



## RZN-25-33

### Rezoning Application

Status: Active

Submitted On: 7/10/2025

### Primary Location


32.445069, -81.311349


### Owner


No owner information

### Applicant

 Forbes Buck

 912-220-6335

 enfoquellc@gmail.com

 PO Box 30759  
Savannah, GA 31410

## Staff Review

 Planning Board Meeting Date\*

08/12/2025

 Board of Commissioner Meeting Date\*

09/02/2025

 Notification Letter Description \*


permitted uses for Conservation Use.

 Map #\*

384

 Parcel #\*

19

 Staff Description

384-19, 362-28, 385-1, 385-2B

 Georgia Militia District

—

 Commissioner District\*

3rd

 Public Notification Letters Mailed

07/14/2025

 Board of Commissioner Ads

08/13/2025

🏠 Planning Board Ads

07/16/2025

🏠 Request Approved or Denied

—

🏠 Plat Filing required\* ?

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Forbes Buck

Applicant Email Address\*

enfoquellc@gmail.com

Applicant Phone Number\*

9122206335

Applicant Mailing Address\*

PO Box 30759

Applicant City\*

Savannah

Applicant State & Zip Code\*

GA 31410

## Property Owner Information

Owner's Name\*

Abigayles Ferry LLC

Owner's Email Address\*

joe@usher412ministries.com

Owner's Phone Number\*

9126678644

Owner's Mailing Address\*

4 Marsh Harbor Dr N

Owner's City\*

Savannah

Owner's State & Zip Code\*

GA 31410

## Rezoning Information

How many parcels are you rezoning?\*

4+

Please List all Parcels Zonings\*

AR-1

Proposed Zoning of Property\*

CP (Conservation Preservation)

Map & Parcel \*

03840019; 03620028; 0385001;  
0385002B00

Road Name\*

Sisters Ferry Road

Proposed Road Access\* 

Existing Access on Sisters Ferry Road

Total Acres \*

488.78

Acres to be Rezoned\*

480.31

Lot Characteristics \*

The total tract consists of 4 tax parcels and is approximately 489 acres consisting of planted pines.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

**Justification for Rezoning Amendment \***

The total tract consists of 4 tax parcels and is approximately 489 acres. We would like to separate a portion of parcel 03840019 for a future home site. This would be an 8.48 acre tract that would remain AR-1 but would become its own tax parcel. The remaining acres of 03840019 and the other 3 parcels would total 480.31 acres and we are in the process of entitling a wetland mitigation site. It is our understanding that the associated land use with that site should be Conservation Preservation.

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

North\*

V5

South\*

V5

East\*

AR1

West\*

AR1

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

Timber and recreation

**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.\***

Wetland Mitigation

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

Timber, farming and homesites of more than 5 acres

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

The site will be protected from development and will be a forested wetland habitat consistent with the characteristics of the land. This purpose will have a positive impact on neighboring properties as it will protect it from development.

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\*



G Forbes Buck

Jul 10, 2025

**BK:28 PG:696-696**

**P2019000230**

FILED IN OFFICE  
CLERK OF COURT  
11/20/2019 10:26 AM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Z. Hursey*



2.1/14-1/19-2019 10:26 AM  
CLERK OF COURT

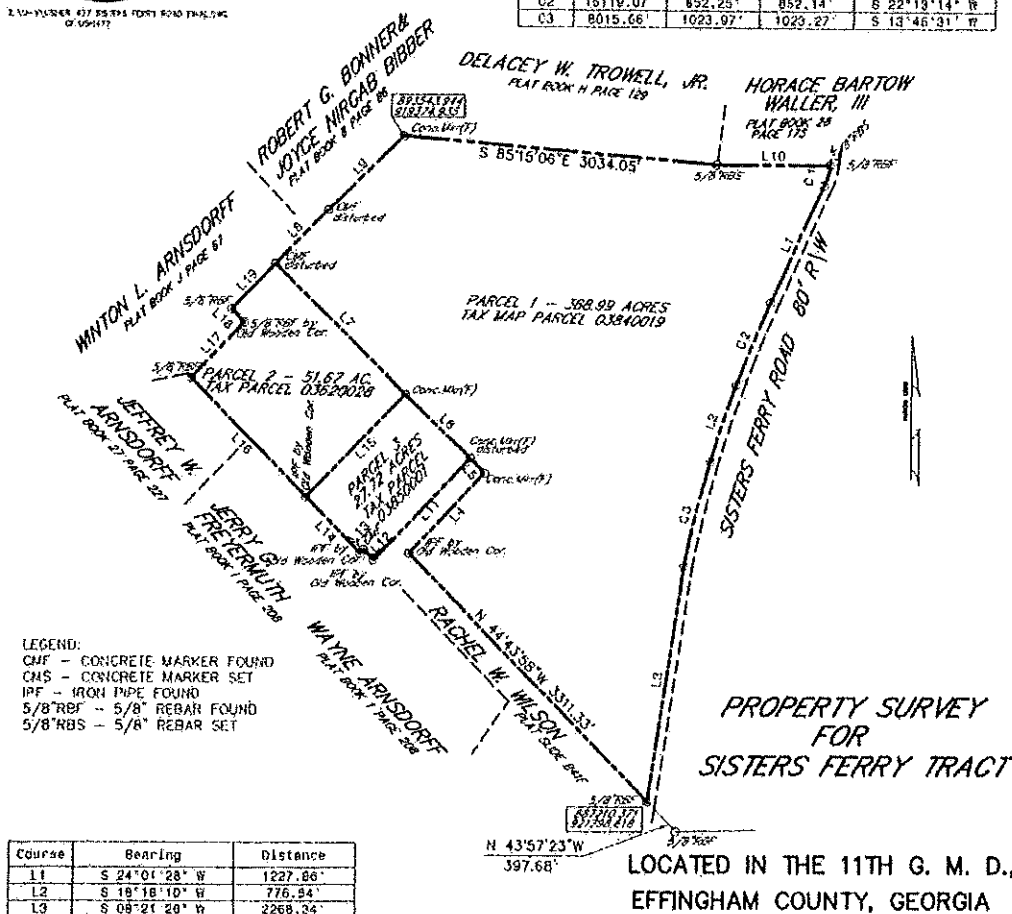
**SURVEYOR'S CERTIFICATION**

The plot is a re-creation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATION OR REQUIREMENTS OR SUITABILITY FOR ANY USE FOR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot 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*  
Warren E. Poythress, Registered Land Surveyor, No. 1953

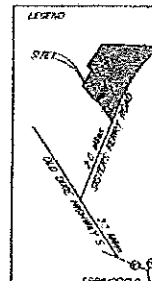
10-26-19  
Date

Curve	Radius	Length	Chord	Chord Bear.
C1	646.63'	204.70'	203.51'	S 15°37'09" W
C2	16119.07'	832.25'	852.14'	S 22°18'14" W
C3	8015.68'	1023.97'	1023.27'	S 13°46'31" W



Course	Bearing	Distance
L1	S 24°01'28" W	1227.86'
L2	S 18°18'10" W	776.54'
L3	S 08°21'20" W	2268.34'
L4	N 43°25'54" E	1048.27'
L5	N 42°58'23" W	196.54'
L6	N 48°22'18" W	884.02'
L7	N 45°27'00" W	1785.80'
L8	N 44°28'13" E	715.95'
L9	N 45°00'45" E	1013.42'
L10	S 89°57'56" E	1093.20'
L11	S 43°43'09" W	1340.13'
L12	N 44°35'25" W	137.43'
L13	S 44°14'02" W	49.49'
L14	N 44°23'36" W	745.26'
L15	N 43°39'44" E	1359.63'
L16	N 44°35'46" W	1592.07'
L17	N 43°51'40" E	728.37'
L18	N 44°31'09" W	181.87'
L19	N 44°07'01" E	604.40'

DATE: OCTOBER 26, 2019  
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 GHS2 - GPS  
Topcon 303  
FINAL PLAT CLOSURE = 660906



300 0 300 600 900  
GRAPHIC SCALE - FEET

8849504050  
PARTICIPANT ID

BK:28 PG:950-950  
P2020000213

FILED IN OFFICE  
CLERK OF COURT  
12/16/2020 02:41 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

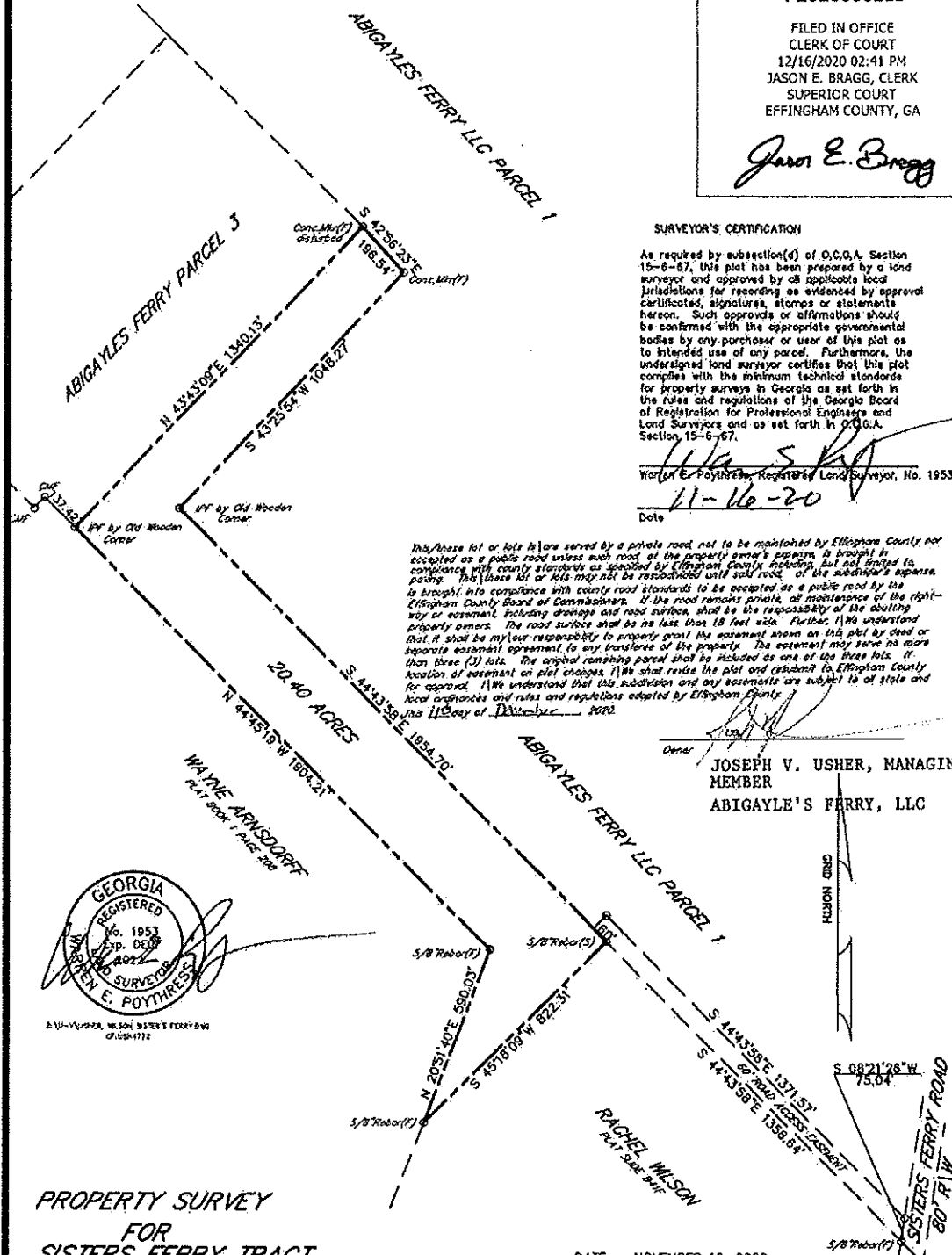
*Jason E. Bragg*

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, certification, signature, stamp or statement 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 15-6-67.

*Warren E. Poythress*  
Warren E. Poythress, Registered Land Surveyor, No. 1953

Date



This/these lot or lots are served by a private road, not to be maintained by Effingham County, nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to, paving. This/these lot or lots may not be subdivided until said road, at the subdivisor's expense, is brought into compliance with county road standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/We understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee of the property. The easement may serve no more than three (3) lots. The original remaining parcel shall be included as one of the three lots. If location of easement on plat changes, I/We shall revise the plat and submit it to Effingham County for approval. I/We understand that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

Owner  
*Joseph V. Usher*  
JOSEPH V. USHER, MANAGING MEMBER  
ABIGAYLE'S FERRY, LLC



PROPERTY SURVEY  
FOR  
SISTERS FERRY TRACT

ABIGAYLES FERRY LLC  
PARCEL 4

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

DATE: NOVEMBER 16, 2020  
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  
Topcon 303  
FINAL PLAT CLOSURE =



This aerial map displays a series of land parcels, each identified by a unique lot number. The parcels are outlined in blue, with a prominent yellow boundary line running diagonally across the center. The map includes the following lot numbers:

- 36000 Range:** 362-4, 362-3, 362-8, 362-2, 362-9B, 362-9, 362-26, 362-9A, 362-10, 362-28, 362-27, 362-1, 362-16, 362-14, 362-17A, 362-17, 362-18, 362-19, 362-1A, 362-1B, 362-1C, 362-1D, 362-1E, 362-1F, 362-1G, 362-1H, 362-1I, 362-1J, 362-1K, 362-1L, 362-1M, 362-1N, 362-1O, 362-1P, 362-1Q, 362-1R, 362-1S, 362-1T, 362-1U, 362-1V, 362-1W, 362-1X, 362-1Y, 362-1Z.
- 38000 Range:** 384-1, 384-17, 384-18, 384-19, 384-1A, 384-1B, 384-1C, 384-1D, 384-1E, 384-1F, 384-1G, 384-1H, 384-1I, 384-1J, 384-1K, 384-1L, 384-1M, 384-1N, 384-1O, 384-1P, 384-1Q, 384-1R, 384-1S, 384-1T, 384-1U, 384-1V, 384-1W, 384-1X, 384-1Y, 384-1Z.
- 40000 Range:** 405-19, 406-42TPO, 406-43C, 406A-4, 406A-5, 406A-6, 406A-7, 406A-8, 406A-9, 406A-10, 406A-11, 406A-12, 406A-13, 406A-14, 406A-15, 406A-16, 406A-17, 406A-18, 406A-19, 406A-20, 406A-21, 406A-22, 406A-23, 406A-24, 406A-25, 406A-26, 406A-27, 406A-28, 406A-29, 406A-30, 406A-31, 406A-32, 406A-33, 406A-34, 406A-35, 406A-36, 406A-37, 406A-38, 406A-39, 406A-40, 406A-41, 406A-42, 406A-43, 406A-44, 406A-45, 406A-46, 406A-47, 406A-48, 406A-49, 406A-50, 406A-51, 406A-52, 406A-53, 406A-54, 406A-55, 406A-56, 406A-57, 406A-58, 406A-59, 406A-60, 406A-61, 406A-62, 406A-63, 406A-64, 406A-65, 406A-66, 406A-67, 406A-68, 406A-69, 406A-70, 406A-71, 406A-72, 406A-73, 406A-74, 406A-75, 406A-76, 406A-77, 406A-78, 406A-79, 406A-80, 406A-81, 406A-82, 406A-83, 406A-84, 406A-85, 406A-86, 406A-87, 406A-88, 406A-89, 406A-90, 406A-91, 406A-92, 406A-93, 406A-94, 406A-95, 406A-96, 406A-97, 406A-98, 406A-99, 406A-100.

The map also features several road names:

- SISTERS FERRY RD** (running diagonally across the center)
- GREEN MORGAN SCHOOL RD** (running horizontally across the bottom)
- ARNSDORFF LP** (running horizontally across the bottom right)

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

 Roads
  Parcels
  Citations



384-19, 362-28, 385-1, 385-2B



7/9/2025

**Legend**

- Parcels
- Roads
- Zoning
- AR-1
- AR-2
- Citations

**Scale**

1:16,053

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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



9.5

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 JS

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by **Forbes Buck** as agent for **Abigayles Ferry LLC** (Map # 384 Parcel # 19), (Map # 362 Parcel # 28) , (Map # 385 Parcel # 1), (Map # 385 Parcel # 2B) from AR-1 to CP 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?

*Andrew Smith*

Planning Board Meeting – August 12, 2025

L.S.

9.5

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Great!  
IDEA!



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

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APPROVAL ☒DISAPPROVAL ☐

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Conservation +  
Wetland Mitigation



9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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