

RZN-24-29

Rezoning Application

Status: Active

Submitted On: 4/22/2024

Primary Location

1243 Noel C Conaway Road

Guyton, GA 31312


Owner

GRIDER ARNOLD LEE JR

200 SHEAROUSE RD

GUYTON, GA 31312

Applicant

 Arnold Grider 912-414-4596 griderrealty@gmail.com 200 Shearouse Rd
Guyton, Georgia 31312

Staff Review

 Planning Board Meeting Date*

06/11/2024

 Board of Commissioner Meeting Date*

07/02/2024

 Notification Letter Description *

rezoning for business opportunities

 Map #*

375E

 Parcel #*

5

 Staff Description

AR-1 1/2 AR-2 to B-1

 Georgia Militia District

1559

 Commissioner District*

2nd

 Public Notification Letters Mailed

05/13/2024

 Board of Commissioner Ads

06/12/2024

🔒 Planning Board Ads

05/15/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

No

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Lee Grider

Applicant Email Address*

Griderrealty@gmail.com

Applicant Phone Number*

912-414-4596

Applicant Mailing Address*

200 Shearouse Rd

Applicant City*

Guyton

Applicant State & Zip Code*

31312

Rezoning Information

How many parcels are you rezoning?*

2

Present Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Proposed Zoning of Property*

B-1 (Neighborhood Commercial)

Map & Parcel *

0375E005,0375E006

Road Name*

Noel C Conaway Rd

Proposed Road Access* ?

Noel C Conaway and Nease Rd

Total Acres *

1.34

Acres to be Rezoned*

1.34

Lot Characteristics *

Conner of Nease Rd and Noel C Conaway.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Like to use the property for small businesses office space: coffee shop, real estate, mortgage, insurance, bike shop, cell phone...

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

North*

R2

South*

A1R

East*

A1R

West*

A1R

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

R2

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.*

Start a coffee shop

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

South Effingham High School, Country Side Baptist Church, Doodlebug Learning Ctr., A1R

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

With the coffee shop it will allow a place for people to gather, to network, and connect both for employment. With respect to Real Estate, Insurance, Mortgage, Cell Phones, Bike Shop... Ideas for the store fronts in the future.

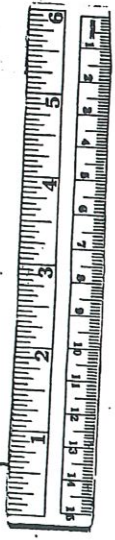
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

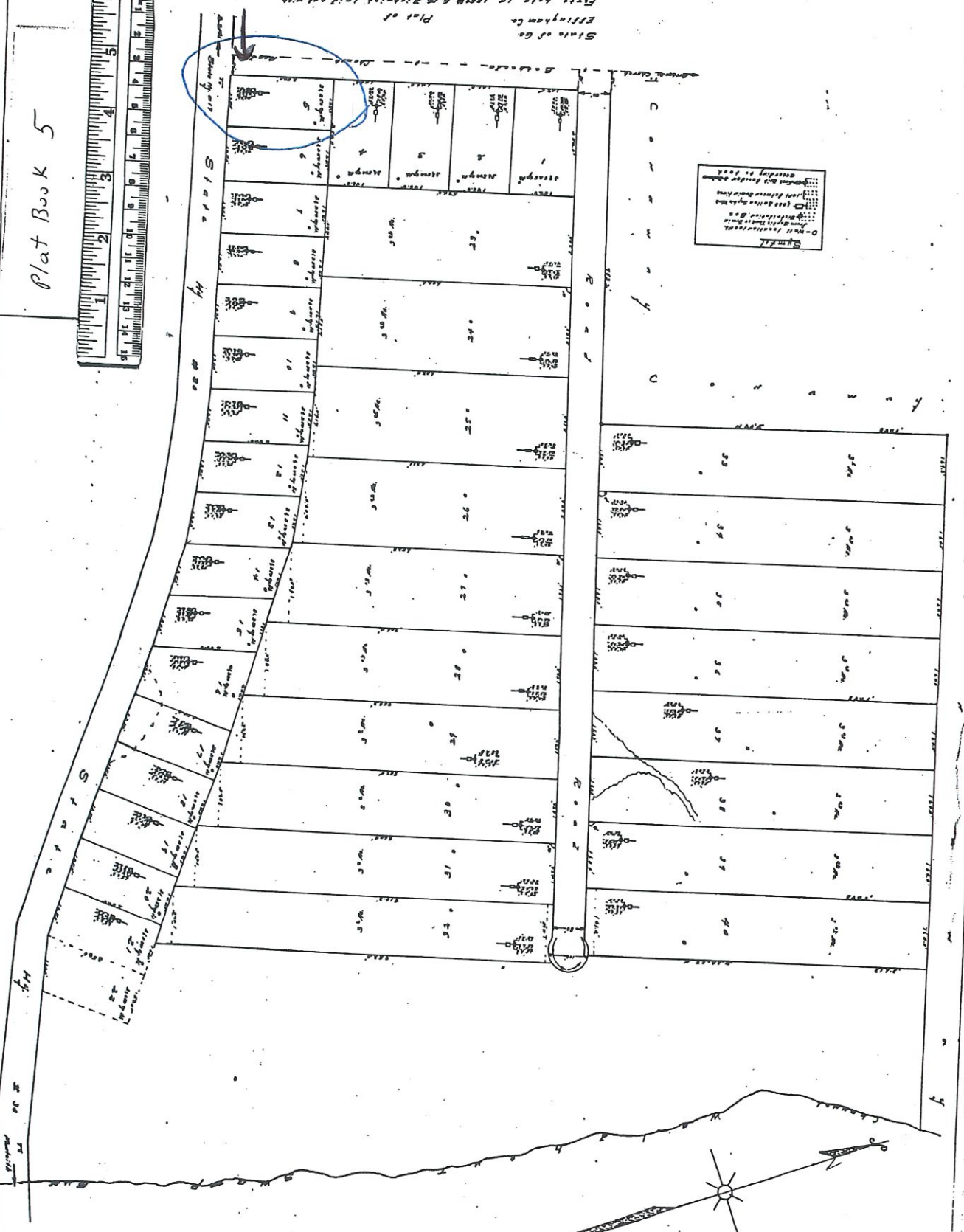
✓ Arnold Lee Grider Jr
Apr 19, 2024

Plat Book 5

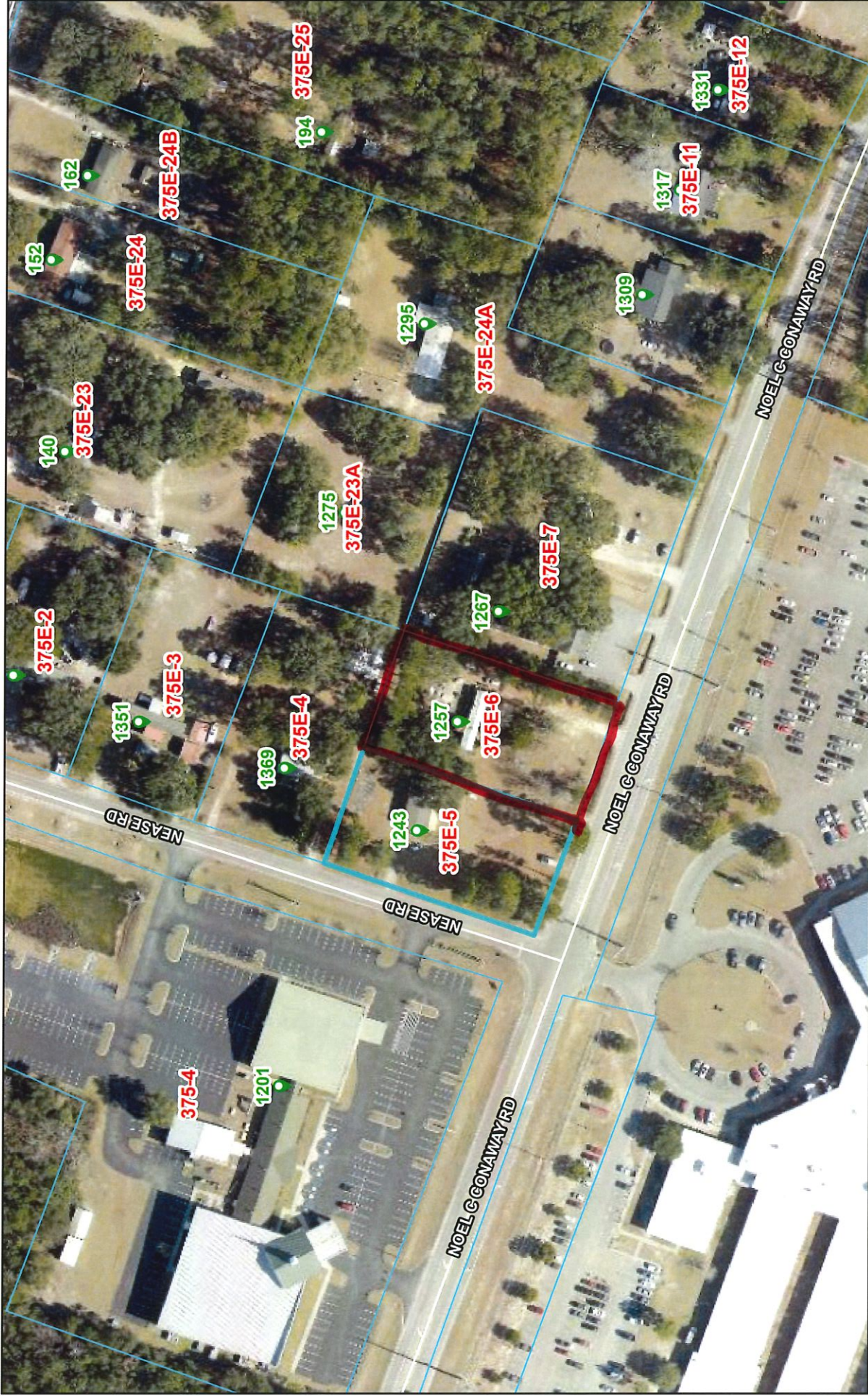


State of Co. Effingham Co. Plat of
 Fifty lots in town of ...
 as ...
 Scale 100 Ft. = 1 inch

