



RZN-25-37

Rezoning Application

Status: Active

Submitted On:

8/21/2025

Primary Location


32.397320, -81.412969

Owner


No owner information

Applicant

 Matt Anderson

 912-764-2002


 matt@andersonlandsurveyors.com

 104 Oak Street

P.O. Box 894 (30459)

Statesboro, Ga 30458

Staff Review

 Planning Board Meeting Date*

10/14/2025

 Board of Commissioner Meeting Date*

11/04/2025

 Notification Letter Description *

To allow for permitted uses in AR-3.

 Map #*

268

 Parcel #*

19A

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed


09/15/2025

 Board of Commissioner Ads

10/15/2025

 Planning Board Ads

09/18/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Matt Anderson

Applicant Email Address*

matt@andersonlandsurveyors.com

Applicant Phone Number*

9127642002

Applicant Mailing Address*

P.O. Box 894

Applicant City*

Statesboro

Applicant State & Zip Code*

Georgia & 30459

Property Owner Information

Owner's Name*

Robbie Lee Postell Executor of Holiday
Postell Estate

Owner's Email Address*

robbleeepostell@gmail.com

Owner's Phone Number*

9785493042

Owner's Mailing Address*

2170 Hwy 17 N

Owner's City*

Guyton

Owner's State & Zip Code*

Georgia & 31312

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-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

02680019A00

Road Name*

Mt Hope Road

Proposed Road Access* 

Mt Hope Road

Total Acres *

26.4

Acres to be Rezoned*

6.6

Lot Characteristics *

Agriculture

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To create two lots for siblings of the Holiday Postell Estate that will be less than 5 acres each.

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.*

Agricultural used for row crop land, and timberland.

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.*

The land will still be the same as it would be under AR-1. The family estate has 8 heirs to the property, and each heir is entitled to 3.3 acres of this land, therefore we just need a zoning that allows for that. The use will be the same as if the land were still AR-1.

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

Agriculture, Timberland, Rezidential, and Mt Hope Church

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

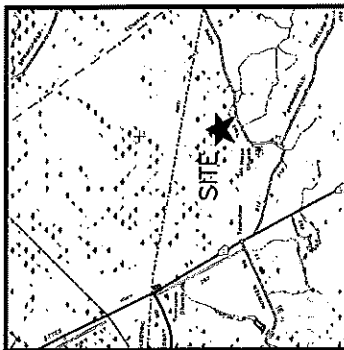
The two lots are going to be residential lots for one single family home on each lot.

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?*

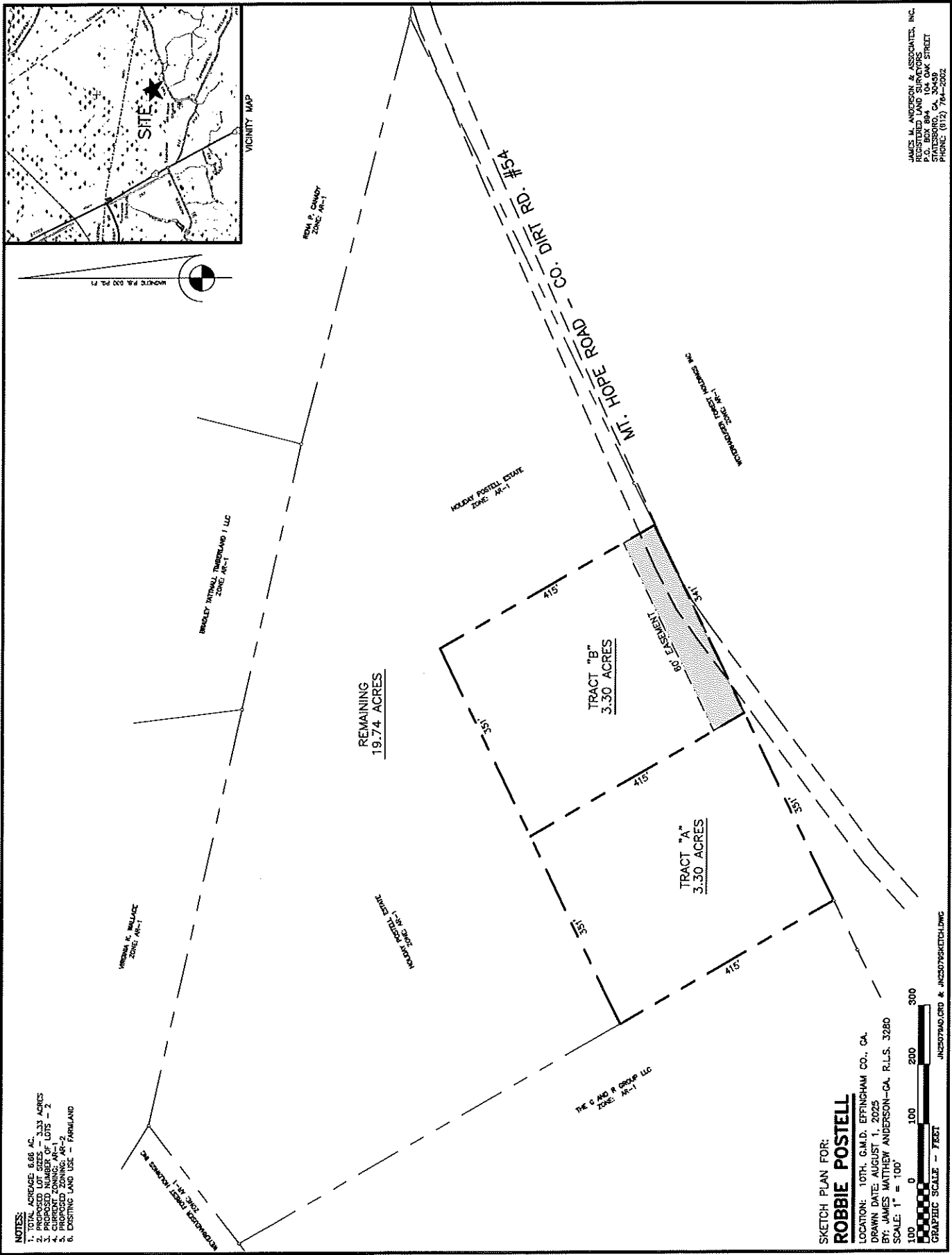
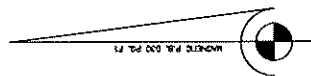
No

Digital Signature*

 James Matthew Anderson
Aug 7, 2025



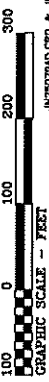
VICINITY MAP



- NOTES:**
1. TOTAL ACRES 6.66 AC.
 2. PROPOSED LOTS 13.32 ACRES
 3. PROPOSED NUMBER OF LOTS - 2
 4. CURRENT ZONING - AR-1
 5. PROPOSED ZONING - AR-2
 6. EXISTING LAND USE - FARMLAND

SKETCH PLAN FOR:
ROBBIE POSTELL

LOCATION: 10TH, G.M.D. EFFINGHAM CO., CA.
DRAWN DATE: AUGUST 1, 2025
BY: JAMES MATTHEW ANDERSON-CA, R.L.S. 3280
SCALE: 1" = 100'



GRAPHIC SCALE - FEET

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
10000 WILSON STREET
STANFORD, CA 94408
PHONE (415) 784-2002

JNC5075K01.DWG & JNC5075K01.DWG

268-19A



8/22/2025

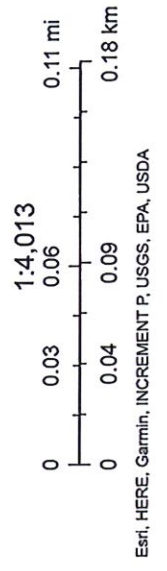
- Addresses
- Parcels
- Roads
- Citations

268-19A



8/22/2025

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



268-19A



9/15/2025



9.5

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 **Matt Anderson as agent for Robbie Lee Postell Executor of Holiday Postell Estate (Map # 268 Parcel # 19A)** from **AR-1** to **AR-3** 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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CHECK LIST:

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APPROVAL *[Signature]* DISAPPROVAL

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*Like idea
of keeping
w/ family*

N.K.

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DISAPPROVAL

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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R.T.

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