



RZN-25-32

Rezoning Application

Status: Active

Submitted On: 7/7/2025


Primary Location

163 Robin Road
Guyton, GA 31312

Owner

ALFORD REBECCA B AND TROY
K
163 ROBIN RD GUYTON, GA 31312

Applicant

 Becky Alford
 912-441-4348
 garecmom@gmail.com
 163 Robin Road
Guyton, ga 31312

Staff Review

 Planning Board Meeting Date*

08/12/2025

 Board of Commissioner Meeting Date*


09/02/2025

 Notification Letter Description *

to allow for permitted uses in AR-2

 Map #*

436

 Parcel #*

32

 Staff Description

 Georgia Militia District

—

 Commissioner District*

2nd

 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*

Rebecca B. Alford

Applicant Email Address*

garecmom@gmail.com

Applicant Phone Number*

9124414348

Applicant Mailing Address*

163 Robin Road

Applicant City*

Guyton

Applicant State & Zip Code*

Ga 31312

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)

04360032

Road Name*

Proposed Road Access* ⓘ

Robin Road

Robin Road

Total Acres *

Acres to be Rezoned*

2.5

2.5

Lot Characteristics *

wooded lot with pond and road frontage with driveway

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Want let to sell property

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

North*

South*

AR1

AR1

East*

West*

AR1

AR2

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

wooded land with pond

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.*

sell

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

residence

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

every property on this road is a residence

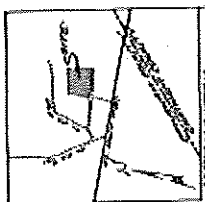
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

no

Digital Signature*

✓ Rebecca B. Alford
Jul 1, 2025

See Section of Highway Dist. No. 23, Dist. 39, - 1-2-58



THE FOLLOWING IS A SUMMARY OF THE WORK DONE ON THE PROJECT DURING THE MONTH OF JANUARY, 1958.

1. The first item of work was the completion of the design of the new bridge over the river. This was done by the design engineer, who has now submitted his report to the District Engineer.

2. The second item of work was the completion of the design of the new approach roads to the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

3. The third item of work was the completion of the design of the new drainage system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

4. The fourth item of work was the completion of the design of the new lighting system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

5. The fifth item of work was the completion of the design of the new painting system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

6. The sixth item of work was the completion of the design of the new maintenance system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

7. The seventh item of work was the completion of the design of the new safety system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

8. The eighth item of work was the completion of the design of the new security system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

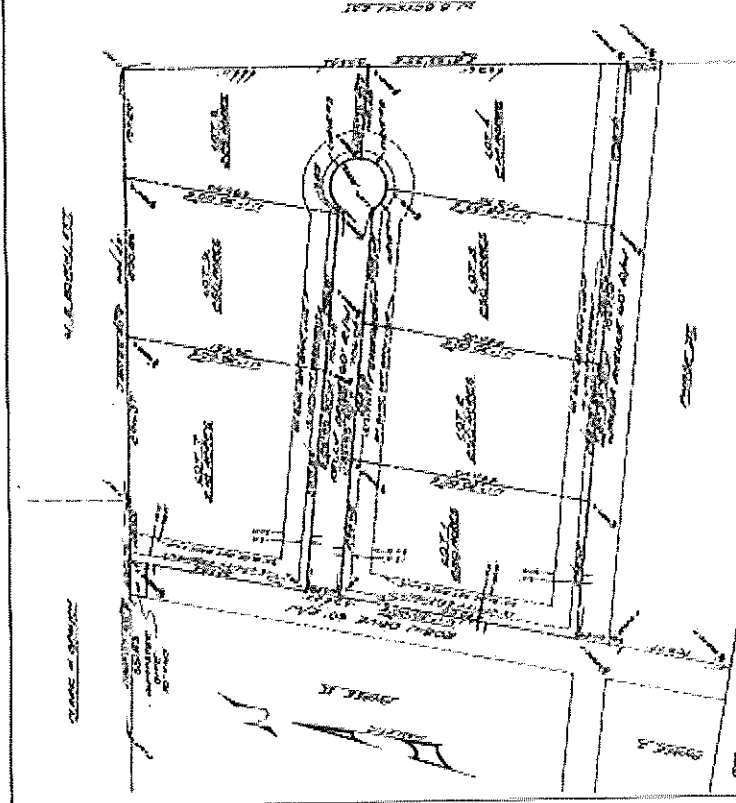
9. The ninth item of work was the completion of the design of the new communication system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

10. The tenth item of work was the completion of the design of the new information system for the bridge. This was done by the design engineer, who has now submitted his report to the District Engineer.

Project No.	1000
Sheet No.	1000
Date	1-2-58
Author	Design Engineer
Checked by	District Engineer
Approved by	District Engineer



1000



E-27A

Project No.	1000
Sheet No.	1000
Date	1-2-58
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Checked by	District Engineer
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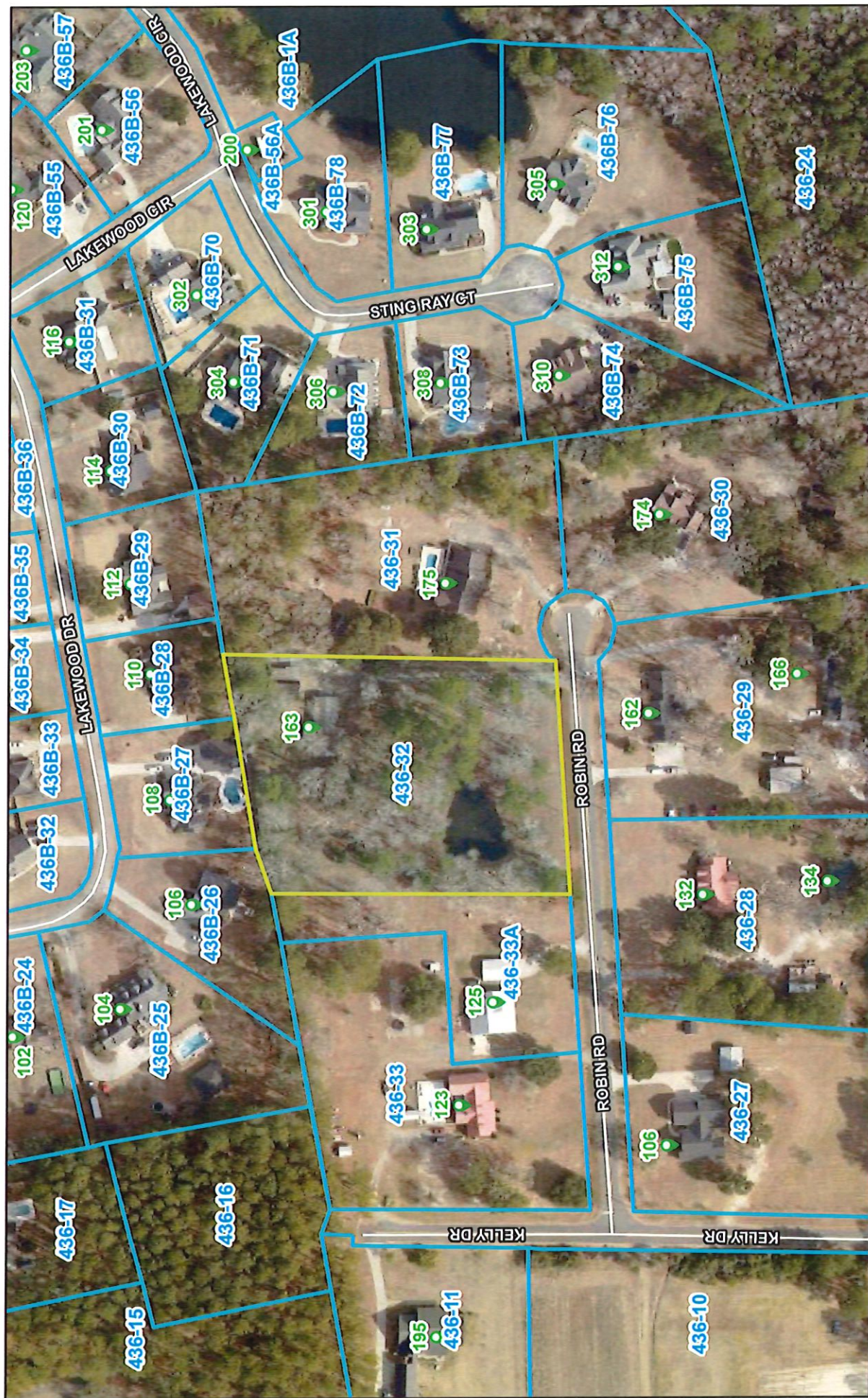
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436-32



7/14/2025

436-32



7/14/2025



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 **Rebecca B. Alford (Map # 436 Parcel # 32)** 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?



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DISAPPROVAL X

1 voted
against
ait.

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Explain
2.5 acre
Neighborhood.

R.T.

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W.B.

The Nextdoor
Property rezoned
to AE-2 in 2018
to achieve the
same purpose

9.5

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