



RZN-24-32 **Primary Location** **Applicant**

Rezoning Application 2740 Sand Hill Road Kacie Ridgeway

Status: Active Guyton, GA 31312 912-210-4093

Submitted On: 5/8/2024 **Owner** kacienease@gmail.com

NEASE KACIE LEE 2740 Sand Hill Rd

2740 SANDHILL RD GUYTON, Guyton, GA 31312

GA 31312

Staff Review

Planning Board Meeting Date* **Board of Commissioner Meeting Date***

07/09/2024 08/06/2024

Notification Letter Description *

subdividing to combine a lot.

Map #* **Parcel #***

301 4

Staff Description

Georgia Militia District **Commissioner District***

1559 1st

Public Notification Letters Mailed **Board of Commissioner Ads**

06/17/2024 07/17/2024

📌 Planning Board Ads
06/19/2024

📌 Request Approved or Denied
-

📌 Plat Filing required* 
Yes

Applicant Information

Who is applying for the rezoning request?*

Applicant / Agent Name*

Agent

Kacie Ridgeway

Applicant Email Address*
kacienease@gmail.com

Applicant Phone Number*
(912) 210-4093

Applicant Mailing Address*
2740 Sandhill Road

Applicant City*
Guyton

Applicant State & Zip Code*
GA 31312

Property Owner Information

Owner's Name*
Herbert Nease

Owner's Email Address*
Kacienease@gmail.com

Owner's Phone Number*
(912) 235-1899

Owner's Mailing Address*
2714 Sandhill Road

Owner's City*

Guyton

Owner's State & Zip Code*

GA 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-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

301-4TPO

Road Name*

Sandhill Road

Proposed Road Access* 

Sandhill Road

Total Acres *

21.47

Acres to be Rezoned*

0.69

Lot Characteristics *

Wooded

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Rezoning to combine with an AR-2 Parcel

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. *

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. *

Wooded Residential

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

Wooded Residential

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

Same use

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*

 Kacie Ridgeway
Apr 25, 2024

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
738 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30487
PH. (912) 828-3972

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-57, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.



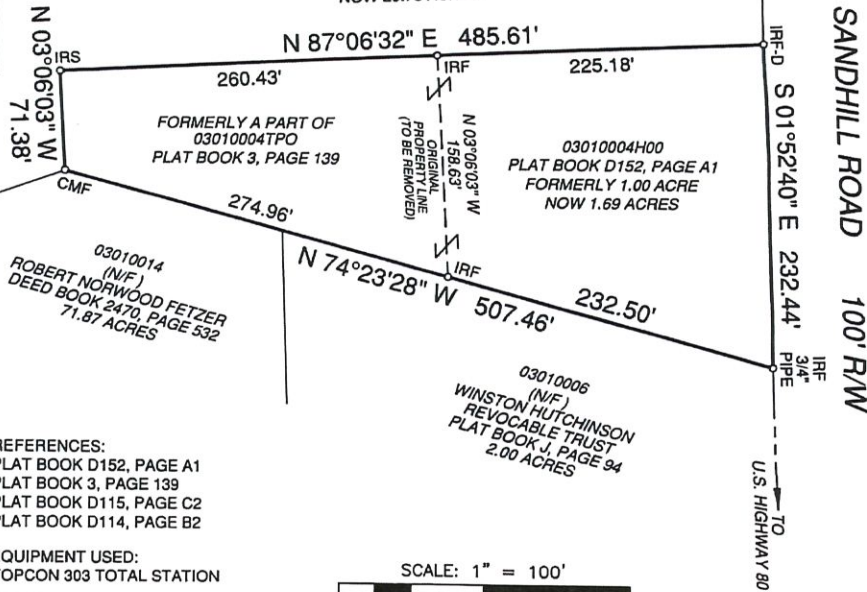
Adolph N. Michelis
GA. Reg. L.S. LIC. NO. 1323 3-28 2024 DATE

N
REFERENCE NORTH
(PLAT BOOK D152, PAGE A1)

LEGEND:
CMF - CONCRETE MONUMENT FOUND
IRF - 5/8" REBAR FOUND
IRF-D 5/8" REBAR FOUND-DISTURBED
IRS - 1/2" IRON REBAR SET
N/F - NOW OR FORMERLY
R/W - RIGHT OF WAY

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0334E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED MARCH 16, 2015, THIS PROPERTY IS LOCATED IN ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAIN.

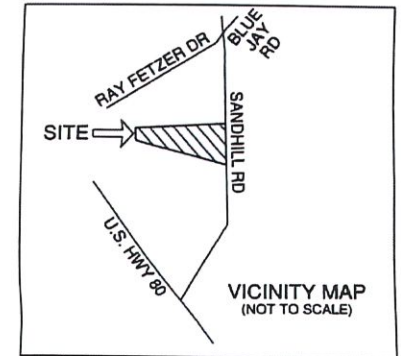
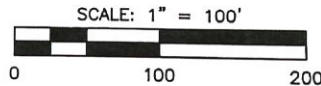
03010004TPO
(N/F)
HERBERT F. NEASE
PLAT BOOK 3, PAGE 139
FORMERLY 21.47 ACRES
NOW 20.78 ACRES



REFERENCES:
PLAT BOOK D152, PAGE A1
PLAT BOOK 3, PAGE 139
PLAT BOOK D115, PAGE C2
PLAT BOOK D114, PAGE B2

EQUIPMENT USED:
TOPCON 303 TOTAL STATION

ERROR OF CLOSURE
1:354,317 (PLAT NOT ADJUSTED)



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

PROPERTY ADDRESS:
#2740 SANDHILL ROAD
GUYTON, GA 31312

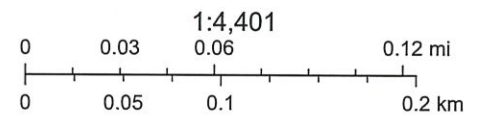
FAMILY RECOMBINATION SURVEY
FOR
KACIE L. RIDGEWAY
A RECOMBINATION OF
A 0.69 ACRE PORTION OF
MAP & PARCEL 03010004TPO
WITH MAP & PARCEL 03010004H00,
FORMERLY 1.00 ACRE,
NOW 1.69 ACRES
LOCATED IN THE 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 25 MARCH 2024
PLAT DRAWN 25 MARCH 2024

301-4 & 301-4H



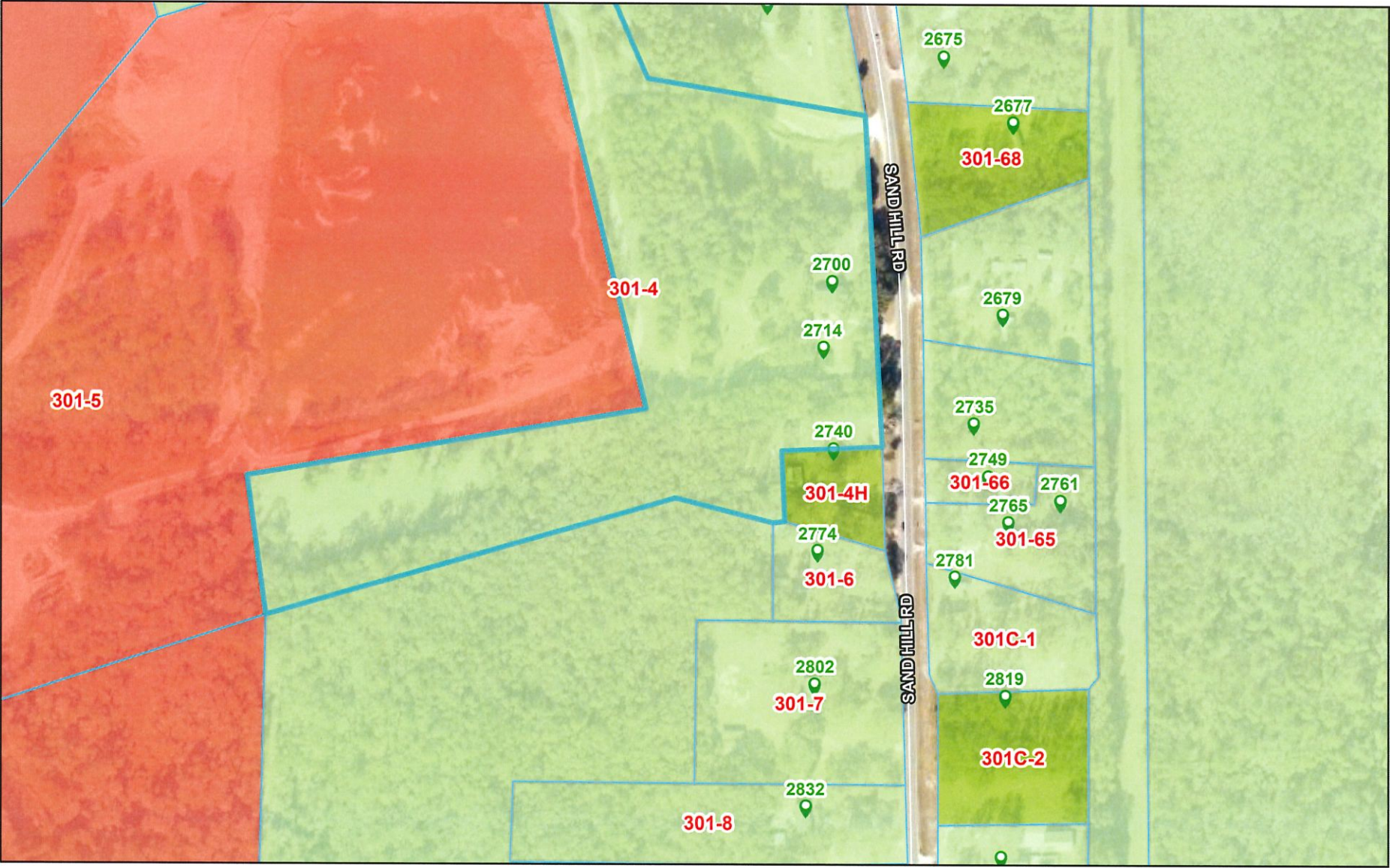
5/21/2024

-  Addresses
-  Tax Parcels
- Roads
- Tax Parcel Labels



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

301-4 & 301-4H



5/21/2024

Addresses	Tax Parcels	Effingham County Zoning	B-3
Roads	Tax Parcel Labels	AR-1	I-1
		AR-2	

1:4,401

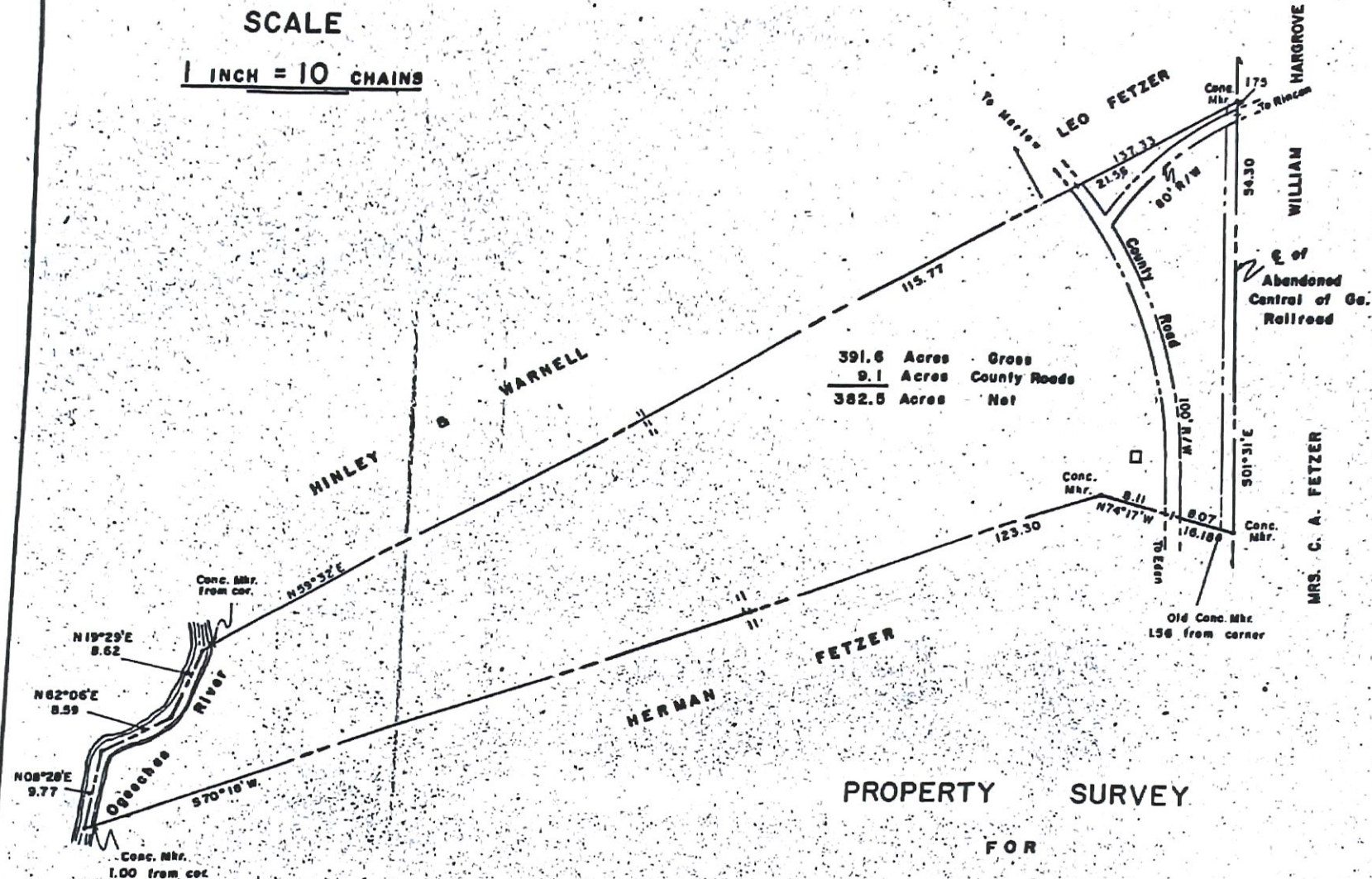
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

SCALE

1 INCH = 10 CHAINS



391.6	Acres	Gross
9.1	Acres	County Roads
382.5	Acres	Net

PROPERTY SURVEY

FOR

MRS. LOUISE F. NEASE

LOCATION :
 10TH. G.M.D
 EFFINGHAM COUNTY
 GEORGIA

SURVEY COMPLETED : JUNE 19, 1965
 BY : ROBERT L. BELL
 REGISTERED LAND SURVEYOR
 NO. GA - 274

Robert L. Bell

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 applicant **Kacie Ridgeway as agent for Herbert Nease-** (Map # 301 Parcels # 4) 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?

D.B

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R.T

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B.S.