Legend
 O - Well location
 --- - Boundary line
 --- - Road
 --- - Stream



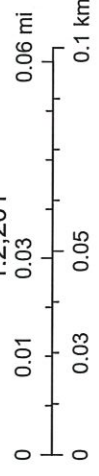
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4/23/2024

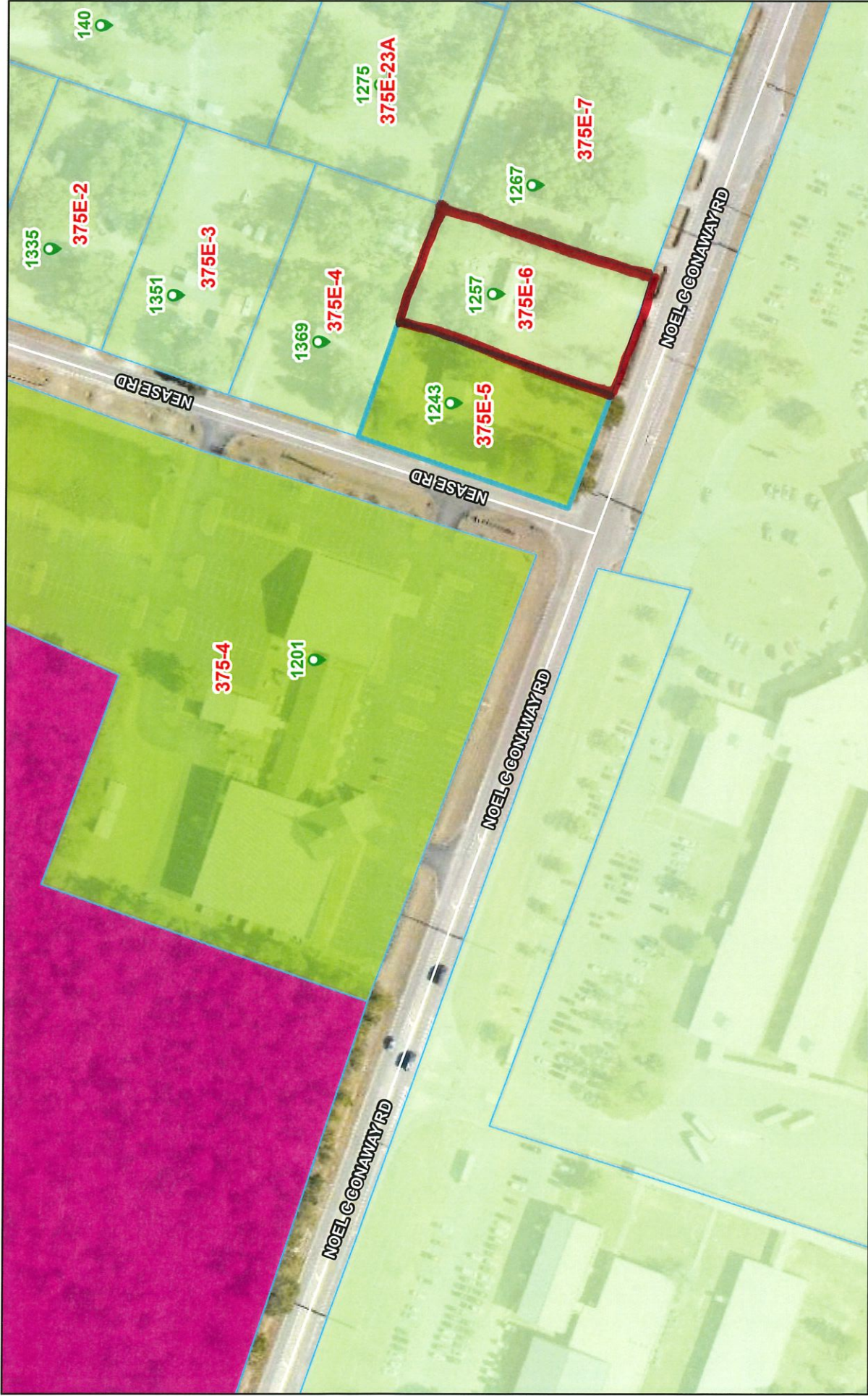
- Addresses
- Roads
- Efn_fin_cache
- Tax Parcels
- Tax Parcel Labels
- Band_1
- Band_2
- Band_3

1:2,201



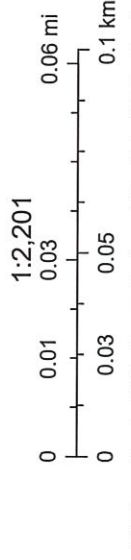
Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

375E-5



4/23/2024

- Addresses
- Tax Parcels
- AR-1
- AR-2
- AR-2 Efn_fin_cache
- Effingham County Zoning
- R-3
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA