



RZN-25-44

Rezoning Application

Status: Active

Submitted On: 9/9/2025

Primary Location

200 Clyo-Shawnee
Road
Springfield, GA 31329

Owner

JAW SERVICES LLC
131 MCARTHUR DR
HINESVILLE, GA 31313

Applicant

 Adam Wilkinson
 334-467-0591
 awilkinson@goosecreekeng.com
 1618 Airport Road
Hinesville, GA 31313

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-2.

 Map #*

313

 Parcel #*

3

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

09/15/2025

 Board of Commissioner Ads



11/12/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Adam Wilkinson

Applicant Email Address*

awilkinson@goosecreekeng.com

Applicant Phone Number*

334-467-0591

Applicant Mailing Address*

1618 Airport Road

Applicant City*

Hinesville

Applicant State & Zip Code*

Ga 31313

Property Owner Information

Owner's Name*

JAW Services, LLC

Owner's Email Address*

jawllcdevelopment@gmail.com

Owner's Phone Number*

912-977-2133

Owner's Mailing Address*

131 McArthur Drive

Owner's City*

Hinesville

Owner's State & Zip Code*

GA 31313

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 *

313-3

Road Name*

Clyo Shawnee

Proposed Road Access* ?

Old Dixie Highway South

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

The lot is located at the intersection of Clyo Shawnee Road and Springfield Road, border to the south by Old Dixie Highway South.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

The proposed single family development will have approximately 4 total lots, each being 1 acre of usable upland area minimum. Similarly sized parcel in the direct vicinity ar Parcel # 03130026A00 and #03130003A00. The lots will be served by individual water and sewer systems. The proposed zoning fits the surrounding area with multiple parcels of AR-2 surrounding the subject property, most notably Parcel 03130003A00 (AR-2) which abuts the northwest property line. The state traffic counts for Clyop Shawnee 2023 has the AADT at 250 vehicles (well below the capacity of a two lane, 55 mph roadway) . The state GEARS website doesn't show any accidents within the last two years at this intersection.

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

North*	South*
AR-1	AR-1 and AR-2
East*	West*
AR-2	AR-2

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

Single family home

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.*

Singel family homes

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

Single family 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?*

It would be similar size, similar use, and match surrounding zoning.

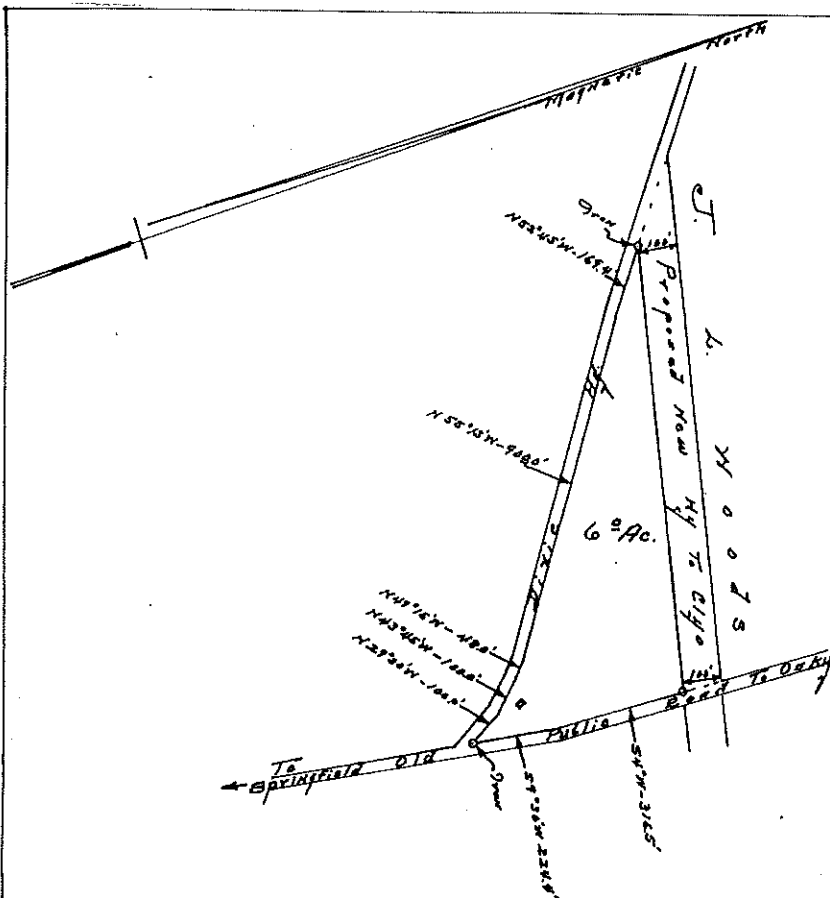
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No.

