

## RZN-23-22

Rezoning Application

Status: Active

Submitted On: 12/28/2023

### Primary Location

165 Briarwood Court

Guyton, GA 31312


### Owner

SCHAFFNER WILLIAM E

165 BRIARWOOD CT


GUYTON, GA 31312

### Applicant

 William Schaffner

 912-658-4850

 mrbillyschaffner@gmail.com

 165 Briarwood Ct  
Guyton, GA 31312

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## Staff Review

 Planning Board Meeting Date\*

02/13/2024

 Board of Commissioner Meeting Date\*

03/05/2024

 Notification Letter Description \*

subdivision to create new home sites.

 Map #\*

398C

 Parcel #\*

11

 Staff Description

 Georgia Militia District\*

1559

 Commissioner District\*

2nd

 Public Notification Letters Mailed

01/15/2024

 Board of Commissioner Ads

02/21/2024

🔒 Planning Board Ads

01/17/2024

🔒 Request Approved or Denied

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🔒 Letter & ZMA Mailed

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

William Schaffner

Applicant Email Address\*

mrbilyschaffner@gmail.com

Applicant Phone Number\*

912-658-4850

Applicant Mailing Address\*

165 Briarwood Ct

Applicant City\*

Guyton

Applicant State & Zip Code\*

GA 31312

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## Rezoning Information

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 \*

398C-11

Road Name\*

Briarwood Ct

Proposed Road Access\* ?

Total Acres \*

Existing

8.16

Acres to be Rezoned\*

2

Lot Characteristics \*

partially wooded, dry

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

desire to set aside 2 one acre lots for owner's children to build on

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

North\*

South\*

AR-1

AR-1

East\*

West\*

AR-1

AR-1

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

not currently in use

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.\***

build a single family home

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

Most properties in the neighborhood are 1-2 acres with single family homes. Some are grandfathered in as AR-1 but would be AR-2 otherwise. There are also several R-1 lots with single family homes on the same street.

**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 use will be identical to the surrounding 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?\***

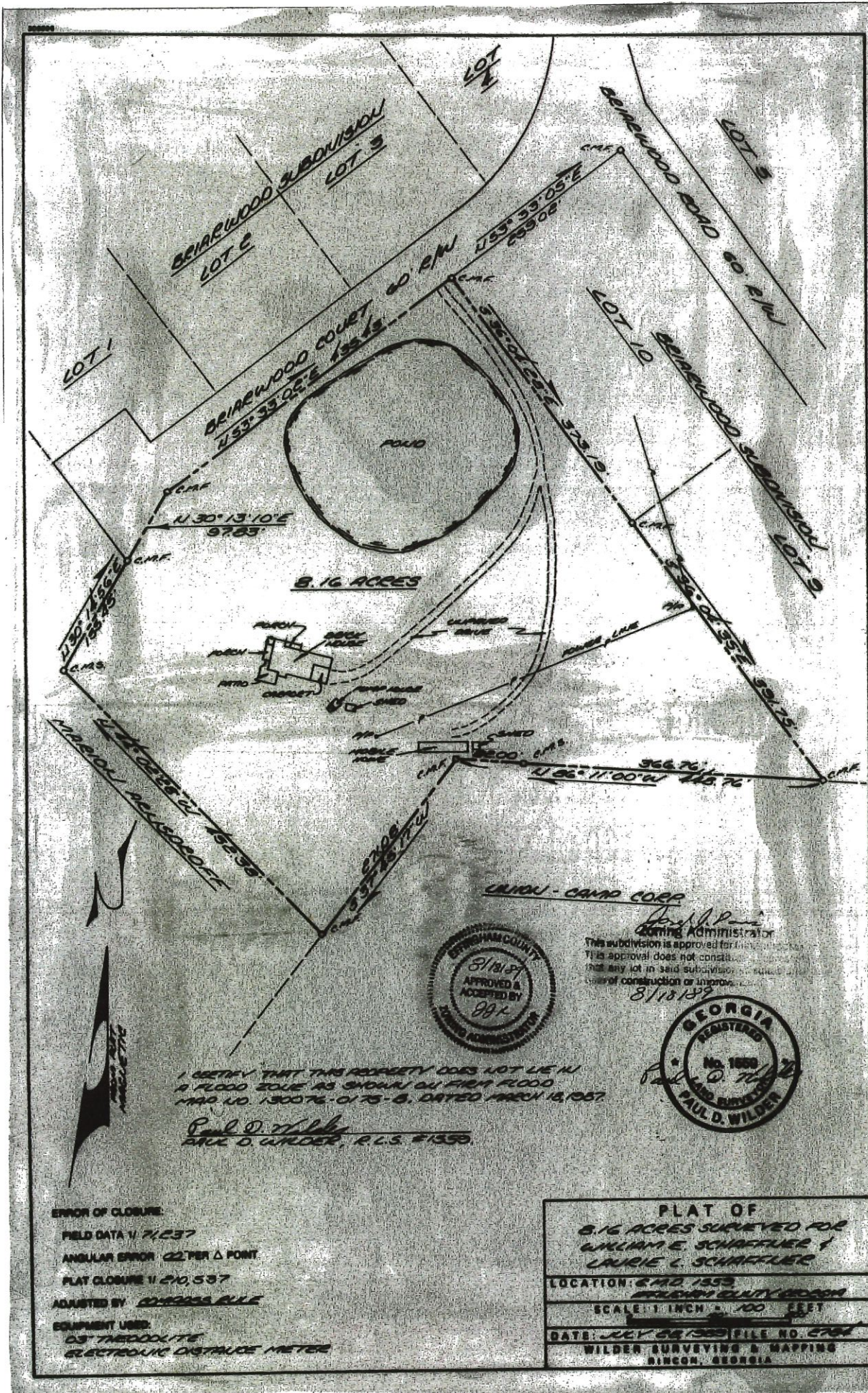
none at all

**Digital Signature\***

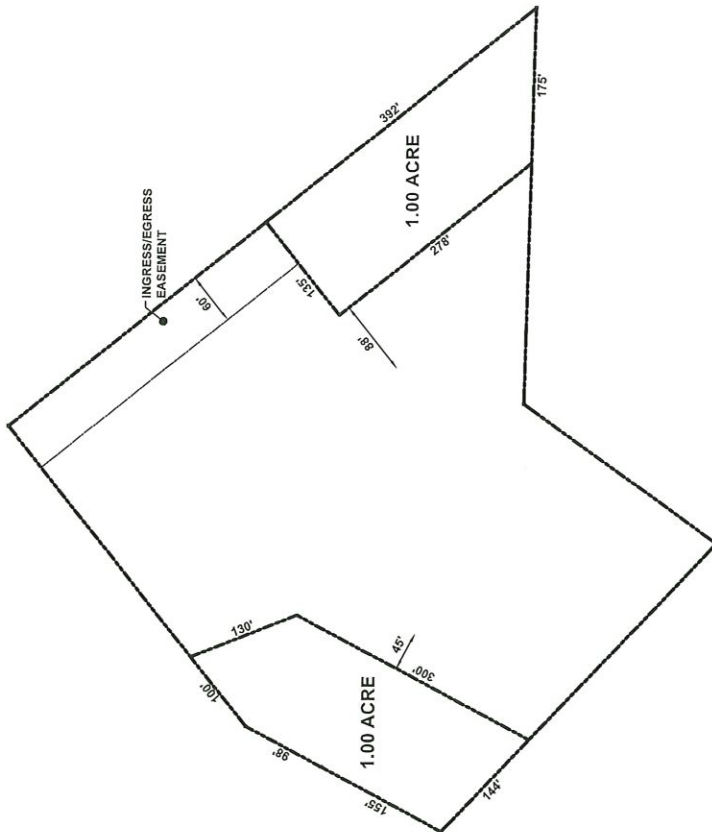
William Earl Schaffner

Dec 28, 2023





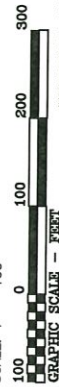




PROPERTY EXHIBIT FOR:  
**BILLY SCHAFFNER**

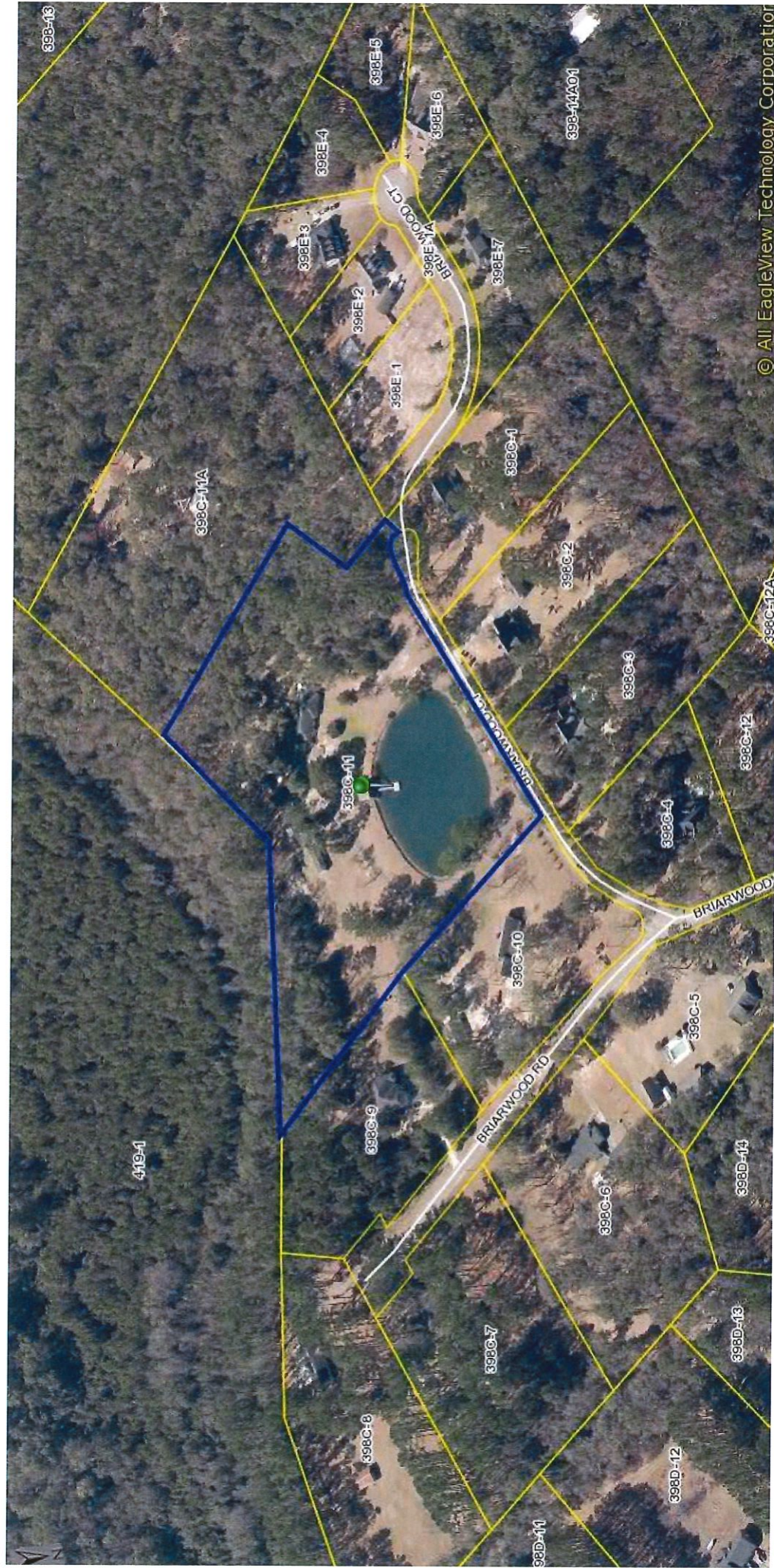
LOCATION: 1559TH, C.M.D. EFFINGHAM CO., GA.  
 SURVEYED: JUNE 29, 2023

DRAWN DATE: JUNE 29, 2023  
 BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280  
 SCALE: 1" = 100'



JN23046.ORD & JN23046EXHIBIT.DWG

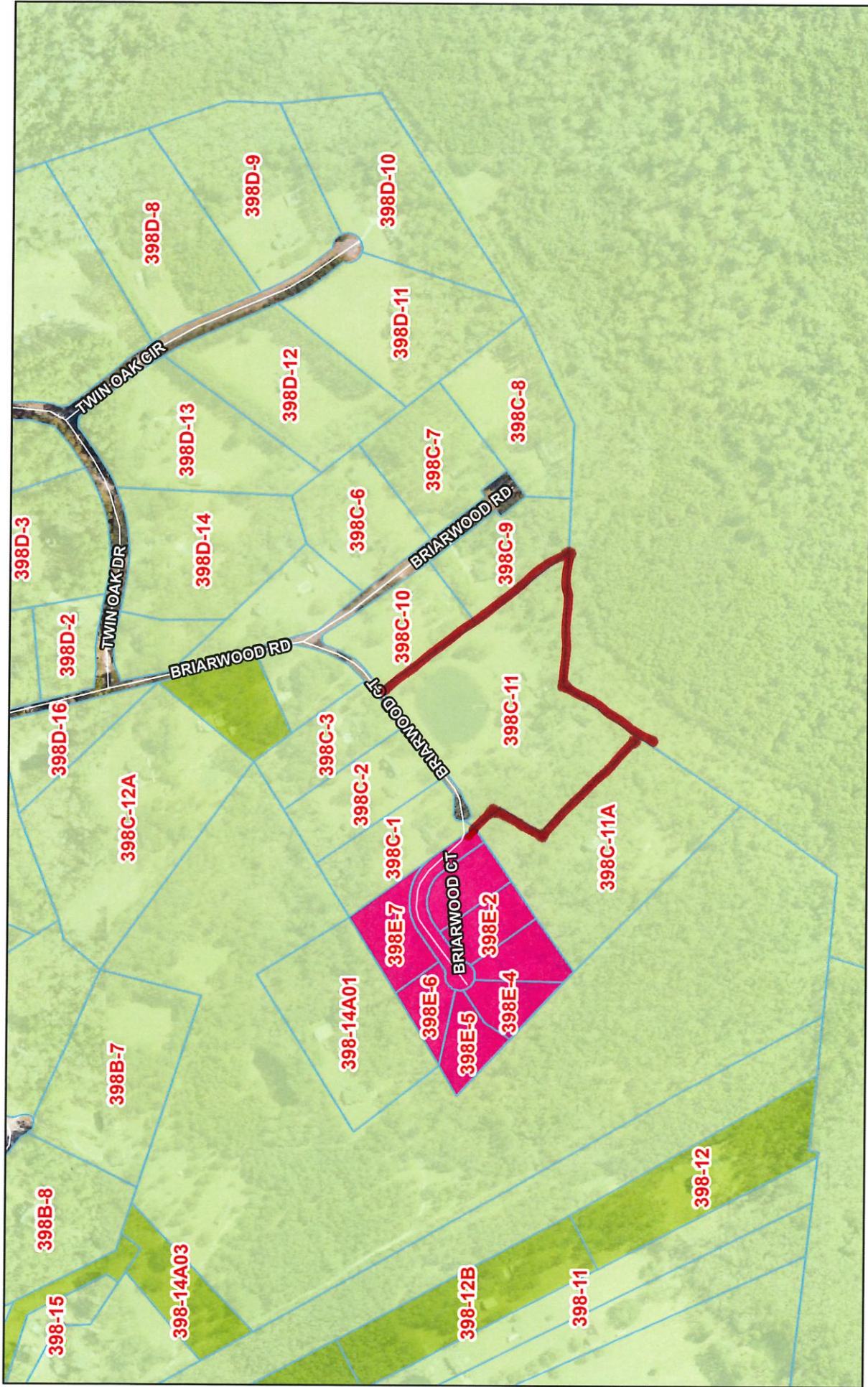
# 398C-11



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# 398C-11 165 BRIARWOOD COURT



12/29/2023

**Roads**

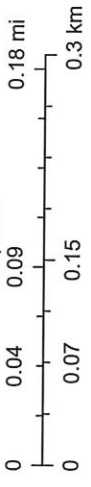
**Tax Parcels**

**Tax Parcel Labels**

**Effingham County Zoning**

- AR-1
- AR-2
- R-1
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:6,545



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



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 applicant **William Schaffner--(Map # 398C Parcel # 11)** 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?
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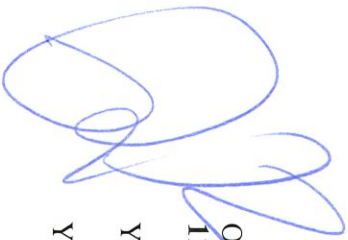
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R.T.