



RZN-24-69

Rezoning Application

Status: Active

Submitted On: 10/3/2024

Primary Location

1347 Old Tusculum Road

Springfield, GA 31329

Owner

SMITH DANNY E

403 LAUREL ST S

SPRINGFIELD, GA 31329

Applicant

Billy Hill

912-657-4958

autostore17@yahoo.com

980 old tusculum road
Springfield, Ga 31329

Staff Review

Planning Board Meeting Date*

11/12/2024

Board of Commissioner Meeting Date*

12/03/2024

Notification Letter Description *

To allow for subdivision to create new home sites.

Map #*

318

Parcel #*

34

Staff Description

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed

10/14/2024

Board of Commissioner Ads

11/13/2024

🔒 Planning Board Ads

10/16/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Billy hill

Applicant Email Address*

Autostore17@yahoo.com

Applicant Phone Number*

9126574958

Applicant Mailing Address*

980 old Tusculum road

Applicant City*

Springfield

Applicant State & Zip Code*

Ga 31329

Property Owner Information

Owner's Name*

Danny smith

Owner's Email Address*

NA

Owner's Phone Number*

9126677956

Owner's Mailing Address*

403 Laurel St S

Owner's City*

Springfield

Owner's State & Zip Code*

GA 31329

Rezoning Information

How many parcels are you rezoning?*

1

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 *

03180034

Road Name*

Old Tusculum Rd

Proposed Road Access* 

Yes

Total Acres *

3.38

Acres to be Rezoned*

3.83

Lot Characteristics *

Woods

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Separating lots into 3 separate lots

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

North*

AR1

South*

AR1

East*

AR1

West*

AR1

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

Wooded

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.*

Divide to 3 parcels for single family housing

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

Single family housing

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

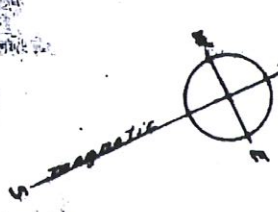
Will be 3 stick built homes with comparable acreage and size to neighboring properties

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?*

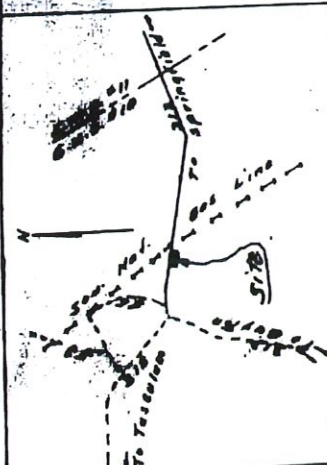
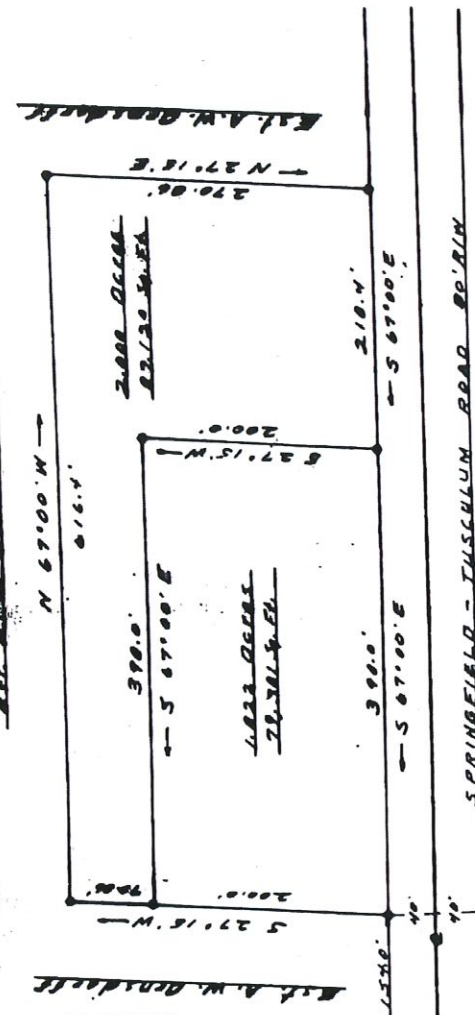
No

Digital Signature*

 Billy hill
Sep 13, 2024



Est. A.W. Gendrecht



Vicinity Map

Reference to
 Plan No. 2, 1881
 Equipment
 as recorded on
 Plan No. 2, 1881
 Date
 1881
 Made by
 A. W. Gendrecht
 Placed
 in the
 office of the
 Surveyor General

Survey of 2000 DEERS out of the 6000
of A.W. Gendrecht and added to 1822
DEERS already owned by -
MRS. M. WETA L. BROWN
Making a total of 3,822 DEERS
10 1/2 M.D. Ellingham County, Georgia



Arnold P. Johnson

318-34



10/4/2024

📍 Addresses 🛣️ Roads 📐 Parcels

1:2,248



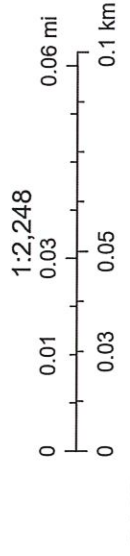
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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10/4/2024

- Addresses
- Parcels
- Zoning
- Roads
- AR-1



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA