



### RZN-24-69

Rezoning Application

Status: Active

Submitted On: 10/3/2024

### Primary Location

1347 Old Tusculum Road

Springfield, GA 31329

### Owner

SMITH DANNY E

403 LAUREL ST S

SPRINGFIELD, GA 31329

### Applicant

Billy Hill

912-657-4958

autostore17@yahoo.com

980 old tusculum road  
Springfield, Ga 31329

## Staff Review

Planning Board Meeting Date\*

11/12/2024

Board of Commissioner Meeting Date\*

12/03/2024

Notification Letter Description \*

To allow for subdivision to create new home sites.

Map #\*

318

Parcel #\*

34

Staff Description

Georgia Militia District

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Commissioner District\*

3rd

Public Notification Letters Mailed

10/14/2024

Board of Commissioner Ads

11/13/2024

🔒 Planning Board Ads

10/16/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* [?](#)

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Billy hill

Applicant Email Address\*

Autostore17@yahoo.com

Applicant Phone Number\*

9126574958

Applicant Mailing Address\*

980 old Tusculum road

Applicant City\*

Springfield

Applicant State & Zip Code\*

Ga 31329

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## Property Owner Information

Owner's Name\*

Danny smith

Owner's Email Address\*

NA

Owner's Phone Number\*

9126677956

Owner's Mailing Address\*

403 Laurel St S

Owner's City\*

Springfield

Owner's State & Zip Code\*

GA 31329

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## 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\*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel \*

03180034

Road Name\*

Old Tusculum Rd

Proposed Road Access\* 

Yes

Total Acres \*

3.38

Acres to be Rezoned\*

3.83

Lot Characteristics \*

Woods

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

Separating lots into 3 separate lots

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

North\*

AR1

South\*

AR1

East\*

AR1

West\*

AR1

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

Wooded

**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.\***

Divide to 3 parcels for single family housing

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

Single family housing

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

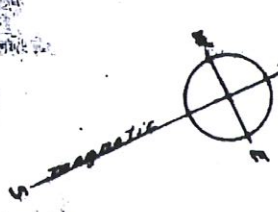
Will be 3 stick built homes with comparable acreage and size to neighboring properties

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?\*

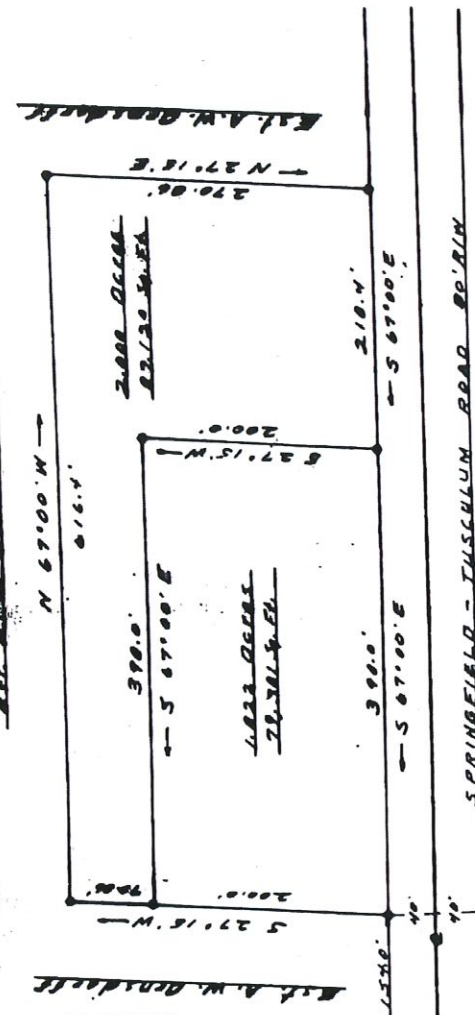
No

Digital Signature\*

 Billy hill  
Sep 13, 2024



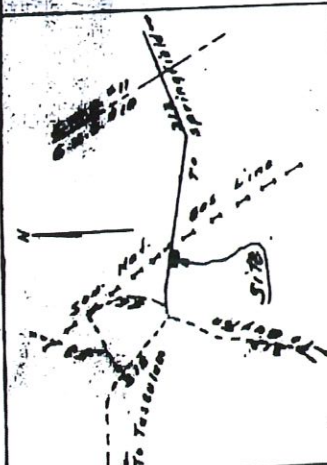
Est. A.W. Gendrecht



SPRINGFIELD - TUSCHLUN ROAD 20' WIDE

SURVEY OF 2.00 ACRES OUT OF THE E200  
 OF A.W. GENDRECHT AND ADDED TO 4.00  
 ACRES ALREADY OWNED BY -

MRS. M. WETA L. BROWN  
 Making a total of 3.00 ACRES  
 10 1/2 A.C. Ellingsham County, Georgia



Vicinity Map



Harold P. Johnson

Reference: ...  
 Equipment: ...  
 County: ...  
 Date: ...

318-34



10/4/2024

📍 Addresses      🛣️ Roads      📐 Parcels

1:2,248



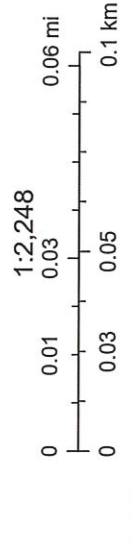
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

318-34



10/4/2024

- Addresses
- Parcels
- Zoning
- Roads
- AR-1



Esri, HERE, Garmin, INCREMENT P, USGS, 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     *B.H.*    

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by **Billy Hill** as agent for **Danny Smith** (Map # 318 Parcel # 34) 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?

*P.H.*  
*Paul Higgins*

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APPROVAL X

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APPROVAL   X  

DISAPPROVAL \_\_\_\_\_

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R.T.

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APPROVAL            ✓

DISAPPROVAL           

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A.Z.

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D.B.