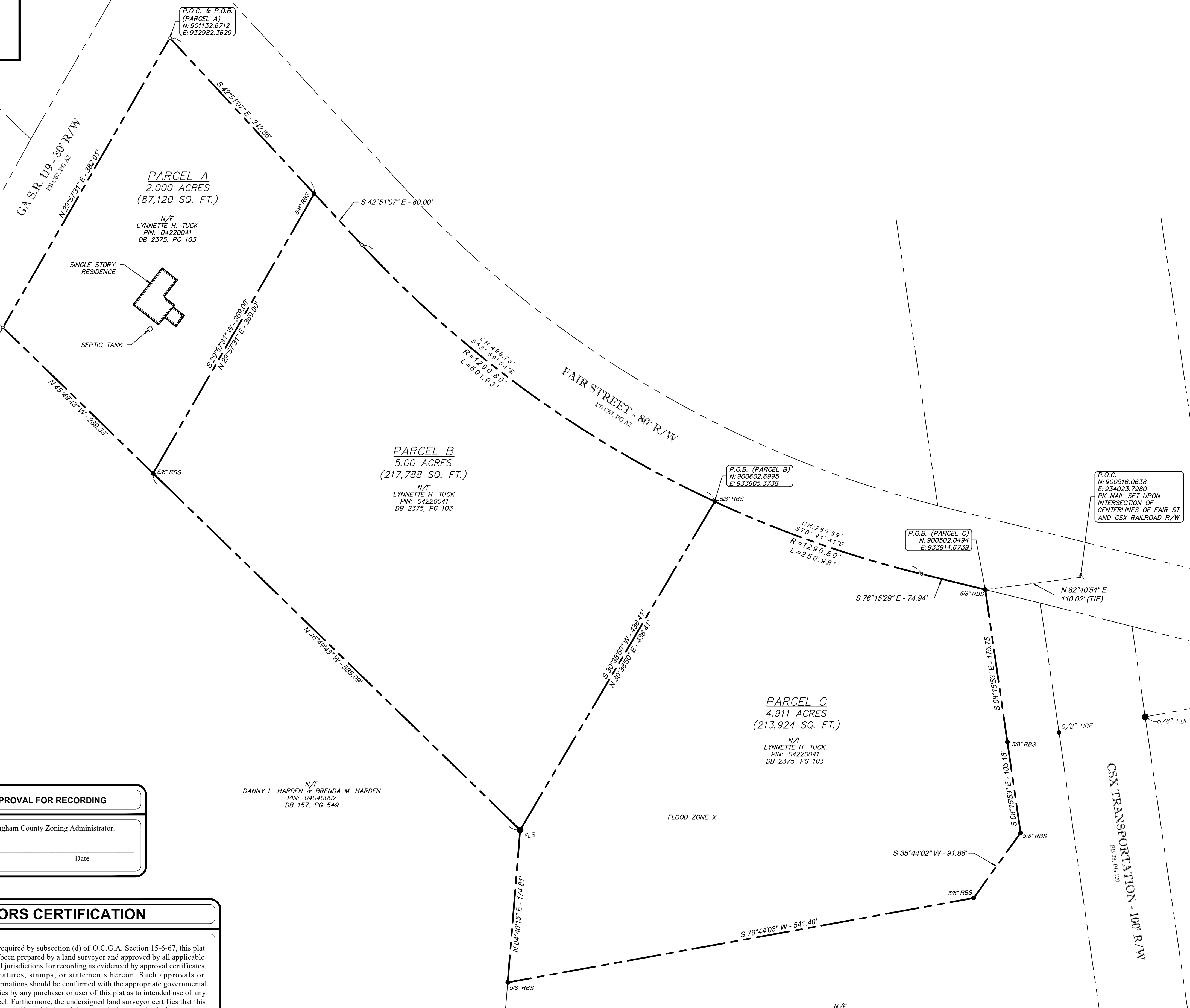
Total Area:	11.911 Acres (433,032 Square Feet)
Parcel A:	2,000 Acres (87,120 Square Feet)
Parcel B:	5,000 Acres (217,788 Square Feet)
Parcel C:	4.911 Acres (213,924 Square Feet)
Plat Closure:	1 in 181,701
Equipment used:	Carlson CR2+ Robotic Total Station Carlson BRx6 GNSS GPS/eGPS Network
Field Work Completed on:	June 2021

REFERENCES

DB 2640, PG 232	DB 2375, PG 103	DB 458, PG 488
DB 157, PG 549	DB 174, PG 412	PB C67, PG A2
PB C189, PG E1	PB 28, PG 120	PB 29, PG 47

LEGEND

ADJACENT PROPERTY LINE	---	POINT OF COMMENCING	P.O.C.
PROPERTY BOUNDARY	---	POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	N 47°45'54" E - 497.06'	PROPERTY ID NUMBER	PIN
1/2" IRON PIPE FOUND	○ 1/2" IPF	NOW OR FORMERLY	N/F
5/8" IRON REBAR FOUND	○ 5/8" RBF	RIGHT-OF-WAY	R/W
5/8" IRON REBAR SET W/CAP	● RBS	PLAT BOOK	PB
FAT LIGHTER STUMP	● FLS	DEED BOOK	DB
CONCRETE MONUMENT FOUND	□ CMF	PAGE	PG
CONTROL NAIL SET	△ PK5	NOT TO SCALE	N.T.S.



CERTIFICATE OF APPROVAL FOR RECORDING
Approved for recording by the Effingham County Zoning Administrator.
Zoning Administrator _____ Date _____

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.

ANTHONY CRAIG JOHNSON
BENJAMIN JOHNSON
TROY ALLEN
PIN: 04220042
PB 29, PG 47

DANNY L. HARDEN & BRENDA M. HARDEN
PIN: 04040002
DB 157, PG 549

LYNETTE H. TUCK
PIN: 04220041
DB 2375, PG 103

JIMMY R. TOOLE

DATE: 08/20/2021

G:\2021\21-0068 LYNETTE TUCK SURVEY.DWG, 21-0068.L, 8/20/2021 10:23 AM

THE PROPERTY OF LYNETTE TUCK
11TH G. M. DISTRICT
CLYO, EFFINGHAM COUNTY, GEORGIA
Prepared for:
LYNETTE TUCK

A MINOR SUBDIVISION PLAT OF



EMC ENGINEERING SERVICES, INC.
10 CHANNING CEMETERY, SUITE 100
DUNWOODY, GA 30338
PH: (770) 223-5533
FAX: (770) 223-5533
www.emceng.com
emc@emceng.com

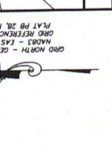
LEGEND	DESCRIPTION
—	PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY LINE
---	POW. LINE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT PROPERTY LINE

SURVEY NOTES

1. Horizontal Curves in Google Earth, Project: Coordinate System of 1983.
2. East Zone, North American Datum of 1983 (NAD83) used.
3. All bearings and distances are in feet.
4. All distances were measured with a Leica Total Station and recorded in the field.
5. This survey was prepared for the benefit of the subject to be subdivided into lots.
6. All distances were measured with a Leica Total Station and recorded in the field.
7. This property is located in Zone 14, not a Special Flood Hazard Area.
8. Map No. 10120017E, Effective Date: March 1, 2015. The Road Right-of-Way (R/W) is 100 feet wide.
9. All existing utility lines are shown as they appear on the ground.
10. No part of this survey is to be used for any other purpose without the written permission of EMC Engineering Services, Inc.
11. The survey is subject to the right of eminent domain.
12. All easements are shown as they appear on the ground.
13. There were no other utility lines observed in the process of conducting this survey.
14. There were no proposed changes in street grade or any other conditions of the street observed in the process of conducting this survey.
15. There were no other utility lines observed in the process of conducting this survey.

SURVEY DATA	REFERENCE
11.611 Acres (511,032 Square Feet)	DB 2375, PG 101
2,000 Acres (87,120 Square Feet)	DB 2375, PG 102
5,000 Acres (217,785 Square Feet)	DB 2375, PG 103
10,000 Acres (435,570 Square Feet)	DB 2375, PG 104
Parcel A	DB 2375, PG 101
Parcel B	DB 2375, PG 102
Parcel C	DB 2375, PG 103
Parcel D	DB 2375, PG 104
Parcel E	DB 2375, PG 105
Parcel F	DB 2375, PG 106
Parcel G	DB 2375, PG 107
Parcel H	DB 2375, PG 108
Parcel I	DB 2375, PG 109
Parcel J	DB 2375, PG 110
Parcel K	DB 2375, PG 111
Parcel L	DB 2375, PG 112
Parcel M	DB 2375, PG 113
Parcel N	DB 2375, PG 114
Parcel O	DB 2375, PG 115
Parcel P	DB 2375, PG 116
Parcel Q	DB 2375, PG 117
Parcel R	DB 2375, PG 118
Parcel S	DB 2375, PG 119
Parcel T	DB 2375, PG 120
Parcel U	DB 2375, PG 121
Parcel V	DB 2375, PG 122
Parcel W	DB 2375, PG 123
Parcel X	DB 2375, PG 124
Parcel Y	DB 2375, PG 125
Parcel Z	DB 2375, PG 126

LOCATION MAP
N.T.S.



NO.	REVISION DESCRIPTION	DATE



DANNY L. HARDEY & ASSOCIATES, INC.
11111 S. GATEWAY BLVD, SUITE 100
DUBLIN, GA 31028
DB 2375, PG 240

CERTIFICATE OF APPROVAL FOR RECORDING

Approved for recording by the Effingham County Zoning Administration:

Zoning Administrator: _____ Date: _____

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 13-6-61, this plat has been prepared by the undersigned in accordance with the provisions of the Georgia Surveying Act, Chapter 61 of the Official Code of Georgia Annotated, and as set forth in the rules and regulations of the State Board of Surveyors, and as set forth in the rules and regulations of the State Board of Surveyors, and as set forth in the rules and regulations of the State Board of Surveyors.

DANNY L. HARDEY & ASSOCIATES, INC.
DANNY L. HARDEY
Professional Surveyor

08/20/2021
DATE

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 **Donald Barnard– (Map # 422 Parcels # 41B)** 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?

DB

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APPROVAL X DISAPPROVAL _____

Of the rezoning request by **Donald Barnard**– (Map # 422 Parcels # 41B) from **AR-1** to **AR-2** zoning.



- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
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R.T.

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P.H.

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B.S.