



POND-24-3

Pond Application

Status: Active

Submitted On: 6/27/2024

Primary Location

2643 Courthouse Road

Guyton, GA 31312

Owner

DAVIS MATTHEW ALEXANDER
AND RYAN

LEIGH 2643 COURTHOUSE RD

GUYTON, GA 31312

Applicant

Bo Langham

912-601-1702

bo@progradesouth.com

PO Box 1006
Springfield, Georgia 31329

Staff Review

Planning Board Meeting Date*

08/13/2024

BOC Meeting Date*

09/03/2024

Public Notification Letters Mailed

07/15/2024

Planning Board Ads

07/17/2024

BOC Ads

08/14/2024

Staff Description*

.50-acre pond- dirt off site

Request Approved or Denied

—

Commissioner District

4

Zoning District

AR-1

Map & Parcel #*

348-35

Applicant Information

Who is applying for the Pond Application?*

Agent

Applicant / Agent Name*

Bo Langham

Applicant Email Address*

bo@progradesouth.com

Applicant Phone Number*

9126011702

Applicant Mailing Address*

PO Box 1006

Applicant City*

Springfield

Applicant State*

Georgia

Applicant Zip Code*

31329

Property Owner Information

Owner's Name*

Matthew & Ryan Davis

Owner's Email Address*

davistirecompany@yahoo.com

Owner's Phone Number*

912-826-0434

Owner's Mailing Address*

2643 Courthouse Road

Owner's City*

Guyton

Owner's State*

Georgia

Owner's Zip Code*

31312

Contractor

Name of Contractor or Contact Permit*

Pro-Grade South

Contractor Address*

PO Box 1006 Springfield, Georgia 31326

Contractor Phone Number*

912-601-1702

Contractor Email Address*

bo@progradesouth.com

Pond Information

Size of Pond*

0.5 acres

Water Connection*

Private Well

Sewer Connection*

Private Septic System

Map & Parcel #*

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Will there be removal of earth or like material from the subject site to another site?*

