



RZN-24-42

Rezoning Application

Status: Active

Submitted On: 6/11/2024

Primary Location

Owner

Applicant

William Martin

912-655-1493

wdm@jwbuckley.com

114 North Green St.
Swainsboro, GA 30401

Staff Review

Planning Board Meeting Date*

07/09/2024

Board of Commissioner Meeting Date*

08/06/2024

Notification Letter Description *

development of a school.

Map #*

432

Parcel #*

41

Staff Description

432-41 (R-1) 414-3A (AR-2)

Georgia Militia District

9

Commissioner District*

2nd

Public Notification Letters Mailed

06/17/2024

Board of Commissioner Ads

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?*

Agent

Applicant / Agent Name*

Will Martin

Applicant Email Address*

wdm@jwbuckley.com

Applicant Phone Number*

9126551493

Applicant Mailing Address*

114 North Green St.

Applicant City*

Swainsboro

Applicant State & Zip Code*

GA 30401

Property Owner Information

Owner's Name*

Ron Womack

Owner's Email Address*

rwomack@effingham.k12.ga.us

Owner's Phone Number*

9127542515

Owner's Mailing Address*

405 North Ash St.

Owner's City*

Springfield

Owner's State & Zip Code*

GA 31329

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

R-1 (Single Family Residential)

Proposed Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel *

04320041 & 04140003A

Road Name*

Blue Jay Rd.

Proposed Road Access* ?

Blue Jay Rd.

Total Acres *

10.9

Acres to be Rezoned*

10.9

Lot Characteristics *

Abandoned Farm House on a Wooded Lot

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

School board has purchased this lot along with adjacent parcels for purpose of building an elementary school.

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

North*

Ar-1

South*

AR-1

East*

AR-1

West*

AR-1

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

This property is host to an abandoned farm house and wooded farm.

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

No.

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

Build an elementary school.

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

Nearby parcels have been and are being utilized for residential development.

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

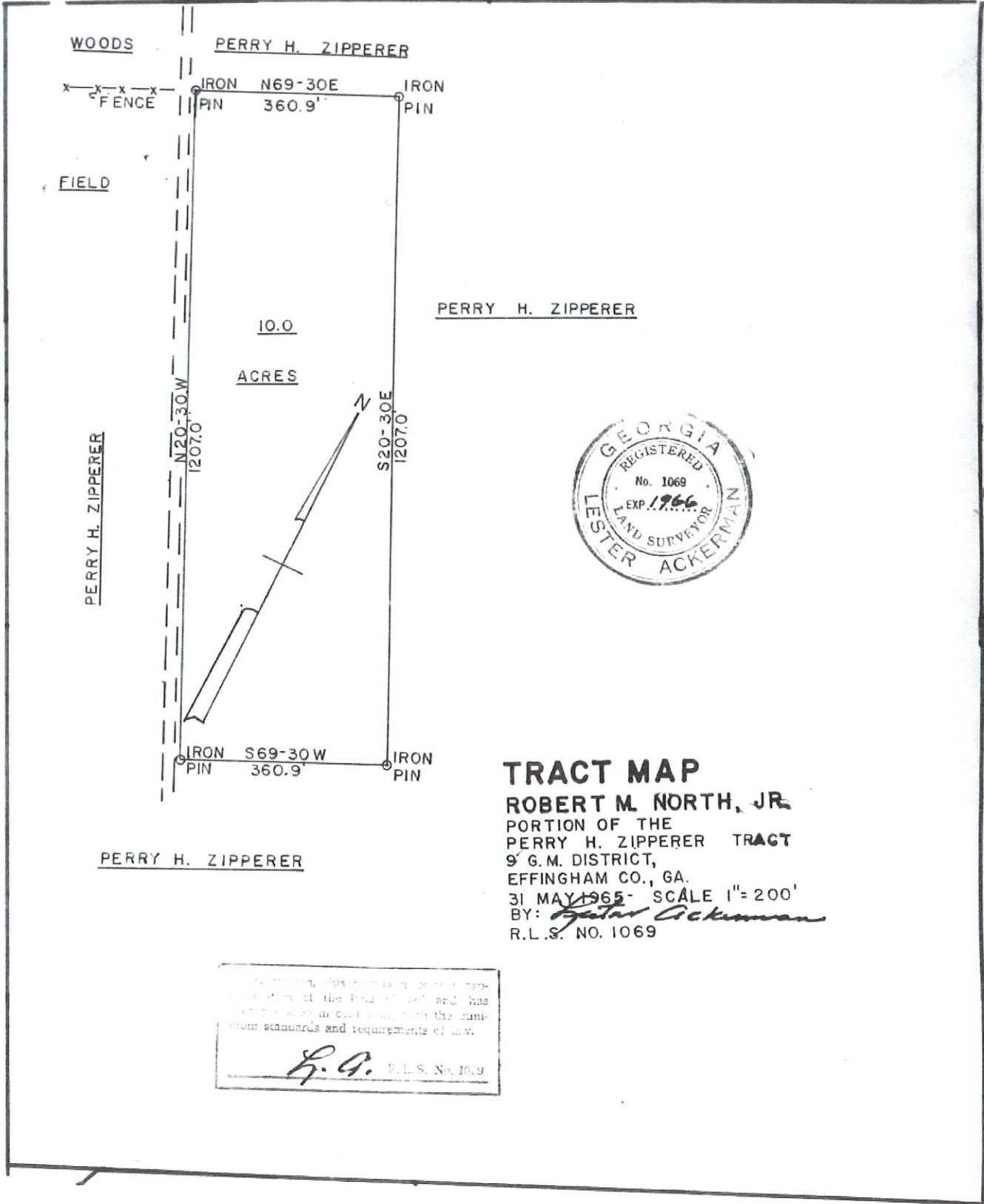
This lot will serve the educational needs of the residents of those homes.

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*

 William David Martin Sr.
Jun 11, 2024



TRACT MAP
ROBERT M. NORTH, JR.
 PORTION OF THE
 PERRY H. ZIPPERER TRACT
 9' G. M. DISTRICT,
 EFFINGHAM CO., GA.
 31 MAY 1965 - SCALE 1" = 200'
 BY: *Lester Ackerman*
 R.L.S. NO. 1069

PERRY H. ZIPPERER

This map is a correct representation of the field and has been prepared in accordance with the minimum standards and requirements of law.
L. A. R.L.S. No. 1069

11



JAMES W. BUCKLEY & ASSOCIATES INC. ARCHITECTS, CIVIL ENGINEERS
 GUYTON
 EFFINGHAM COUNTY BOARD OF EDUCATION
 SCHOOL CODE: 651-9393
 GEORGIA

OVERALL SITE PLAN

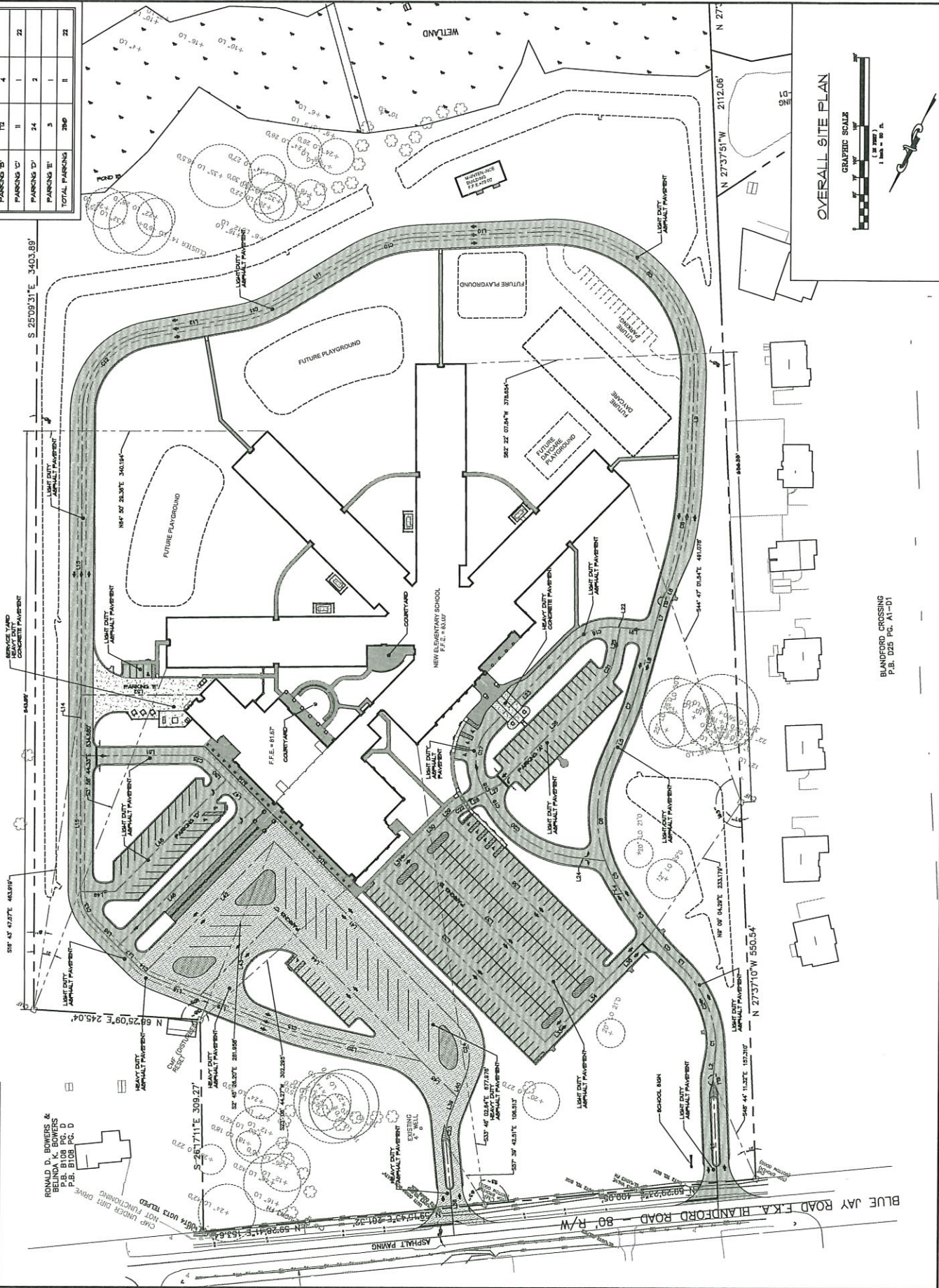


DATE: 04/13/2014
 DRAWN BY: JWB
 CHECKED BY: JWB
 SCALE: AS SHOWN

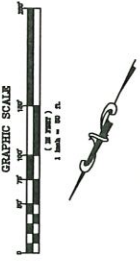
C2.0

PARKING LOT TABLE:

AREA	# SPACES	1/2 SPACED BUS SPACES
PARKING 'A'	42	3
PARKING 'B'	172	4
PARKING 'C'	11	1
PARKING 'D'	24	2
PARKING 'E'	3	1
TOTAL PARKING	266	11



OVERALL SITE PLAN



BLANDFORD CROSSING
 P.S. 025 P.C. A1-01

NOTE:
 SEE SHEET C2.3 FOR LINE AND CURVE DATA.

RONALD D. BOWERS &
 BELINDA K. BOWERS
 P.E. 8108 P.C. D
 P.S. 0138 P.C. D



JAMES W. BUCKLEY & ASSOCIATES INC. - ARCHITECTS, CIVIL ENGINEERS
 GUYTON
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 SCHOOL CODE: 69-1893
 GEORGIA

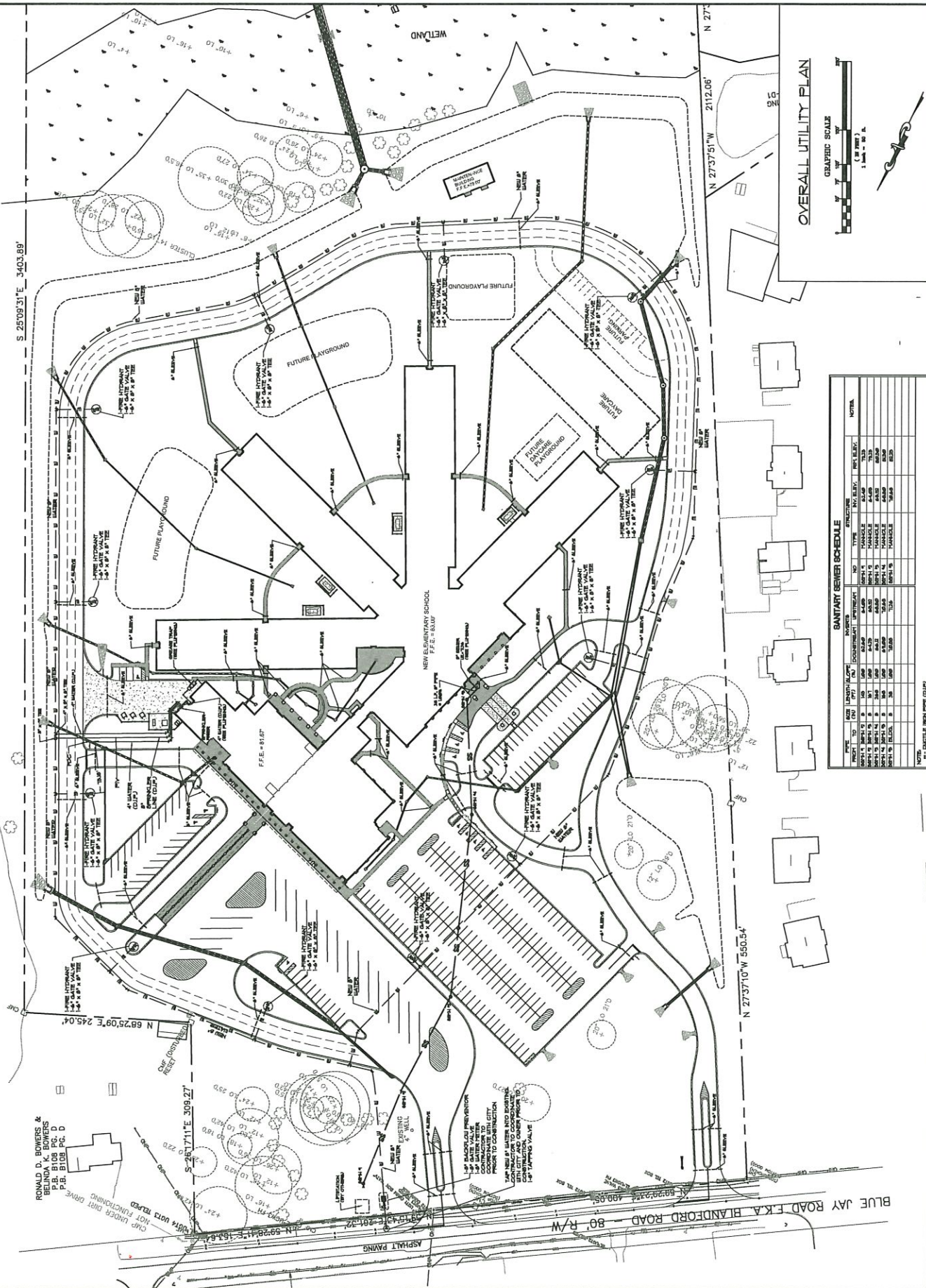
OVERALL UTILITY PLAN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEM SHOWN ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR THE ADEQUACY OF THE DESIGN FOR ALL CONDITIONS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS.

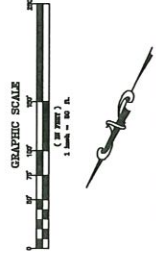


PROJECT NO.	242034
DATE	04/20/2024
CHECKER	JWB
DATE	04/20/2024
DESIGNER	JWB
DATE	04/20/2024
SCALE	AS SHOWN
PROJECT NAME	BLUE JAY ELEMENTARY SCHOOL - PHASE I
PROJECT LOCATION	EFFINGHAM COUNTY, GEORGIA
PROJECT NO.	242034
DATE	04/20/2024
CHECKER	JWB
DATE	04/20/2024
DESIGNER	JWB
DATE	04/20/2024
SCALE	AS SHOWN
PROJECT NAME	BLUE JAY ELEMENTARY SCHOOL - PHASE I
PROJECT LOCATION	EFFINGHAM COUNTY, GEORGIA

C4.0



OVERALL UTILITY PLAN



SANITARY SEWER SCHEDULE

NO.	SIZE	DEPTH	LENGTH	TYPE	MANHOLE	REMARKS
1	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
2	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
3	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
4	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
5	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
6	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
7	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
8	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
9	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER
10	12"	4'-0"	100'	NEW	12" x 12"	NEW SANITARY SEWER

NOTE: SEE SANITARY SEWER SCHEDULE FOR MATERIALS AND INSTALLATION REQUIREMENTS.

FRANK O. BOWERS &
 GRAND K. BOWERS
 P.B. B108 P.C. D
 P.B. B108 P.C. D
 P.B. B108 P.C. D
 NOT UNDER PART DRIVE
 DATA NOT TO BE USED

SEE NEW SANITARY SEWER AND SANITARY MANHOLES FOR COORDINATED CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORD THEM ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS.

BLUE JAY ROAD FKA BLANDFORD ROAD - 80' R/W
 N 68°29'27" E 490.95'
 N 27°37'10" W 550.54'
 N 68°25'09" E 245.04'
 S 24°17'11" E 309.27'
 N 59°28'41" E 153.54'

432-41



6/11/2024

Roads



Tax Parcels



Map-Parcel Ids (PINs) Municipal Boundaries

432-41



6/11/2024

1:8,802

Roads

Map-Parcel Ids (PINs)

Tax Parcels

Effingham County Zoning

- AR-1
- AR-2
- R-1
- R-6
- I-1
- Other

Municipal Boundaries

0 0.05 0.1 0.2 0.2 mi

0 0.1 0.2 0.4 km

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

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 **William Martin as agent for Ron Womack - (Map # 432 Parcels # 41) (Map # 414 Parcels # 3A)** from AR-2 & R-1 to AR-1 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?

BS.

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PEH P.H.

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APPROVAL X DISAPPROVAL _____

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R.T.

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BS.