



RZN-25-31

Rezoning Application

Status: Active

Submitted On: 7/2/2025

Primary Location

32.357718, -81.265030

Owner

No owner information

Applicant

 Ronald/Debbie Vickery

 912-665-1800

 rmvickery@comcast.net

 556 Log Landing Road
Springfield, Ga 31329

Staff Review

 Planning Board Meeting Date*

08/12/2025

 Board of Commissioner Meeting Date*

09/02/2025

 Notification Letter Description *

Combination of lots.

 Map #*

428C

 Parcel #*

1B

 Staff Description

 Georgia Militia District

—

 Commissioner District*

4th

 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?*

Property Owner

Applicant / Agent Name*

Ronald/Debbie Vickery

Applicant Email Address*

rmvickery@comcast.net

Applicant Phone Number*

9126651800

Applicant Mailing Address*

556 Log Landing Road

Applicant City*

Springfield

Applicant 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-2 (Agricultural Residential Less than
5 Acres)

Map & Parcel *

428C-1B

Road Name*

Log Landing Road

Proposed Road Access* ?

Log Landing Rd

Total Acres *

0.33

Acres to be Rezoned*

0.33

Lot Characteristics *

Clear land with driveway

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Bought 0.33 acres to have access off of Log Landing Road

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

North*

AR2

South*

R1

East*

AR2

West*

AR1

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

clear land with driveway

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.*

will have access off of Log Landing Road

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?*

this parcel will be added to my acreage and it will allow access to Log Landing instead of using a private road

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*

✓ Debbie Vickery
Jul 2, 2025

FILED FOR RECORD

PG. 84
SEE NO. 41. B1

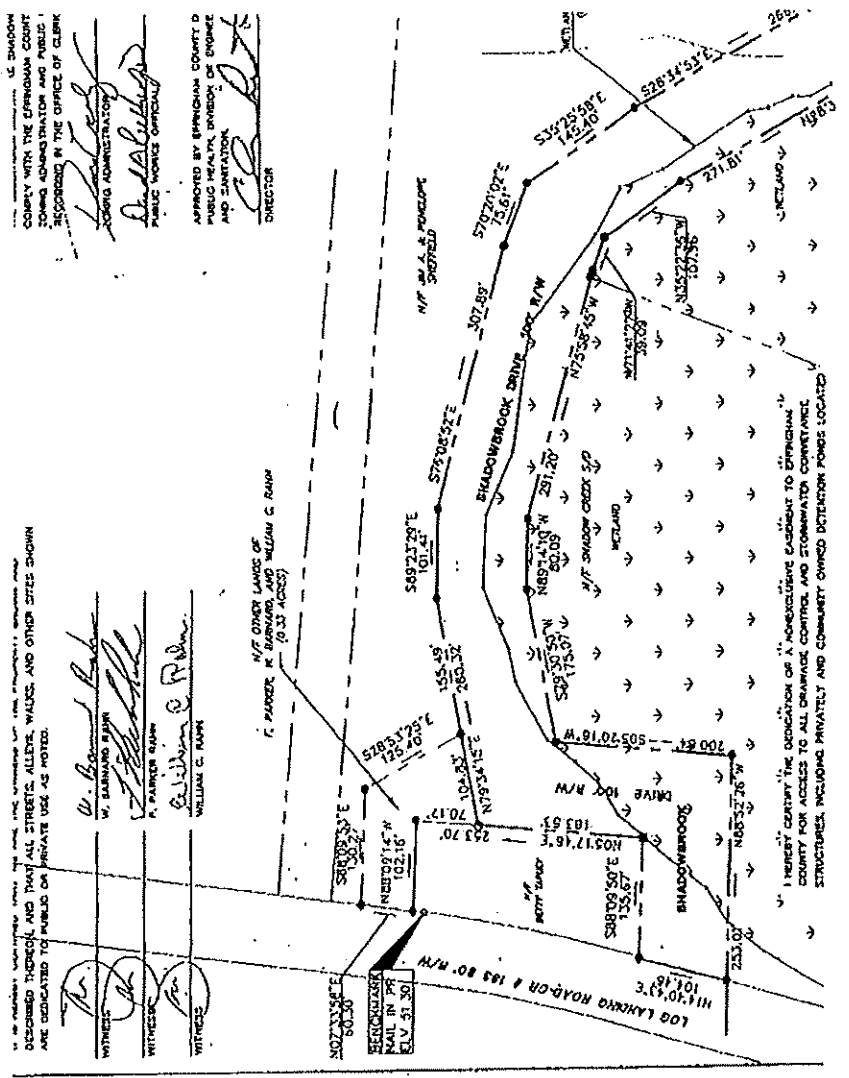
04 APR 28 AM 8:42

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

WE HEREBY CERTIFY THAT THE DEDICATION OF THE ABOVE DESCRIBED TRACT, AND THAT ALL STREETS, ALLEYS, WALKS, AND OTHER SITES SHOWN ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED.

WITNESSES:
W. BARNARD BARN
WILLIAM C. BARN
WITNESSES:
WILLIAM C. BARN
WITNESSES:
WILLIAM C. BARN

APPROVED BY SPRINGHILL COUNTY D
PUBLIC HEALTH DIVISION OF ENGINE
AND SANITATION
DIRECTOR

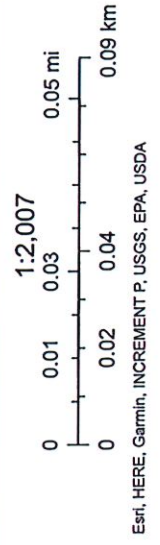


428C-1B

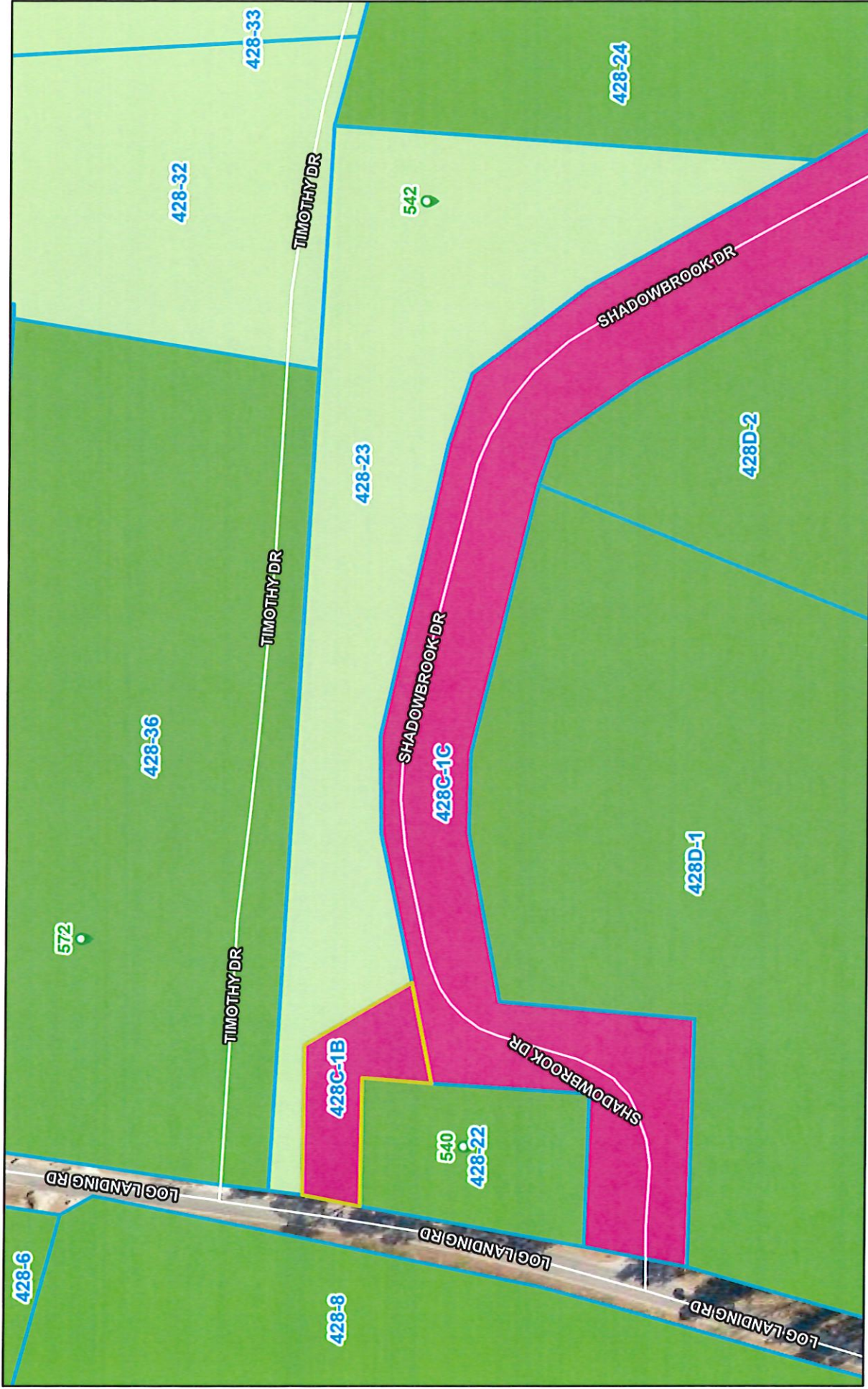


7/3/2025

- Addresses
- Parcels
- Roads
- Citations



428C-1B



7/3/2025

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

1:2,007
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S7°16'02"W	60.28'	L8	N70°44'59"W	75.38'
L2	N7°07'03"E	60.11'	L9	N89°41'43"W	101.35'
L3	N88°31'28"W	102.18'	L10	S79°13'26"W	155.25'
L4	N4°56'11"E	70.17'	L11	N7°10'04"E	34.82'
L5	S79°20'24"W	105.01'	L12	N35°52'40"W	94.43'
L6	S5°08'19"W	24.21'	L13	N35°52'40"W	51.01'
L7	S88°10'01"E	24.64'	L14	N2°32'41"W	231.22'

ORIGINAL AREAS

PARCEL #:(04280023)
AREA = 3.633 ACRES

PARCEL #:(0428C001B00)
AREA = 0.328 ACRES

COMBINATION AREAS

TRACT # 1 &
PARCEL #:(0428C001B00)
AREA = 2.315 ACRES

SUBDIVIDED TRACT

TRACT # 2 FROM
PARCEL #:(04280023)
AREA = 1.646 ACRES

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRx6+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.C.A. SECTION OF 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 CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF 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.C.A. SECTION 15-6-67

WILLIAM MARK GLISSON RLS #3316

DATE

150' 0 150' 300'

GRAPHIC SCALE 1" =



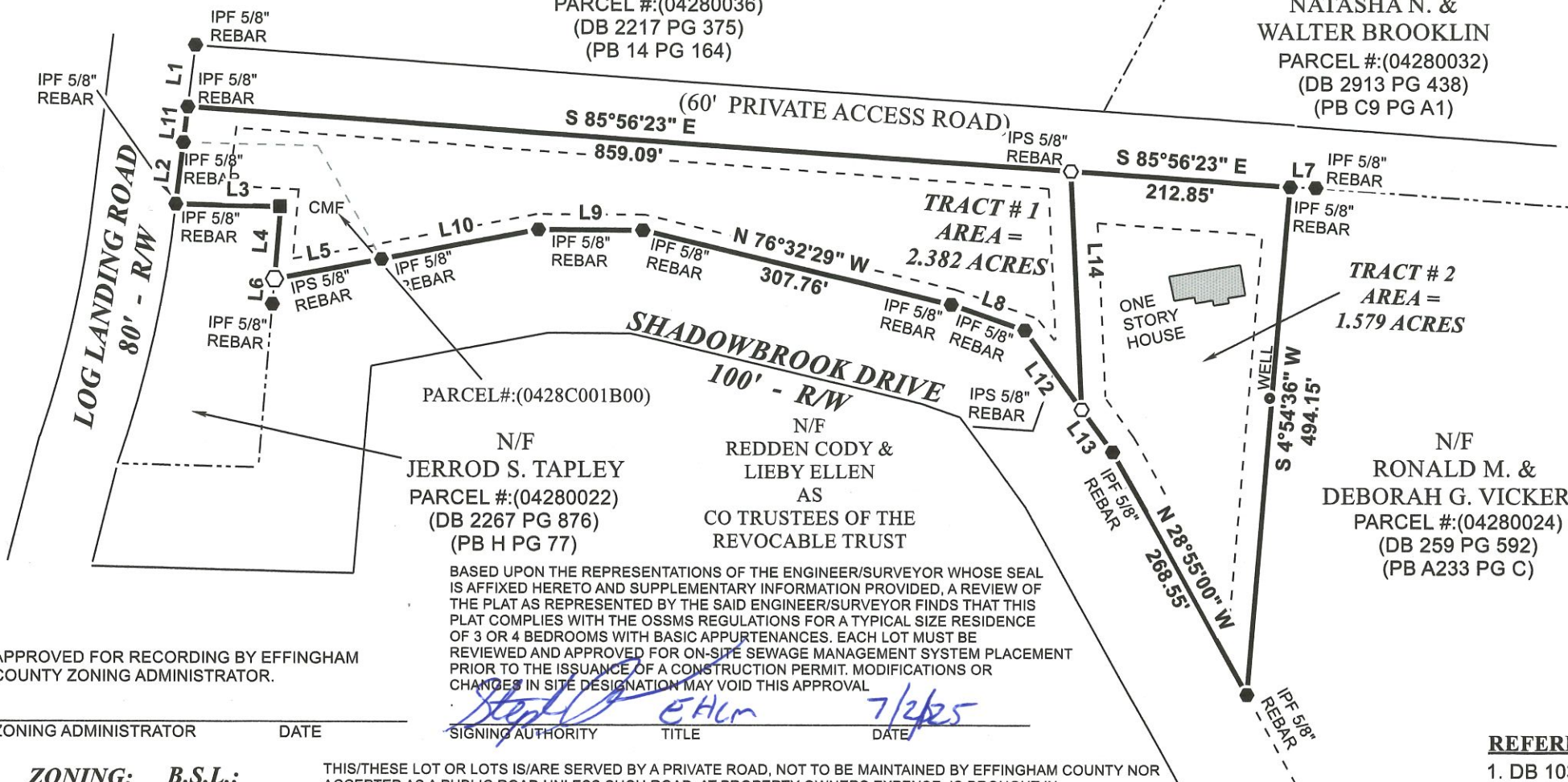
STATE OF GEORGIA
LSF # 1404

SURVEY OF PARCEL #:(04280023) AND (0428C001B00) BEING SUBDIVIDED TO CREATE TWO TRACTS, LOCATED IN THE 11th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

N/F
SARAH M. &
THOMAS SCHLAPPAL JR.

PARCEL #:(04280036)
(DB 2217 PG 375)
(PB 14 PG 164)

N/F
NATASHA N. &
WALTER BROOKLIN
PARCEL #:(04280032)
(DB 2913 PG 438)
(PB C9 PG A1)



PARCEL#:(0428C001B00)

N/F
JERROD S. TAPLEY
PARCEL #:(04280022)
(DB 2267 PG 876)
(PB H PG 77)

N/F
REDDEN CODY &
LIEBY ELLEN
AS
CO TRUSTEES OF THE
REVOCABLE TRUST

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

TITLE

DATE

THIS/THESE LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR ACCEPTED AS A PUBLIC ROAD UNLESS SUCH ROAD, AT PROPERTY OWNERS EXPENSE, IS BROUGHT IN COMPLIANCE WITH COUNTY STANDARDS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING BUT NOT LIMITED TO, PAVING. THIS/THESE LOTS OR LOTS MAY NOT BE RE-SUBDIVIDED UNTIL SAID ROAD, AT SUB DIVIDERS 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 MAINTAINED 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 NOT 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 TRANSFER 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 RESUBMIT IT TO EFFINGHAM COUNTY FOR APPROVAL. I/WE UNDERSTAND THAT THIS IS A SUBDIVISION AND ANY EASEMENTS ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

SIGNING AUTHORITY

TITLE

DATE

PREPARED BY:

GLISSON
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

REFERENCES:

1. DB 1035 PG 316
2. PB A233 PG C
3. DB 2961 PG 484
4. PB C41 PG B1

SURVEY FOR:
RONALD M. &
DEBORAH G. VICKERY

COUNTY:EFFINGHAM STATE: GEORGIA

GMD:11th

DATE:05/25/2025

SCALE: 1" = 150'

FILE NUMBER:25214

DRAWN BY:kj

TOTAL AREA: = 3.961 ac.

FIELD SURVEY DATE:04/03/2025

9.5

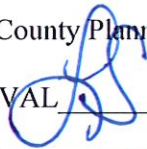
EFFINGHAM COUNTY REZONING CHECKLIST

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 

DISAPPROVAL _____

Of the rezoning request by **Ronald/ Debbie Vickery (Map # 428C Parcel # 1B)** from **R-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?

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Just Adding
to their
property to
expand their
property.

N.K.

9.5

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CHECK LIST:

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APPROVAL X

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R.T.

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DISAPPROVAL _____

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J.P. 10