



RZN-25-47

Rezoning Application

Status: Active

Submitted On:

9/30/2025

Primary Location

32.509921, -81.418360

Owner

No owner information

Applicant

 Layton Stone

 912-421-8770

 @ riversideservices97@gmail.com

 1700 Nixon Chapel Road
Springfield , Ga 31329

Staff Review

 Planning Board Meeting Date*

11/12/2025

 Board of Commissioner Meeting Date*

12/02/2025

 Notification Letter Description *

To allow for permitted uses in AR-2

 Map #*

262

 Parcel #*

21A

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

10/13/2025

 Board of Commissioner Ads

11/12/2025

 Planning Board Ads

10/15/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Morgan Taylor Stone and Layton Matthew
stone

Applicant Email Address*

riversidesevices97@gmail.com

Applicant Phone Number*

9125476231

Applicant Mailing Address*

1700 Nixon chapel rd

Applicant City*

springfield

Applicant 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*

Map & Parcel *

AR-2 (Agricultural Residential Less than 5 Acres)

262-21A

Road Name*

Proposed Road Access* 

Nixon Chapel Rd

60ft easement

Total Acres *

Acres to be Rezoned*

54.441

1.06

Lot Characteristics *

just trees

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Selling the 1.060 acres

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

North*

South*

AR-2

AR-1

East*

West*

AR-1

AR-1

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

forested

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

n/a

Describe the use that you propose to make of the land after rezoning.*

n/a

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

AR

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

its all AR

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?*

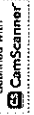
no

Digital Signature*



Morgan Taylor stone

Sep 29, 2025



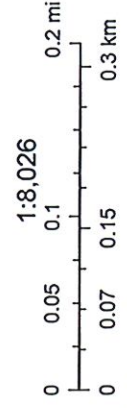
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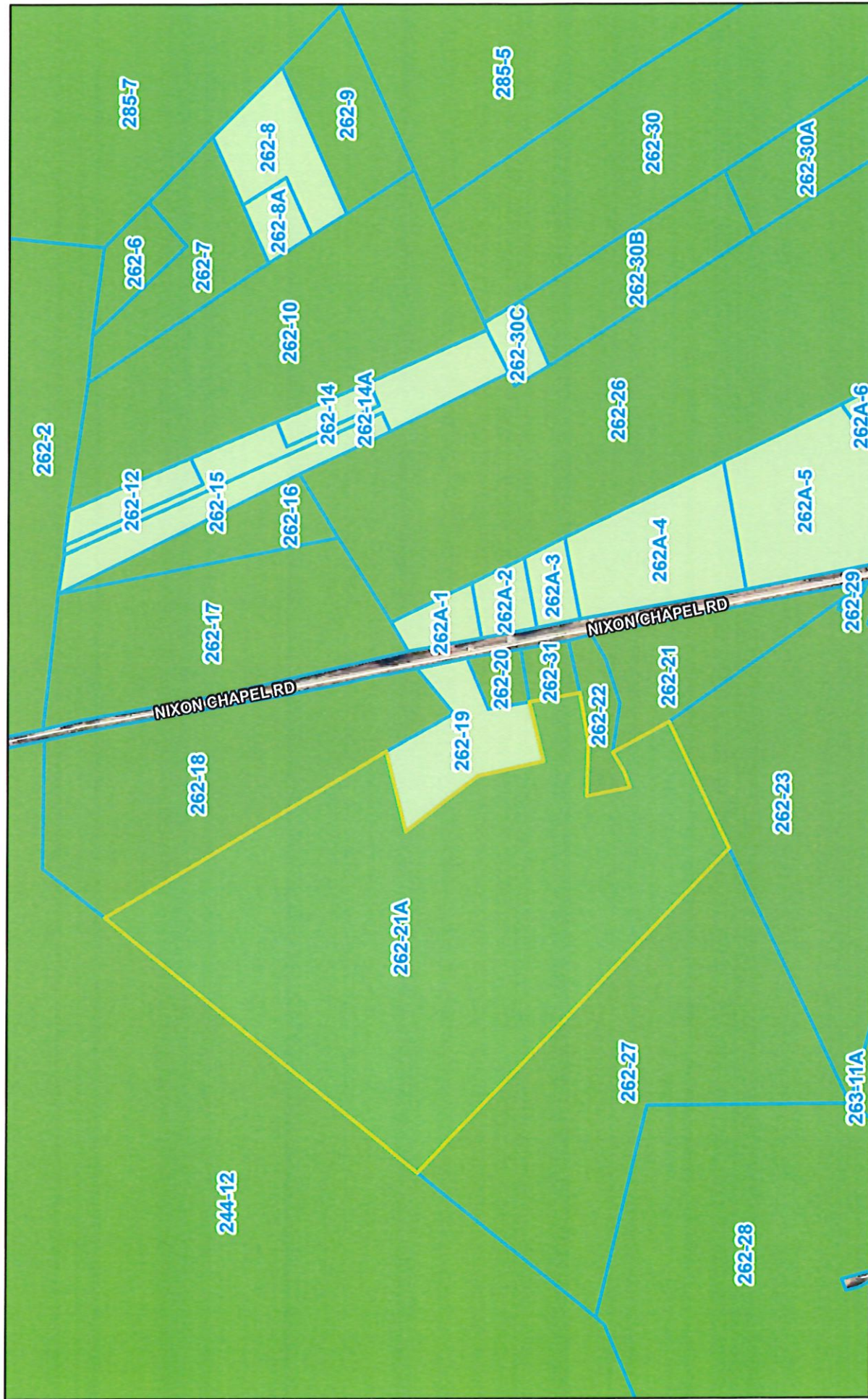
9/30/2025

Roads  Parcels Citations



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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9/30/2025

1:8,026

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Roads Zoning AR-2

Parcels AR-1 Citations

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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Roads

Parcels

FLUM Areas

Agricultural

Assembly Area

Citations

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

1:8,026

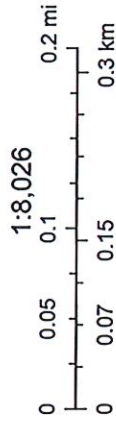
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- Roads
- Wetlands
- Parcels
- Freshwater Forested/Shrub Wetland



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

Citations