



RZN-25-14

Rezoning Application

Status: Active

Submitted On: 3/30/2025

Primary Location

4426 Midland Road

Guyton, GA 31312

Owner

ROSS CHRISTOPHER A AND

JANA D

MIDLAND RD 4426 GUYTON, GA

31312

Applicant



Chris Ross



678-717-7357



effingham@ross.me



4426 Midland Rd

Guyton, GA 31312

Staff Review

🔒 Planning Board Meeting Date*

05/13/2025

🔒 Board of Commissioner Meeting Date*

06/03/2025

🔒 Notification Letter Description *

to become an AR-2 conforming lot.

🔒 Map #*

418

🔒 Parcel #*

35

🔒 Staff Description

🔒 Georgia Militia District

—

🔒 Commissioner District*

2nd

🔒 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* ?

No

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Christopher Ross

Applicant Email Address*

effingham@ross.me

Applicant Phone Number*

6787177357

Applicant Mailing Address*

4426 midland rd

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)

04180035

Road Name*

Proposed Road Access* ?

Midland rd

Existing access

Total Acres *

Acres to be Rezoned*

1.13

1.13

Lot Characteristics *

1.13 AC PAR 2 (PLAT 28-232). Neighborhood 04180: LAND: 00000 / BLDG: 00000
(001177). Old Map-Parcel 80-45.

Water Connection *

Name of Supplier*

Public Water System

Effingham county

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Less than 5 acre plat non conforming and improperly zoned as AR-1

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

North*

AR-1

South*

R-1

East*

AR-1

West*

AR-2

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

Residential

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

Primary residence

Describe the use that you propose to make of the land after rezoning.*

Still residential. Swapping small portion with neighbor. Needed to match zoning.

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?*

The property will remain 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?*

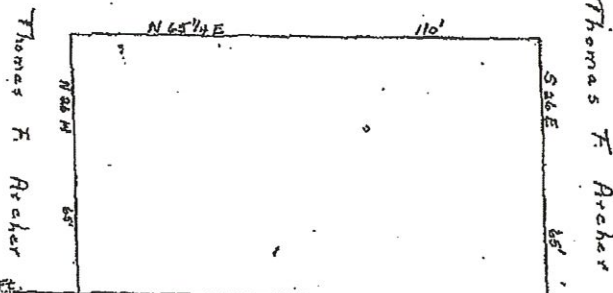
No change to infrastructure.

Digital Signature*

✓ Christopher Alan Ross
Mar 25, 2025

State Hy. No. 21

Thomas F. Archer



Est. I. C. Helme y

State of Ga.

Effingham Co.

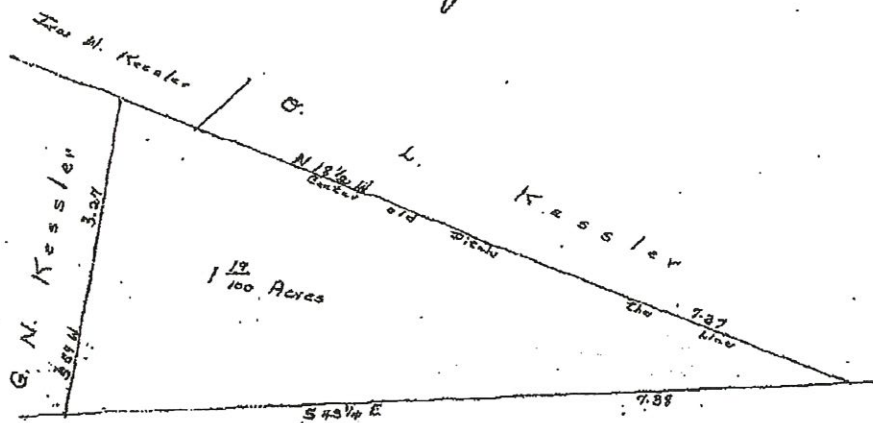
Plat of

A lot in Rincon, Ga. 9th G.M. District surveyed and plat drawn for Ruby B. Tuttle by direction of Thomas F. Archer.

April 23, 1960

Scale - 25 ft. pr. inch.

[Signature] Co. Sec.



Midland (paved) Highway

State of Ga.

Effingham Co.

Plat of

One and nineteen hundredths acres of land in 9th G.M. District surveyed and plat drawn for Jack H. Colson by direction of G. N. Kessler out of his lands.

April 23, 1960.

Scale - 1 ch. pr. inch.

[Signature] Co. Sec.

A/116

This aerial map shows a residential development with property boundaries outlined in blue. A yellow triangle highlights a specific area. The map includes labels for roads: Midland Rd, Old Manors Ln, Settler's Point Dr, and Homestead Ct. Lot numbers are displayed in blue and green text. The highlighted area is a triangular plot bounded by Midland Rd, Old Manors Ln, and Settler's Point Dr. The lot numbers within this area are 418-35, 418-36, and 418-37PU. Other lot numbers visible include 418E-1 through 418E-5, 418-29 through 418-34, 418-34A, 418-38, 418-39, 418-40, 418-41, 418-42, 418-43, 418-44, 418-45, 418-46, 418-47, 418-48, 418-49, 418-50, 418-51, 418-52, 418-53, 418-54, 418-55, 418-56, 418-57, 418-58, 418-59, 418-60, 418-61, 418-62, 418-63, 418-64, 418-65, 418-66, 418-67, 418-68, 418-69, 418-70, 418-71, 418-72, 418-73, 418-74, 418-75, 418-76, 418-77, 418-78, 418-79, 418-80, 418-81, 418-82, 418-83, 418-84, 418-85, 418-86, 418-87, 418-88, 418-89, 418-90, 418-91, 418-92, 418-93, 418-94, 418-95, 418-96, 418-97, 418-98, 418-99, 418-100, 418-101, 418-102, 418-103, 418-104, 418-105, 418-106, 418-107, 418-108, 418-109, 418-110, 418-111, 418-112, 418-113, 418-114, 418-115, 418-116, 418-117, 418-118, 418-119, 418-120, 418-121, 418-122, 418-123, 418-124, 418-125, 418-126, 418-127, 418-128, 418-129, 418-130, 418-131, 418-132, 418-133, 418-134, 418-135, 418-136, 418-137, 418-138, 418-139, 418-140, 418-141, 418-142, 418-143, 418-144, 418-145, 418-146, 418-147, 418-148, 418-149, 418-150, 418-151, 418-152, 418-153, 418-154, 418-155, 418-156, 418-157, 418-158, 418-159, 418-160, 418-161, 418-162, 418-163, 418-164, 418-165, 418-166, 418-167, 418-168, 418-169, 418-170, 418-171, 418-172, 418-173, 418-174, 418-175, 418-176, 418-177, 418-178, 418-179, 418-180, 418-181, 418-182, 418-183, 418-184, 418-185, 418-186, 418-187, 418-188, 418-189, 418-190, 418-191, 418-192, 418-193, 418-194, 418-195, 418-196, 418-197, 418-198, 418-199, 418-200, 418-201, 418-202, 418-203, 418-204, 418-205, 418-206, 418-207, 418-208, 418-209, 418-210, 418-211, 418-212, 418-213, 418-214, 418-215, 418-216, 418-217, 418-218, 418-219, 418-220, 418-221, 418-222, 418-223, 418-224, 418-225, 418-226, 418-227, 418-228, 418-229, 418-230, 418-231, 418-232, 418-233, 418-234, 418-235, 418-236, 418-237, 418-238, 418-239, 418-240, 418-241, 418-242, 418-243, 418-244, 418-245, 418-246, 418-247, 418-248, 418-249, 418-250, 418-251, 418-252, 418-253, 418-254, 418-255, 418-256, 418-257, 418-258, 418-259, 418-260, 418-261, 418-262, 418-263, 418-264, 418-265, 418-266, 418-267, 418-268, 418-269, 418-270, 418-271, 418-272, 418-273, 418-274, 418-275, 418-276, 418-277, 418-278, 418-279, 418-280, 418-281, 418-282, 418-283, 418-284, 418-285, 418-286, 418-287, 418-288, 418-289, 418-290, 418-291, 418-292, 418-293, 418-294, 418-295, 418-296, 418-297, 418-298, 418-299, 418-300, 418-301, 418-302, 418-303, 418-304, 418-305, 418-306, 418-307, 418-308, 418-309, 418-310, 418-311, 418-312, 418-313, 418-314, 418-315, 418-316, 418-317, 418-318, 418-319, 418-320, 418-321, 418-322, 418-323, 418-324, 418-325, 418-326, 418-327, 418-328, 418-329, 418-330, 418-331, 418-332, 418-333, 418-334, 418-335, 418-336, 418-337, 418-338, 418-339, 418-340, 418-341, 418-342, 418-343, 418-344, 418-345, 418-346, 418-347, 418-348, 418-349, 418-350, 418-351, 418-352, 418-353, 418-354, 418-355, 418-356, 418-357, 418-358, 418-359, 418-360, 418-361, 418-362, 418-363, 418-364, 418-365, 418-366, 418-367, 418-368, 418-369, 418-370, 418-371, 418-372, 418-373, 418-374, 418-375, 418-376, 418-377, 418-378, 418-379, 418-380, 418-381, 418-382, 418-383, 418-384, 418-385, 418-386, 418-387, 418-388, 418-389, 418-390, 418-391, 418-392, 418-393, 418-394, 418-395, 418-396, 418-397, 418-398, 418-399, 418-400, 418-401, 418-402, 418-403, 418-404, 418-405, 418-406, 418-407, 418-408, 418-409, 418-410, 418-411, 418-412, 418-413, 418-414, 418-415, 418-416, 418-417, 418-418, 418-419, 418-420, 418-421, 418-422, 418-423, 418-424, 418-425, 418-426, 418-427, 418-428, 418-429, 418-430, 418-431, 418-432, 418-433, 418-434, 418-435, 418-436, 418-437, 418-438, 418-439, 418-440, 418-441, 418-442, 418-443, 418-444, 418-445, 418-446, 418-447, 418-448, 418-449, 418-450, 418-451, 418-452, 418-453, 418-454, 418-455, 418-456, 418-457, 418-458, 418-459, 418-460, 418-461, 418-462, 418-463, 418-464, 418-465, 418-466, 418-467, 418-468, 418-469, 418-470, 418-471, 418-472, 418-473, 418-474,

Addresses
Roads
Parcels
Citations

Number of Trials (x)	Number of Correct Responses (y)
0.00	0
0.01	2
0.02	4
0.03	6
0.04	8
0.05	10
0.06	12

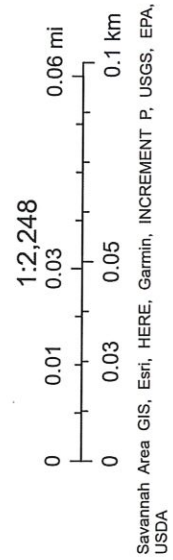
0 0.03 0.05 0.1 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

418-35



3/31/2025

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



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 **Chris Ross (Map # 418 Parcel # 35)** 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?

R.T.

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J.P.

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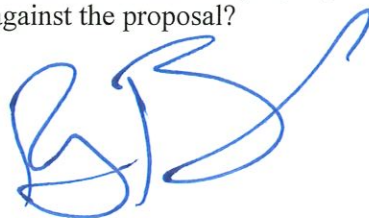
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W.B.

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APPROVAL 

DISAPPROVAL _____

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