

RZN-24-35

Rezoning Application

Status: Active

Submitted On: 6/4/2024

Primary Location

440 Wylly Road

Rincon, GA 31326

Owner

WILLIAMSON TERRIE


KINARD

440 WYLLY RD RINCON, GA

31312

Applicant

 TERRIE WILLIAMSON

 912-980-5605

 shrimpfactory@aol.com

 440 WYLLY ROAD
RINCON, GA 31326

Staff Review

 Planning Board Meeting Date*

07/09/2024

 Board of Commissioner Meeting Date*

08/06/2024

 Notification Letter Description *

subdivision to create new home site.

 Map #*

460

 Parcel #*

102

 Staff Description

 Georgia Militia District

9

 Commissioner District*

4th

🔒 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?*

Property Owner

Applicant / Agent Name*

TERRIE WILLIAMSON

Applicant Email Address*

SHRIMPFACTORY@AOL.COM

Applicant Phone Number*

912-980-5605

Applicant Mailing Address*

440 WYLLY RTOAD

Applicant City*

RINCON

Applicant State & Zip Code*

GA 31326

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)

460-102

Road Name*

Proposed Road Access* ?

WYLLY ROAD

EXSISTING

Total Acres *

Acres to be Rezoned*

10

4

Lot Characteristics *

SPLITTING 6 ACRES FOR MY BROTHER

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

TO SELL TO MY BROTHER

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

North*

South*

Ar2

Ar1

East*

West*

Ar1

Ar1

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

THE SIX ACRES THERE IS NO USE AT ALL THE FRONT 4 ACRES I LIVE ON 2 OF THE 4ACRES

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.*

MY BROTHER IS BUYING THE BACK 6 ACRES TO LIVE ON AND I WILL HAVE THE 4 ACRES

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

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?*

residential

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?*

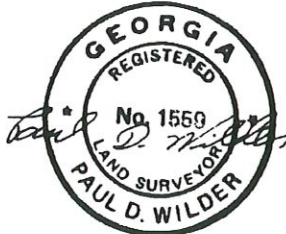
NO

Digital Signature*

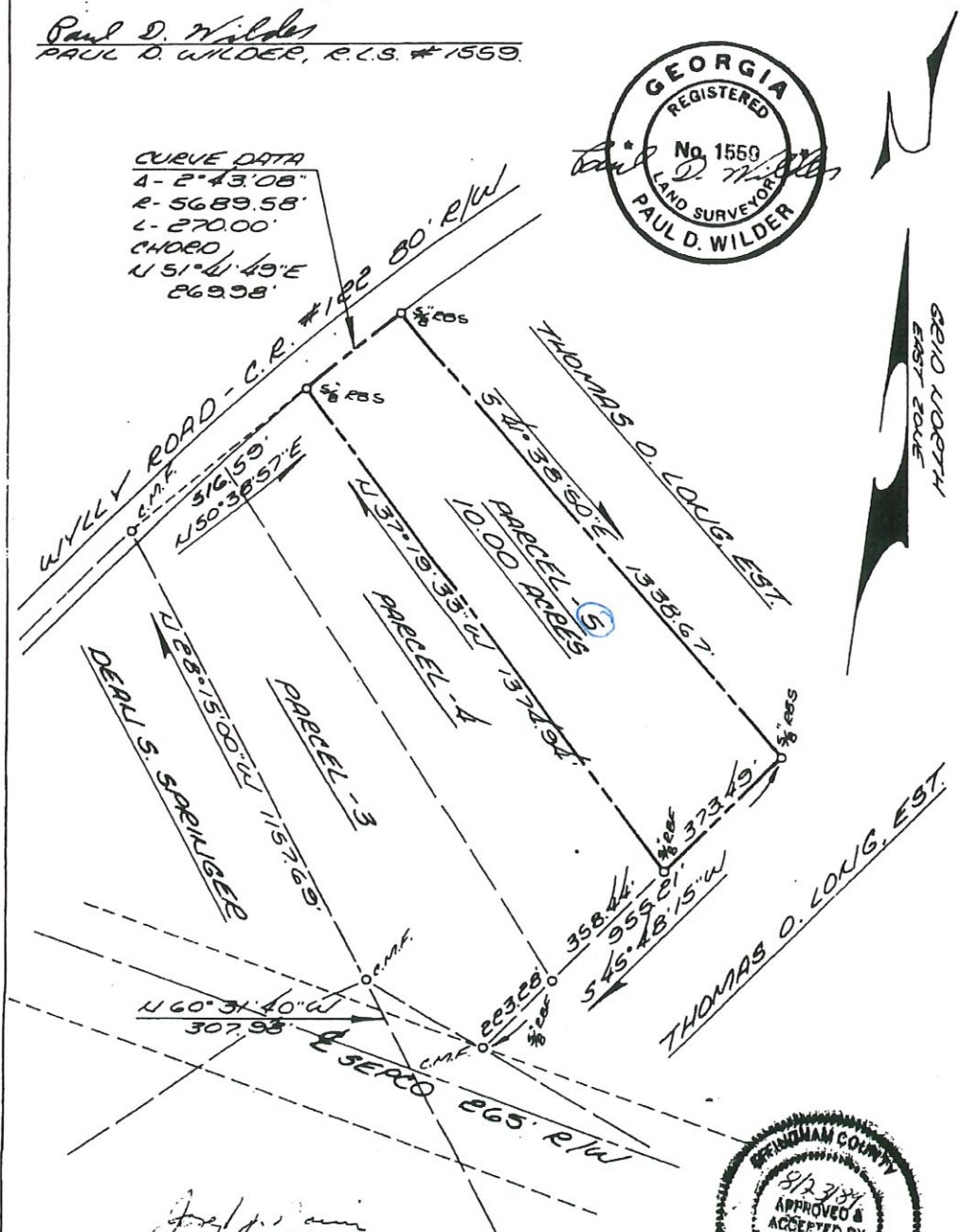
✔ TERRIE KINARD WILLIAMSON
May 29, 2024

I CERTIFY THAT THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0100-B, DATED MARCH 18, 1989.

Paul D. Wilder
 PAUL D. WILDER, R.L.S. #1559



CURVE DATA
 Δ - 2°43'08"
 R - 5689.58'
 L - 270.00'
 CHORD
 N 51°41'49"E
 2699.38'



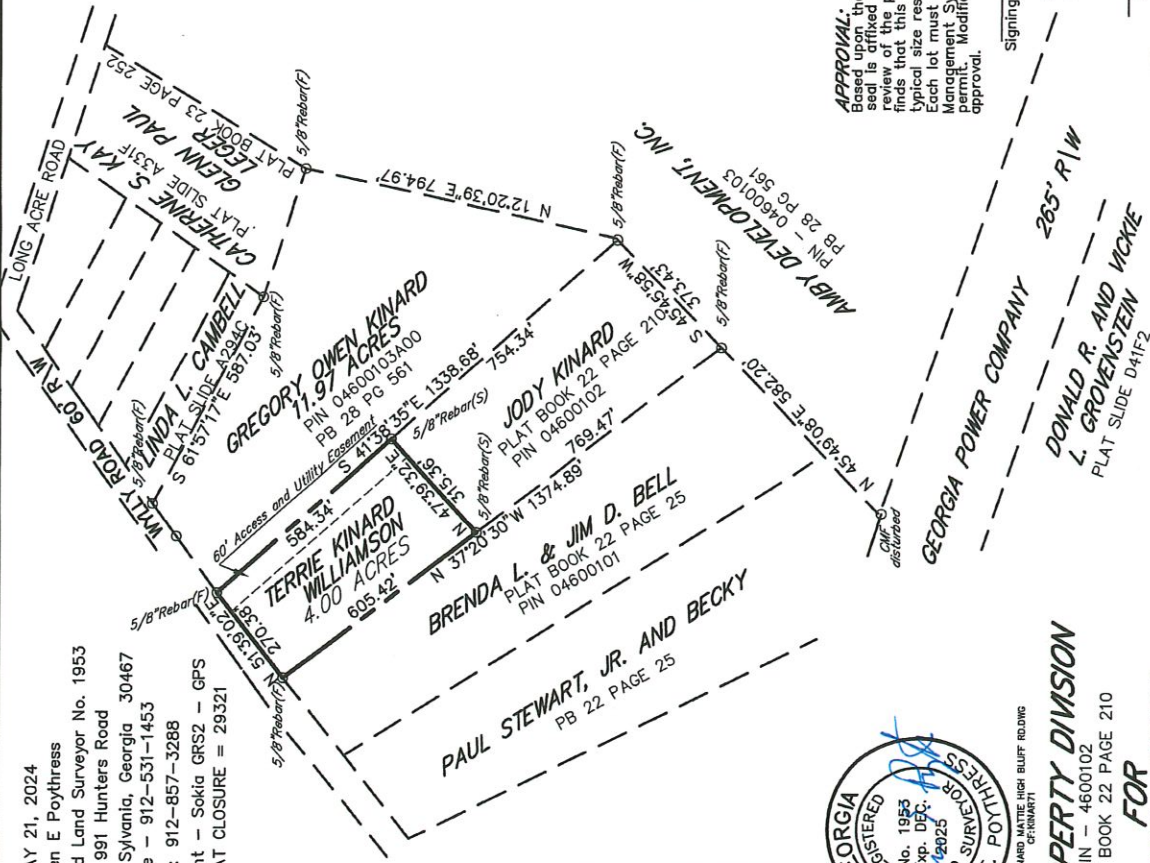
J. J. ...
 Lanning Administrator
 This subdivision is approved for filing purposes only. This approval does not constitute a representation that any lot in said subdivision is suitable for any type of construction or improvement.
 8/23/89



ERROR OF CLOSURE:
 FIELD DATA 1/ 22,703
 ANGULAR ERROR 45" PER Δ POINT
 PLAT CLOSURE 1/ 659,337
 ADJUSTED BY *COMBASS RKE*
 EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

PLAT OF	
10.00 ACRES, PARCEL-5 DIVIDED FROM THE THOMAS O. LONG, EST. FOR MATTIE R. KILARD.	
LOCATION:	S. 110.9 FRANKLIN COUNTY, GEORGIA
SCALE:	1 INCH = 300 FEET
DATE:	AUG. 21, 1989
FILE NO.	6301-C
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

DATE: MAY 21, 2024
 By: Warren E Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road
 Sylvania, Georgia 30467
 Cell Phone - 912-531-1453
 Telephone: 912-857-3288
 Equipment - Sokkia GRS2 - GPS
 FINAL PLAT CLOSURE = 29321

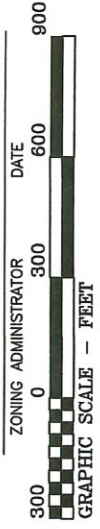


SURVEYOR'S CERTIFICATION
 As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificated, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as 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 15-6-67.

Warren E. Poythress, Registered Land Surveyor
 No. 1953
 Date: 5-21-24

APPROVAL: EFFINGHAM COUNTY HEALTH DEPARTMENT
 Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Signing Authority: **APPROVAL EFFINGHAM COUNTY:**
 APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATION.



PROPERTY DIVISION
 PIN - 4600102
 PLAT BOOK 22 PAGE 210
FOR
TERRY KINARD
WILLIAMSON

LOCATED IN THE 11TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

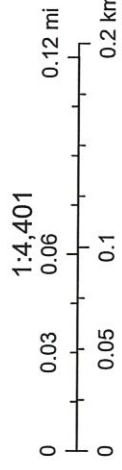
460-102



6/4/2024

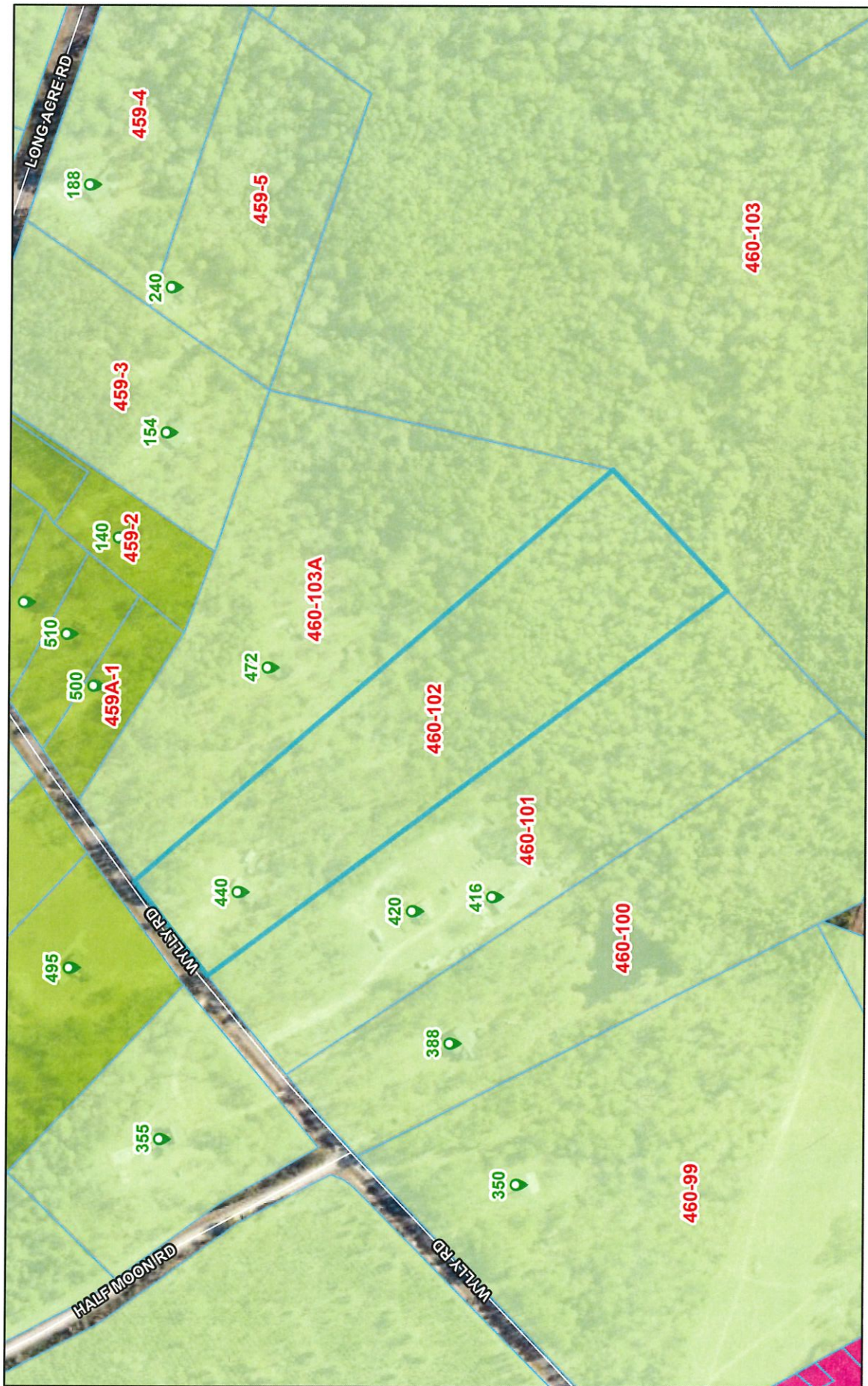
📍 Addresses Tax Parcels

Roads Tax Parcel Labels



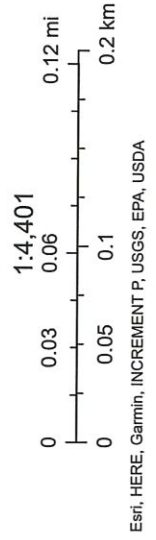
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

460-102



6/4/2024

- Roads
- Tax Parcel Labels
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-1
- Tax Parcels



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 **Terrie Williamson- (Map # 460 Parcels # 102)** 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.

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PET DISAPPROVAL _____

Of the rezoning request by applicant **Terrie Williamson- (Map # 460 Parcels # 102)** from **AR-1** to **AR-2** zoning.

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P.H.
PET

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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R.T.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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B.S.