



RZN-25-6

Rezoning Application

Status: Active

Submitted On: 2/21/2025

Primary Location

270 Cypress Point Road
Springfield, GA 31329

Owner

HALL JAMES A AND MYRTLE H
270 CYPRESS POINT RD 270
Cypress Point Rd.
SPRINGFIELD, GA 313293029

Applicant

Myrtle Hall
 912-429-3733
 offabit503@aol.com
 270 Cypress Point Rd
Springfield, GA 31329

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 #*

367

Parcel #*

7

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

 Request Approved or Denied

04/16/2025

-

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

James A & Myrtle Hall

Applicant Email Address*

offabit503@aol.com

Applicant Phone Number*

9124293733

Applicant Mailing Address*

270 Cypress Point Rd.

Applicant City*

Springfield,

Applicant State & Zip Code*

GA, 31329

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)	03670007
Road Name*	Proposed Road Access* ?
Cypress Point Rd.	Cypress Point Rd.
Total Acres *	Acres to be Rezoned*
5	2
Lot Characteristics *	
currently has 2 homes	
Water Connection *	Sewer Connection
Private Well	Private Septic System
Justification for Rezoning Amendment *	
1 acre for grandson and 1 acre granddaughter	

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

North*	South*
AR1	AR1

East*

AR1

West*

AR1

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

vacant land

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.*

residential

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?*

residential

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

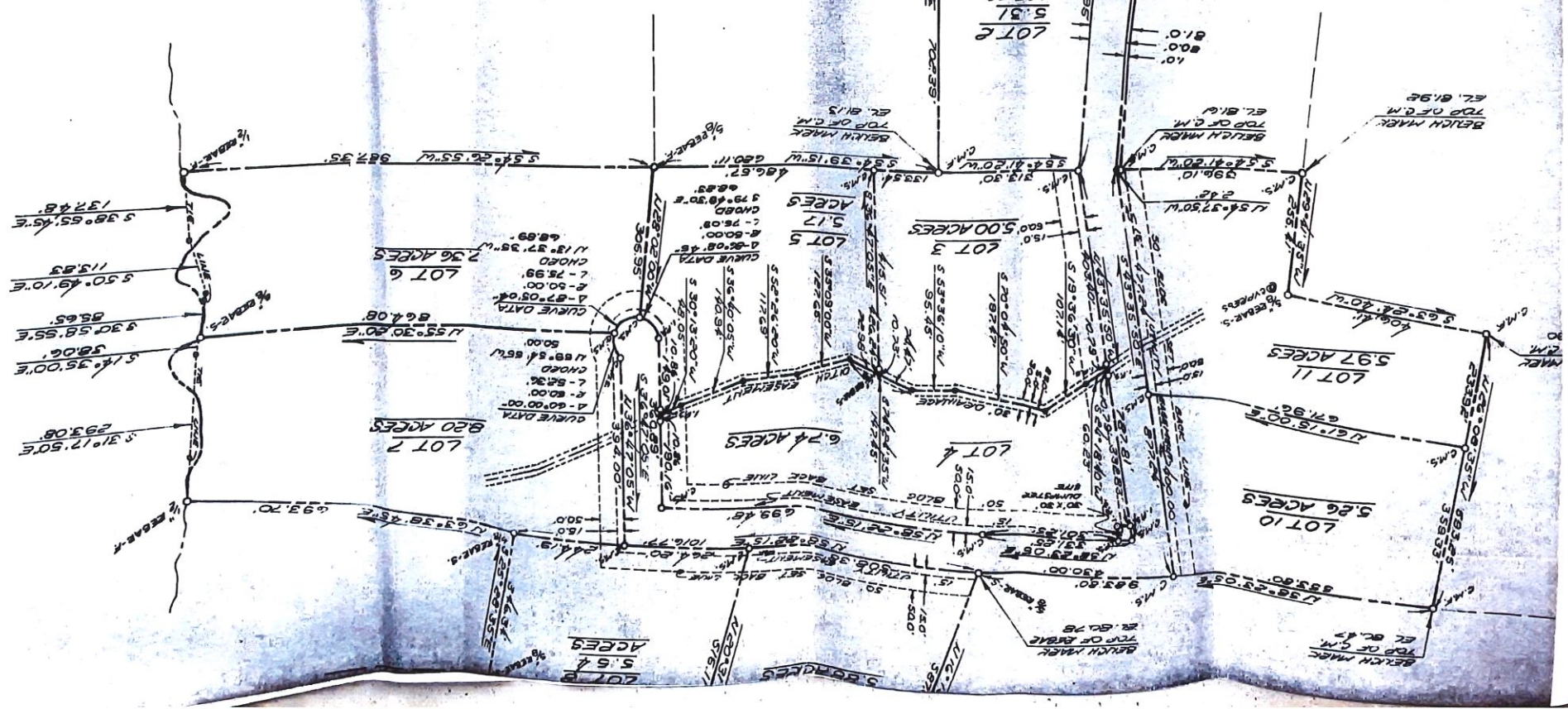
Digital Signature*



James A. Hall, Myrtle H. Hall
Feb 11, 2025

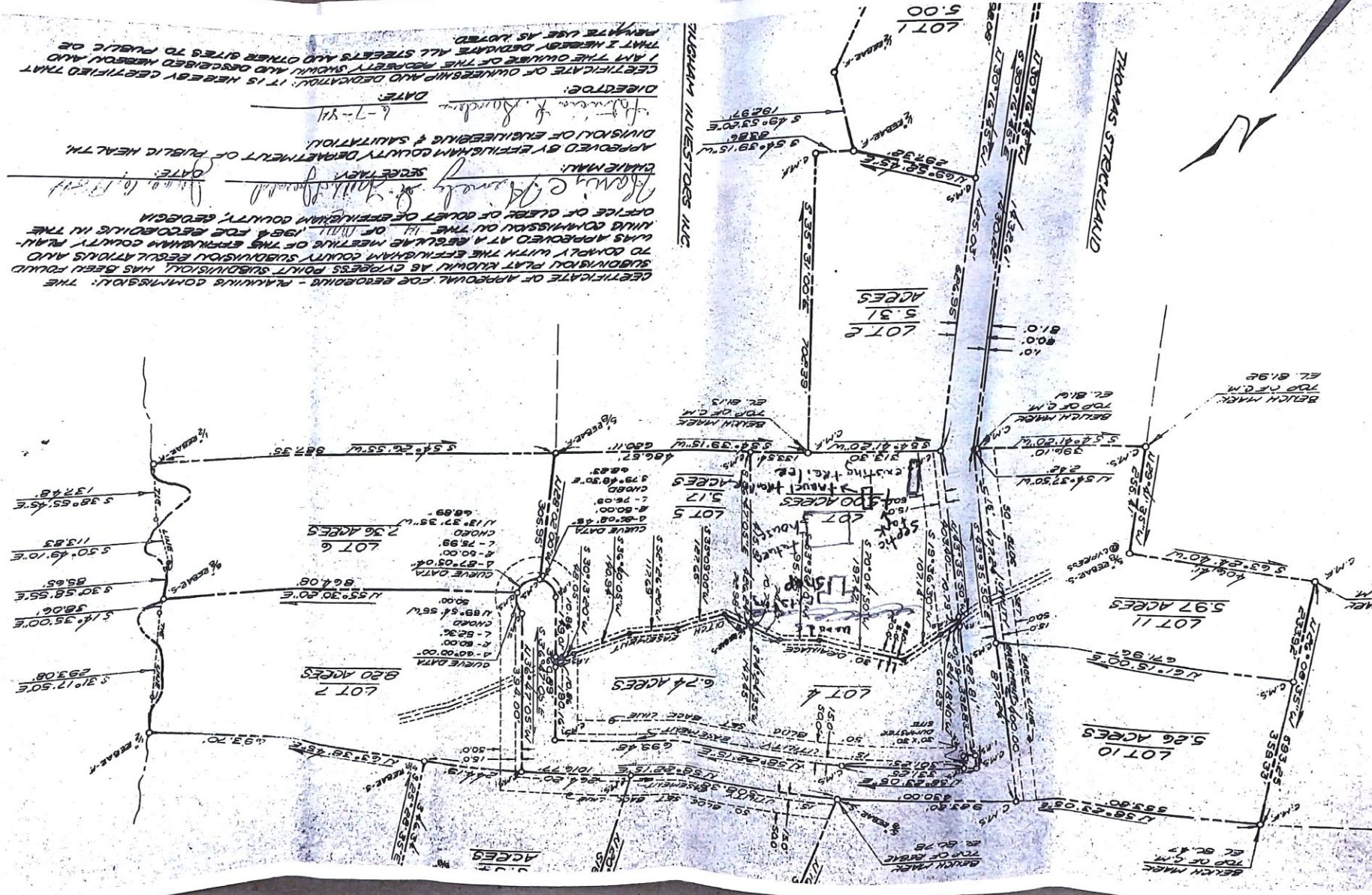
CERTIFICATE OF APPROVAL FOR RECORDING - PLANNING COMMISSION: THE
 SUBDIVISION PLAT KNOWING AS CYPRESS POINT SUBDIVISION, HAS BEEN FOUND
 TO COMPLY WITH THE EPHRAIM COUNTY SUBDIVISION REGULATIONS AND
 WAS APPROVED AT A REGULAR MEETING OF THE EPHRAIM COUNTY PLANNING
 COMMISSION ON THE 11TH OF MAY, 1964 FOR RECORDING IN THE
 OFFICE OF CLERK OF COURT OF EPHRAIM COUNTY, GEORGIA
 CHANGE NAME: Henry C. Dancy & Sons, Inc.
 DATE: June 1, 1964
 APPROVED BY EPHRAIM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF EPIDEMIOLOGY & SANITATION
 DIRECTOR: William F. Barber
 DATE: 6-7-64
 CERTIFICATE OF OWNERSHIP AND DEEDS: IT IS HEREBY CERTIFIED THAT
 I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND
 THAT I HEREBY DEDICATE ALL STREETS AND OTHER SITES TO PUBLIC OR
 PRIVATE USE AS NOTED

EPHRAIM INVESTORS INC.



THOMAS STECKELAND

Jan 16 - Planning Board
 Feb 17 Com 6 P.M. 7:00 P.M.



CERTIFICATE OF APPROVAL FOR REZONING - PLANNING COMMISSION. THE
 SUBDIVISION PLAT KNOWN AS CROSS POINT SUBDIVISION, HAS BEEN FOUND
 TO COMPLY WITH THE EFFULGEM COUNTY SUBDIVISION REGULATIONS AND
 WAS APPROVED AT A REGULAR MEETING OF THE EFFULGEM COUNTY PLANNING
 AND ZONING COMMISSION ON THE 14TH OF JANUARY, 1954 FOR RECORDING IN THE
 OFFICE OF CLERK OF EFFULGEM COUNTY, GEORGIA.
 CHAIRMAN: *Henry A. Smith* SECRETARY: *John H. Smith*
 APPROVED BY EFFULGEM COUNTY DEPARTMENT OF PUBLIC HEALTH.
 DIVISION OF ENGINEERING & SANITATION.
 DATE: 6-7-54
 CERTIFICATE OF OWNERSHIP AND DEED. IT IS HEREBY CERTIFIED THAT
 I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND
 THAT I HEREBY DEEDS ALL STREETS AND OTHER DITS TO PUBLIC OR
 PRIVATE USE AS NOTED.

A2-1

N
REFERENCE NORTH
(PLAT BOOK 13, PAGE 235)

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829-3972

SURVEYORS 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 certificates, signatures, stamps, or statements 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.



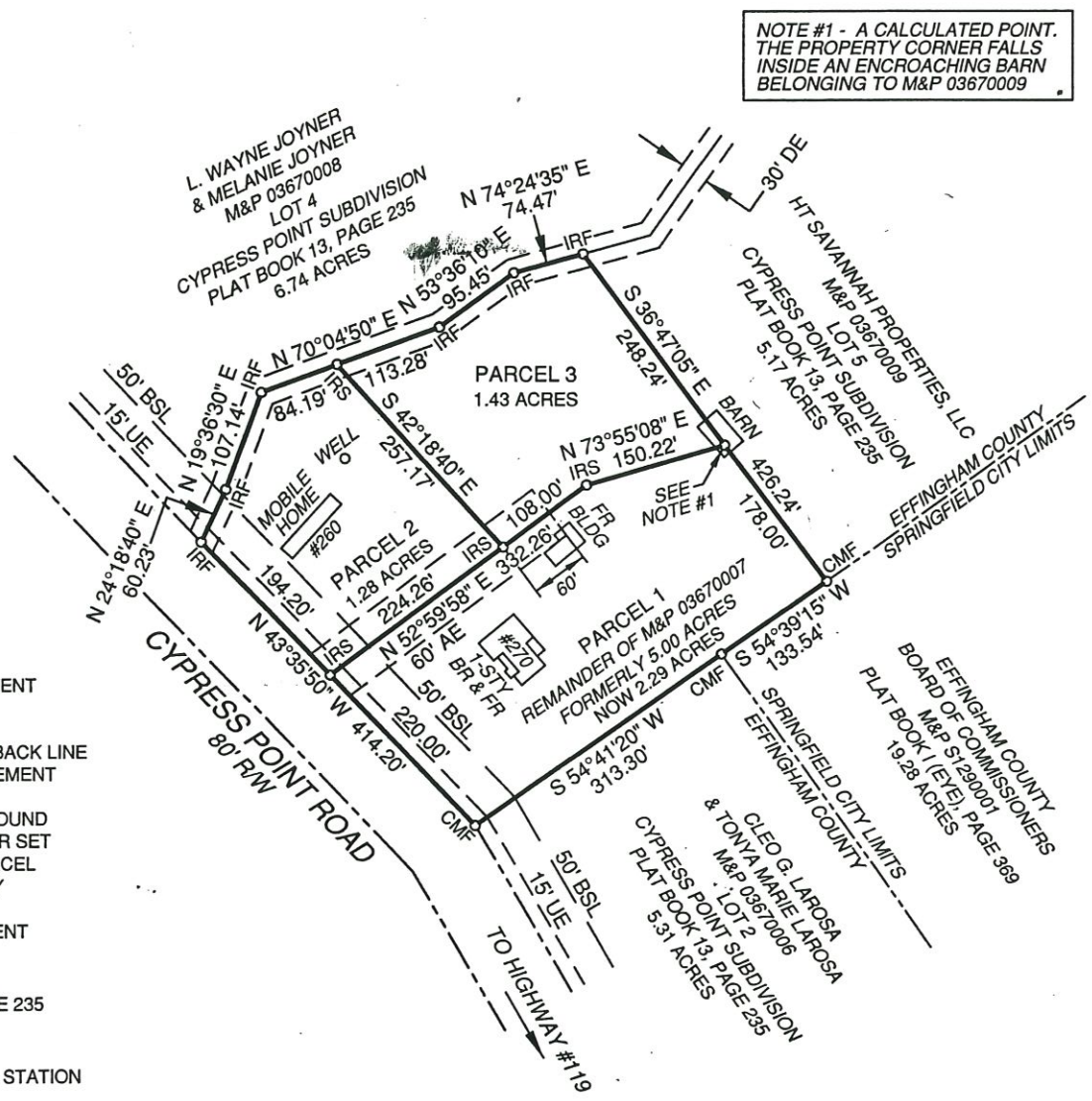
Adolph N. Michelis
GA. Reg. L.S. LIC. NO. 1323 4-03-25 DATE

- LEGEND:
- AE ACCESS EASEMENT
 - BLDG BUILDING
 - BR BRICK
 - BSL BUILDING SETBACK LINE
 - DE DRAINAGE EASEMENT
 - FR FRAME
 - IRF IRON REBAR FOUND
 - IRS 1/2" IRON REBAR SET
 - M&P MAP AND PARCEL
 - R/W RIGHT OF WAY
 - STY STORY
 - UE UTILITY EASEMENT

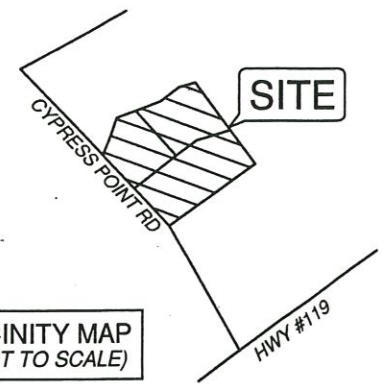
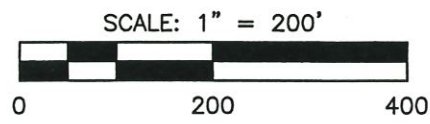
REFERENCE:
PLAT BOOK 13, PAGE 235

EQUIPMENT USED:
TOPCON 303 TOTAL STATION
ERROR OF CLOSURE 1:173,260
(PLAT NOT ADJUSTED)

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0252E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED MARCH 16, 2015, THIS NEW 0.50 ACRE PARCEL IS LOCATED IN ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAIN.



NOTE: THIS PROPERTY IS LOT 3 OF CYPRESS POINT SUBDIVISION, RECORDED IN PLAT BOOK 13, PAGE 235, EFFINGHAM COUNTY RECORDS.



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

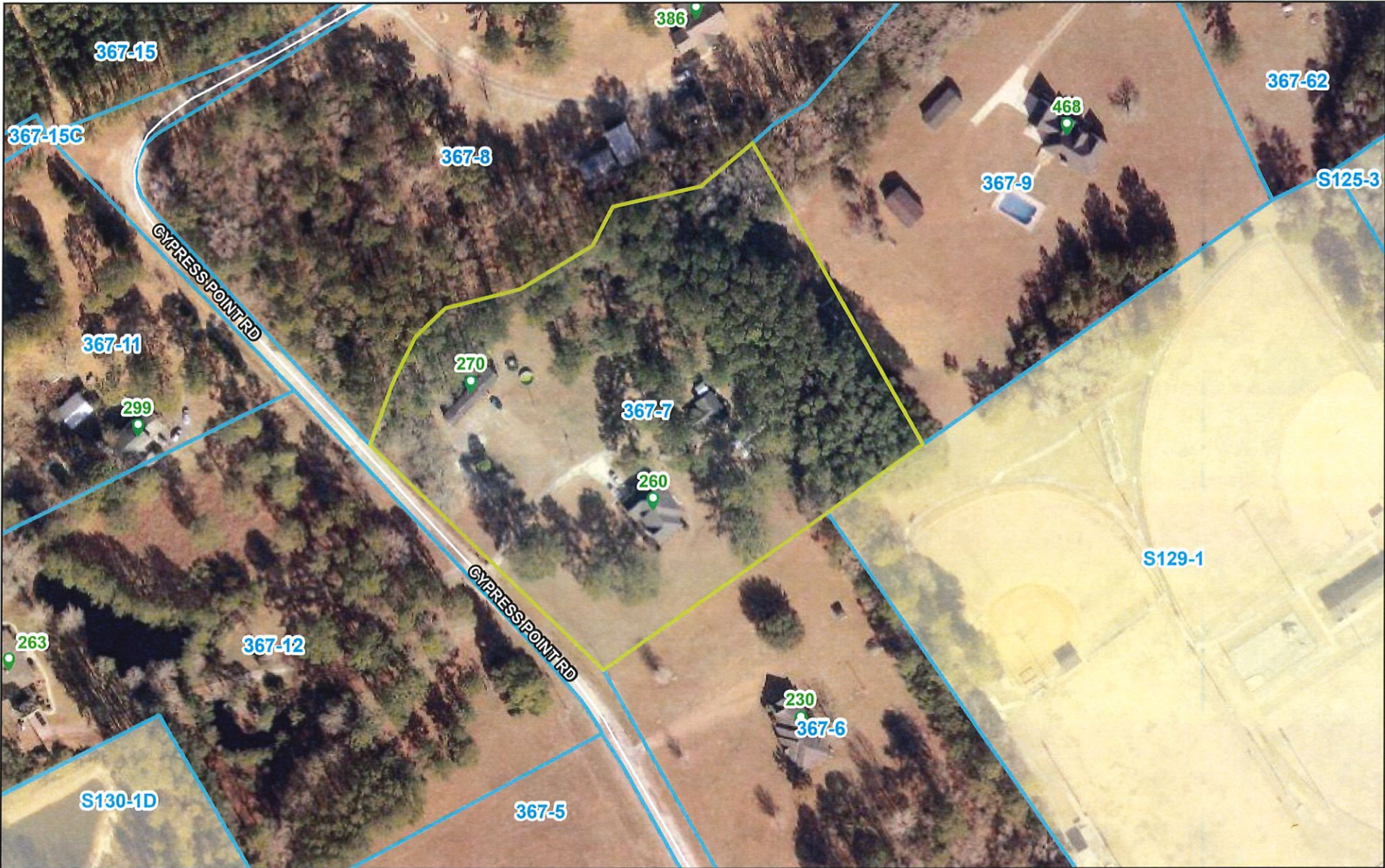
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with 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.

Stefan Am... *E.H.C.M.*
Signing Authority Title

ADDRESS:
#260 & #270 CYPRESS POINT ROAD
SPRINGFIELD, GA 31329-3029

MINOR SUBDIVISION SURVEY FOR
**JAMES A. HALL
& MYRTLE H. HALL**
TO DIVIDE AN EXISTING 5.00 ACRE PARCEL
INTO THREE PARCELS AS SHOWN HEREON
(MAP & PARCEL 03670007)
LOCATED IN 11TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 24 MARCH 2025
PLAT PREPARED 2 APRIL 2025

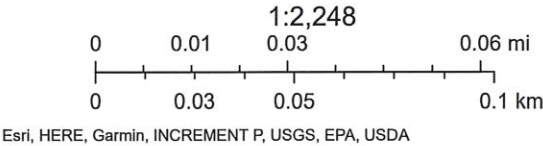
367-7



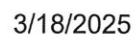
3/18/2025

- Addresses
- Parcels
- Roads
- Municipal Boundaries

Citations



386



Addresses



Zoning



AR-1

Municipal Boundaries

Citations



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 X

DISAPPROVAL _____

Of the rezoning request by **James & Myrtle Hall (Map # 367 Parcel # 7)** 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?

9.5

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APPROVAL ✓

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2

J.P.

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ☒DISAPPROVAL ☐

Of the rezoning request by **James & Myrtle Hall (Map # 367 Parcel # 7)** from AR-1 to AR-2 zoning.

- Approved with Condition to not be subdivided Past 3 lots.
- 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?
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