Yes

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature

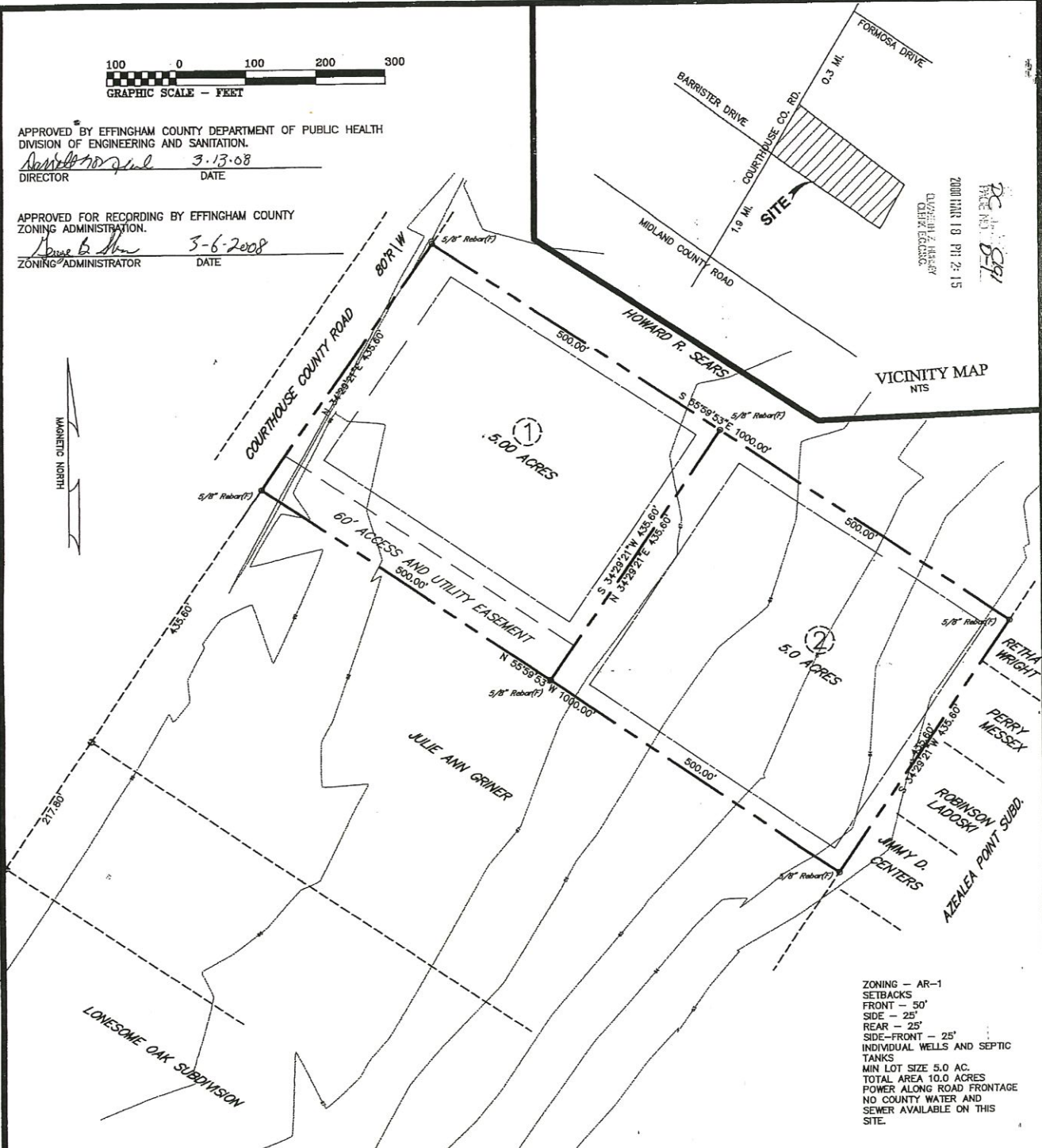
✓ Bo David Langham
Jun 21, 2024



APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF ENGINEERING AND SANITATION.
Warren E. Poynthress 3-13-08
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
 ZONING ADMINISTRATION.
Donna B. Shaw 3-6-2008
 ZONING ADMINISTRATOR DATE

2008 MAR 10 PM 2:15
 CURTIS Z. HESTER
 CHIEF ENGINEER
 DEPT. OF PUBLIC HEALTH
 EFFINGHAM COUNTY, GA



ZONING - AR-1
 SETBACKS
 FRONT - 30'
 SIDE - 25'
 REAR - 25'
 SIDE-FRONT - 25'
 INDIVIDUAL WELLS AND SEPTIC TANKS
 MIN LOT SIZE 5.0 AC.
 TOTAL AREA 10.0 ACRES
 POWER ALONG ROAD FRONTAGE
 NO COUNTY WATER AND SEWER AVAILABLE ON THIS SITE.

SKETCH PLAN FOR
MEAGAN N. MCNAMEE

NAME OF OWNER - MEAGAN MCNAMEE
 619 SWEETHEART LANE
 STATESBORO, GA 30461

LOCATED IN THE 10TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

DATE: FEBRUARY 11, 2008
 BY: WARREN E. POYNTHRESS
 Reg. Land Surveyor # 1953
 991 Hunters Road Sylvania, Ga. 30467
 Tele. - (912) 857-3288
 EQUIPT: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAN IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 26732 FEET, AND ANGULAR
 ERROR OF 05 SECONDS PER ANGLE
 POINT. AFTER ADJUSTMENTS BY
 THE COMPASS RULE THE FINAL PLAN
 HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITH
 IN ONE FOOT IN 26732 FEET.



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Scale: 1" = 100'

2643 Courthouse Road

Proposed Pond Plot Plan

- Legend**
- 0.5 Acre Pond
 - 2643 Courthouse
 - Property Limits
 - Site Access



Google Earth

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2643 Courthouse Road

Pond Buffer

2643 Courthouse Road



Google Earth

Image © 2024 Airbus

2643 Courthouse Road

Proposed Erosion Control Plan



2643 Courthouse Road

Google Earth

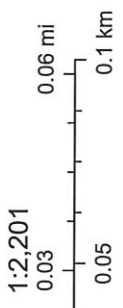
Image © 2024 Airbus

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6/27/2024

- 📍 Addresses
- Map-Parcel Ids (PINs)
- 🛣 Roads
- 📏 Tax Parcels



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

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6/27/2024

- Addresses
- Roads
- Map-Parcel Ids (PINs)
- Tax Parcels
- Effingham County Zoning
- AR-1
- AR-2
- R-1

1:2,201
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA