



RZN-25-12

Rezoning Application

Status: Active

Submitted On: 3/25/2025

Primary Location

0

,

Owner

No owner information

Applicant



Tim O'Neill



978-729-5607



tjpao@protonmail.com



547 Green Morgan School

Road

Clyo, GA 31303

Staff Review

🔒 Planning Board Meeting Date*

05/13/2025

🔒 Board of Commissioner Meeting Date*

06/03/2025

🔒 Notification Letter Description *

permitted uses in AR-2.

🔒 Map #*

363

🔒 Parcel #*

14

🔒 Staff Description

🔒 Georgia Militia District

—

🔒 Commissioner District*

3rd

🔒 Public Notification Letters Mailed

04/14/2025

🔒 Board of Commissioner Ads

05/14/2025

🔒 Planning Board Ads

04/16/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Tim ONeill

Applicant Email Address*

tjpao@protonmail.com

Applicant Phone Number*

978-729-5607

Applicant Mailing Address*

547 Green Morgan School Road

Applicant City*

Clyo

Applicant State & Zip Code*

GA 31303

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 *

03630014

Road Name*

Green Morgan School Road

Proposed Road Access* ?

Green Morgan School Road

Total Acres *

12.85

Acres to be Rezoned*

2

Lot Characteristics *

Open Field

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Sale of 2 acres

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

North*

AR-1

South*

AR-1

East*

AR-1

West*

AR-1

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

Open Field

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.*

Your selling the property

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

Private 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?*

will not have any issues to nearby property's

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*

✓ Tim O'Neill
Mar 25, 2025

WAYNE L. ARNSDORFF

N 64°23'41"E 216.04'

JAMES RONALD FLOYD

N 67°22'49"E 268.41'



PROPERTY SURVEY
FOR
TIMOTHY AND PEGGY ONEILL

LOCATION: TRACT A, ROGER L.
AND NANCY H. CHUMBLER
11TH G. M. D.,
EFFINGHAM COUNTY,
GEORGIA

APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION

George B. Smith 6-3-2009
ZONING ADMINISTRATOR DATE

DATE: MAY 29, 2008
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 24432 FEET, AND ANGULAR
ERROR OF 06 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPASS RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN 246698 FEET.



Q:\SURVEY\DATA\10-ONEILL, TIM 22 ACRES PLAT\MAY2908
DWY\ONEILL

JERRY G. FREIERMUTH

S 65°08'23"E 213.53'

ROGER L. AND NANCY H. CHUMBLER

JAMES RONALD FLOYD

MAGNETIC NORTH JUL - 7 AM 10:43

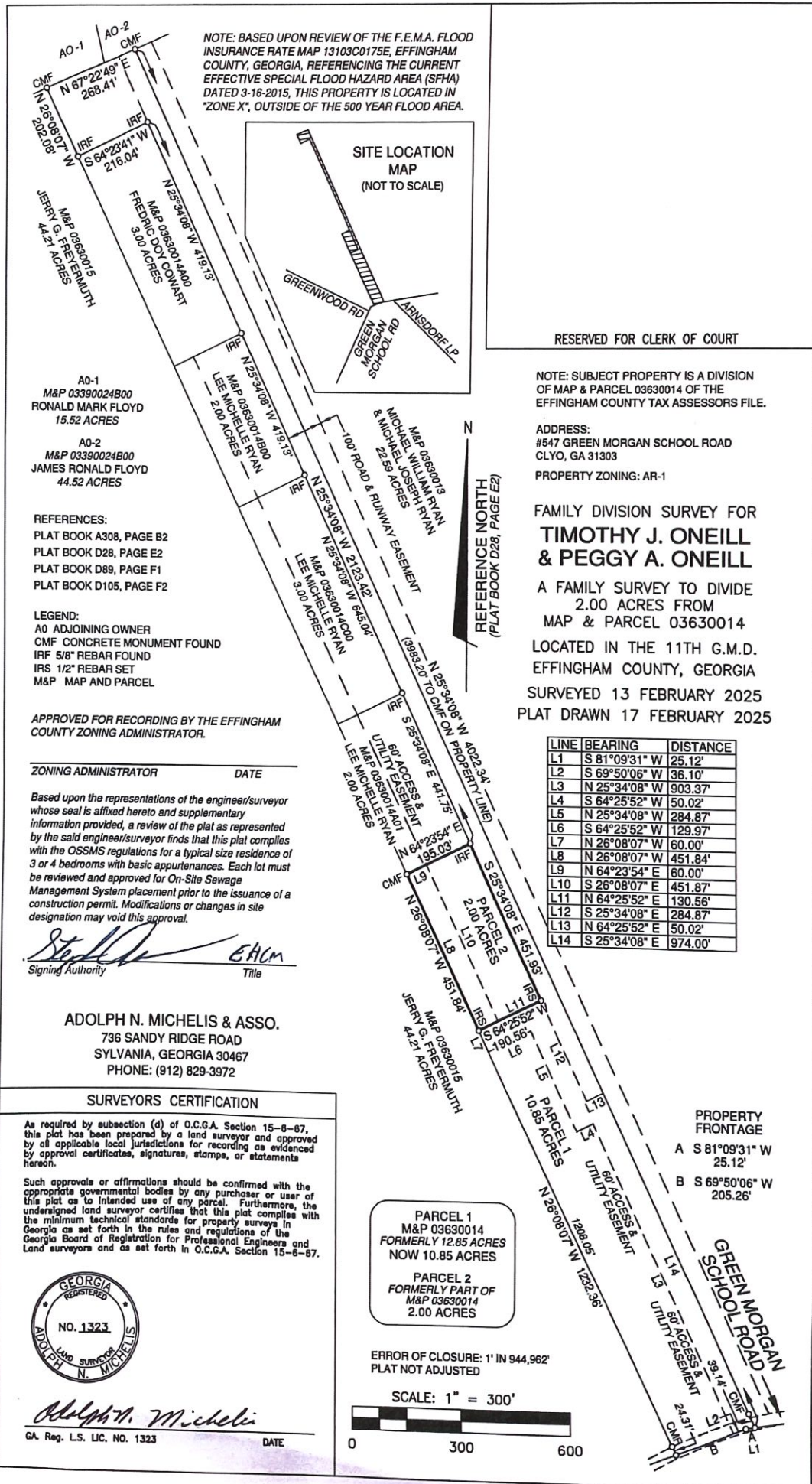
ELIZABETH L. HARRIS
CLERK E.C.C.O.C.

PARCEL 1 - 12.87 AC.

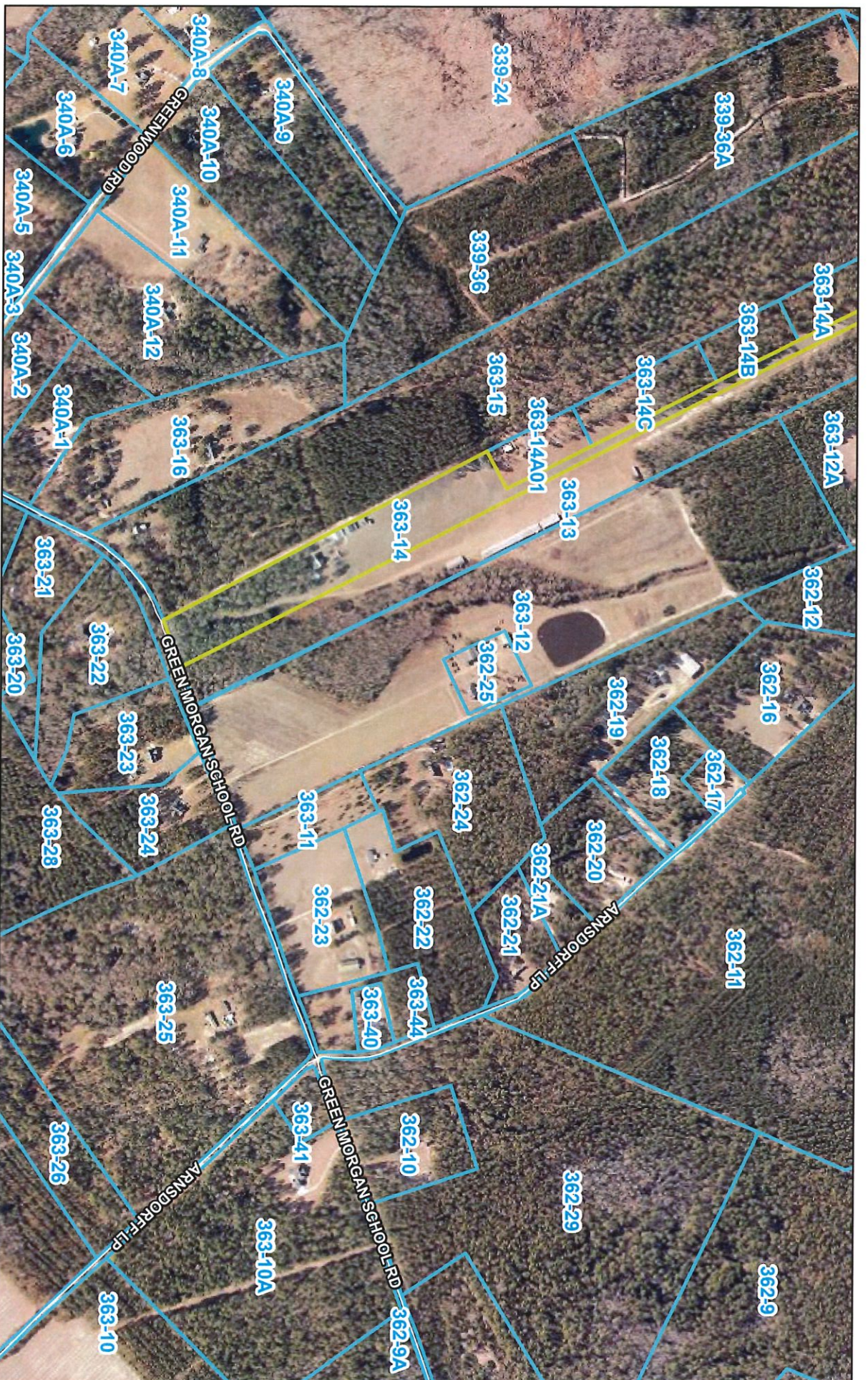
SCHOOL ROAD
S 81°09'31"W 25.12'

S 84°30'00"W 255.28'

Rodrick B. Kelly



363-14



3/25/2025

Roads  Parcels Citations

0 0.05 0.1 0.2 0.4 mi
0 0.1 0.2 0.4 km
1:8,990
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NSA, EPA, USDA

1.8 000

AR-2

AR-1

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA,

Esri, HERE, Garmin, INCREMENT P, Internap, USGS, MET/NASA, 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 _____

DISAPPROVAL X

Of the rezoning request by **Tim Oneil (Map # 363 Parcel # 14)** 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?

Could
be changed
to General

R.T.

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APPROVAL _____

DISAPPROVAL ☒ _____

Denied with
the recommendation
to re-apply when
AR-3 is Available

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W.B.

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want to maintain integrity of North end of county.

want to keep at 5+ acre minimum.

Neighbors concerned abt other lots more & more prop. requesting similar rezoning in the future.

Non-conforming AR-1 Lots directly fight behind this lot/parcel these are only 2.0 acre +/-