Digital Signature*

 Adam Wilkinson

Sep 9, 2025



STATE OF GEORGIA

EFFINGHAM COUNTY

PLAT OF

Six acres of land in 11th G. M. District surveyed
and plat drawn for James T. Saxon, out of lands of
J. L. Woods.

April 27, 1976.

Scale 330 Ft. Pr. Inch

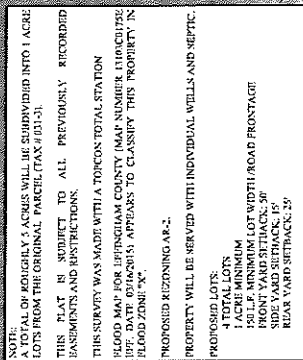
By Paul Weitman
Paul Weitman, County Surveyor

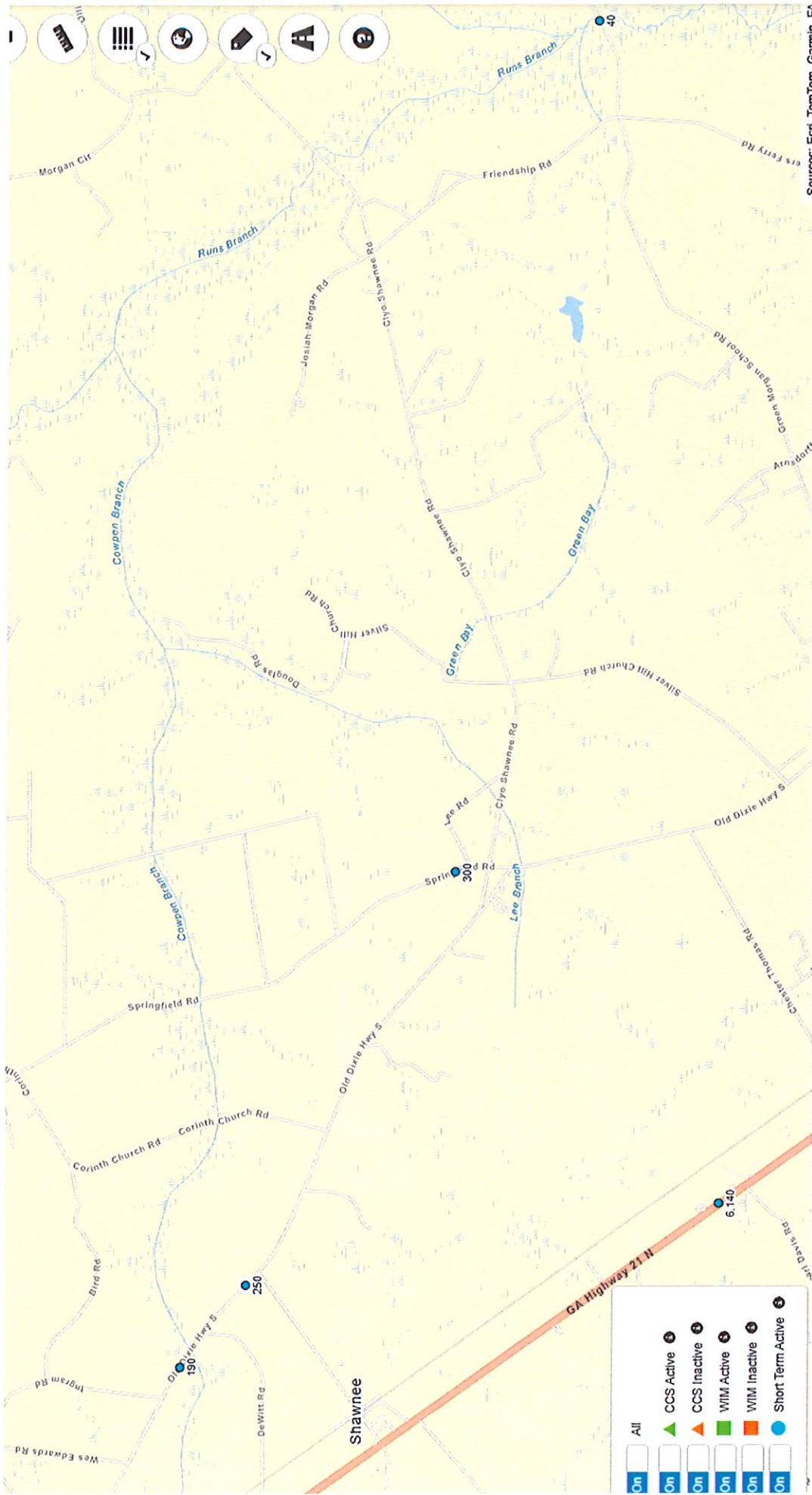
Recorded in Book K page 95. Surveyors Records Eff. Co. Ga.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Paul Weitman, County Surveyor
Effingham County Georgia
Certified By Ben W. Fертson, Jr
Secretary Of State

Paul Weitman Co. Surveyor





National Flood Hazard Layer FIRMette



81°22'29"W 32°28'18"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone ;
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

MAP PANELS

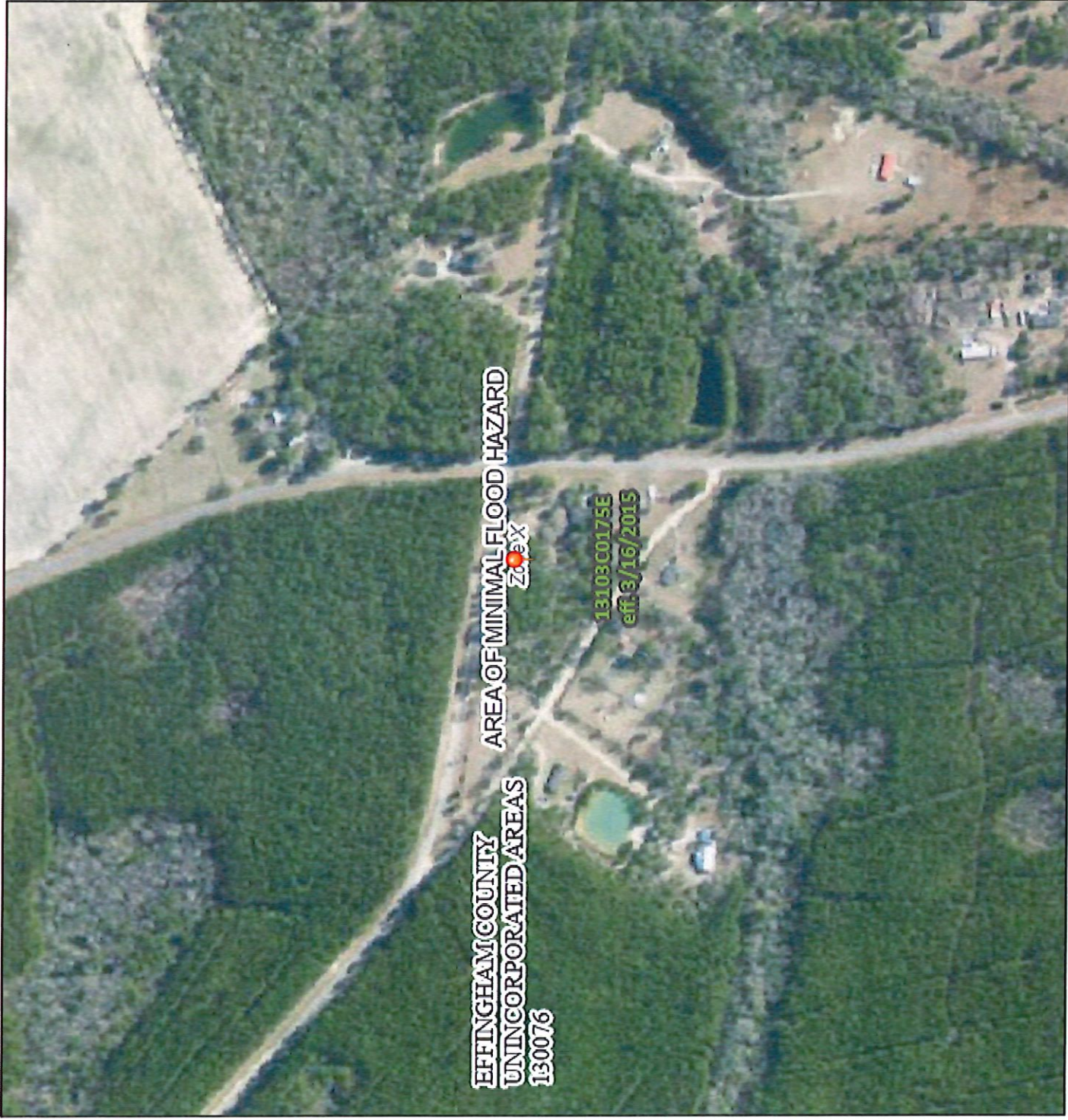
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



81°21'31"W 32°27'48"N

1:6,000

Feet

2,000

1,500

1,000

500

250

0

313-3



9/10/2025

- Addresses
- Parcels
- Roads
- Citations

1:2,007
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

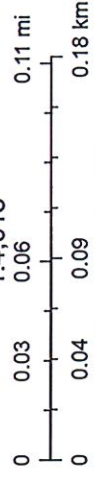
313-3



9/10/2025

- Addresses
- Parcels
- Zoning
 - AR-1
 - AR-2
- Roads
- Citations

1:4,013



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

FLUM



9/10/2025

1:4,013

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

Citations

FLUM Areas

Parcels

Addresses

Agricultural

Roads

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 **Adam Wilkinson as agent for JAW Services, LLC (Map # 313 Parcel # 3) 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?

9.5

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DISAPPROVAL 

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Would like this to be AR-3
Want larger LOTS - Flooding concerns

9.5

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APPROVAL _____

DISAPPROVAL _____

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- ☒ Yes ☐ No ? 1. Is this proposal inconsistent with the county's master plan?
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End of? AR3 is a better fit

AR 3 is better

J.S.

would driveways all be on same side?
would he consider AR-3 → if would be a great option for this area & wasn't available when AR-2 parcels around this were approved.

9.5

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The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL X

Of the rezoning request **Adam Wilkinson as agent for JAW Services, LLC (Map # 313 Parcel # 3)** 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? adjacent

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 reasonable economic use under existing zoning?

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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?

New AR-3 is more appropriate

R.T.

9.5

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APPROVAL _____

DISAPPROVAL ✓

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- ☒ Yes ☐ No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

313-3



2/6/2025

Addresses Roads Parcels

Paved

Dirt

1:2,248
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA









