



RZN-23-18

Rezoning Application

Status: Active

Submitted On: 12/19/2023

Primary Location800 Savannah Town Road
Springfield, GA 31329**Owner**BRADFORD SAMUEL J &
KATHY M
800 SAVANNAH TOWN RD
SPRINGFIELD, GA 31329**Applicant** Samuel Bradford 404-859-3285 sam.j.bradford@gmail.com 800 Savannah town rd
Springfield, Ga 31329

Staff Review **Planning Board Meeting Date***

02/13/2024

 **Board of Commissioner Meeting Date***

03/05/2024

 **Staff Description**

REZONING TO CREATE NEW HOME SITES

 **Georgia Militia District***

12

 **Commissioner District***

3rd

 **Public Notification Letters Mailed**

01/15/2024

 **Board of Commissioner Ads**

02/21/2024

 **Planning Board Ads**

01/17/2024

 **Request Approved or Denied**

-

 **Letter & ZMA Mailed**

-

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Samuel Bradford

Applicant Email Address*

Sam.j.bradford@gmail.com

Applicant Phone Number*

404 859 3285

Applicant Mailing Address*

800 savannah town rd

Applicant City*

Springfield

Applicant State & Zip Code*

31329

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 *

246-11a

Proposed Road Access*

Savannah town rd

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

One home

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Rezoning for lots subdivided

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

North*

South*

A r 1

A r 1

East*

West*

A r 1

a r 1

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?*

Yes

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

residential lots

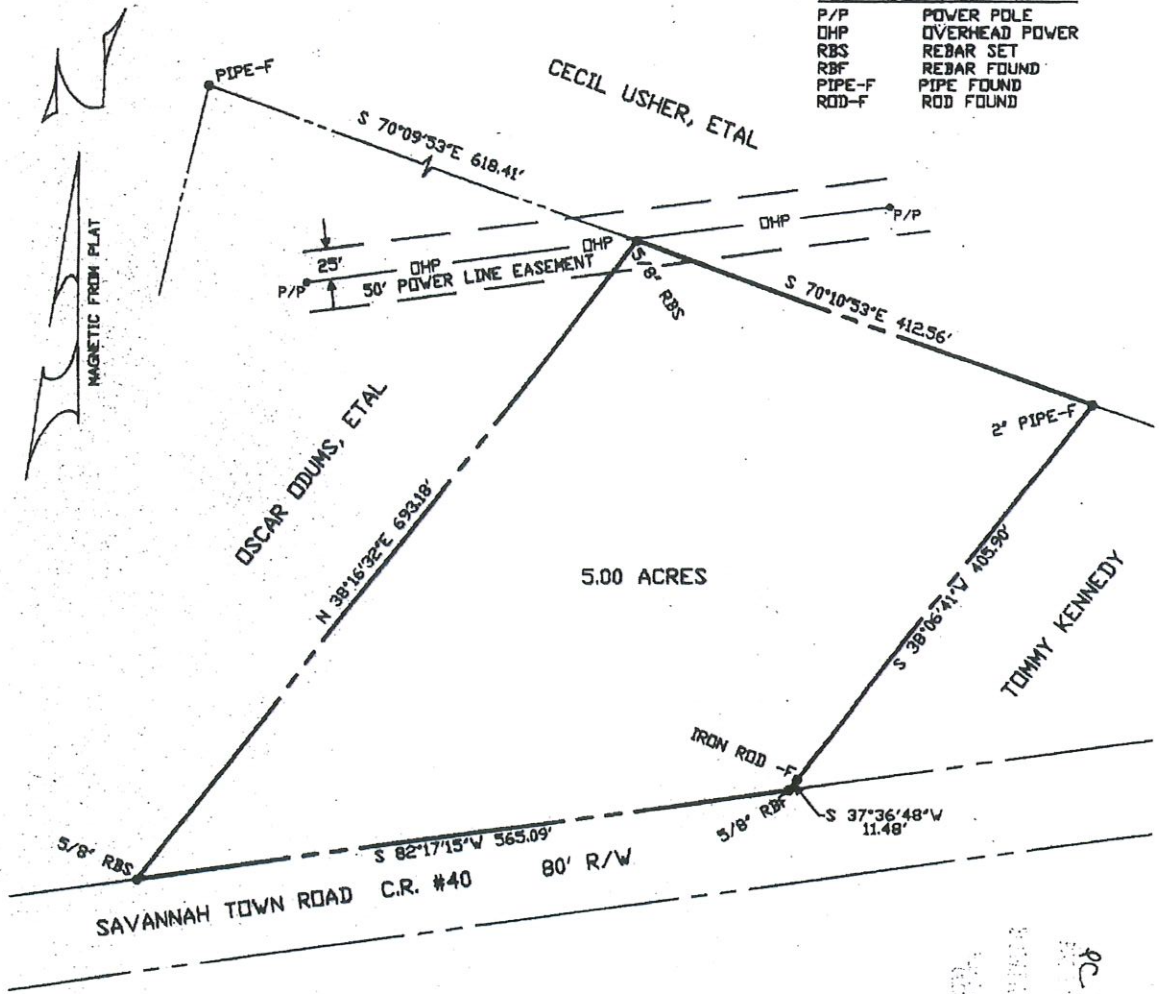
Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Residential

PC C 5197B-1

LEGEND

P/P	POWER POLE
DHP	OVERHEAD POWER
RBS	REBAR SET
RBF	REBAR FOUND
PIPE-F	PIPE FOUND
ROD-F	ROD FOUND



PC
 B-1-1
 1:50

ERROR OF CLOSURE:
 FIELD DATA 1/ 141,880'
 ANGULAR ERROR 03" PER ^ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/ 272,017'
 EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

REFERENCES:

- PLAT OF 24.39 ACRES SURVEYED FOR OSCAR ODUM BY PAUL D. WILDER DATED JULY 20, 1979.
- DEED BOOK 291, PAGES 184-185
- SURVEYOR'S RECORD F, PAGE 470
- DEED BOOK 249, PAGE 403



JAN. 3, 2008

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

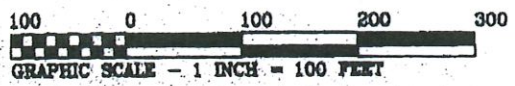
[Signature]
 ZONING ADMINISTRATOR DATE

PLAT OF
 5.00 ACRES
 DIVIDED FROM THE PROPERTY OF
 OSCAR ODUMS, ETAL
 SURVEYED FOR
 WILLIAM M. & BETTY A. ODUMS

LOCATION: G.M.D. 12,
 EFFINGHAM COUNTY, GEORGIA

DATE: JANUARY 03, 2008 FILE NO. 01109JH

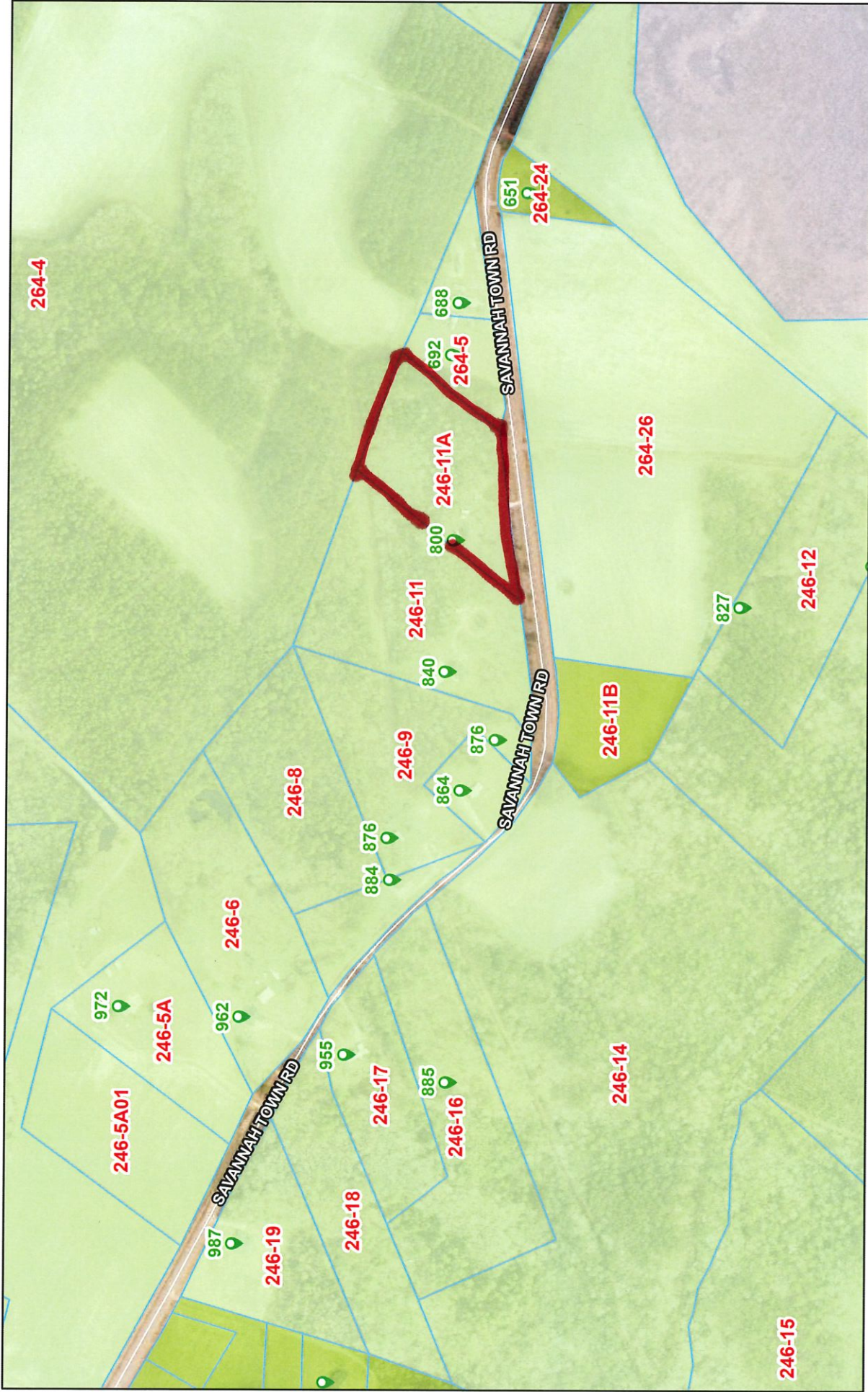
WILDER & STONE LAND SURVEYORS, INC.
 (912) 826-5412, PO BOX 1490 RINCON, GA 31326



800 SAVANNAH TOWN RD (246-11A)



800 SAVANNAH TOWN RD (246-11A)

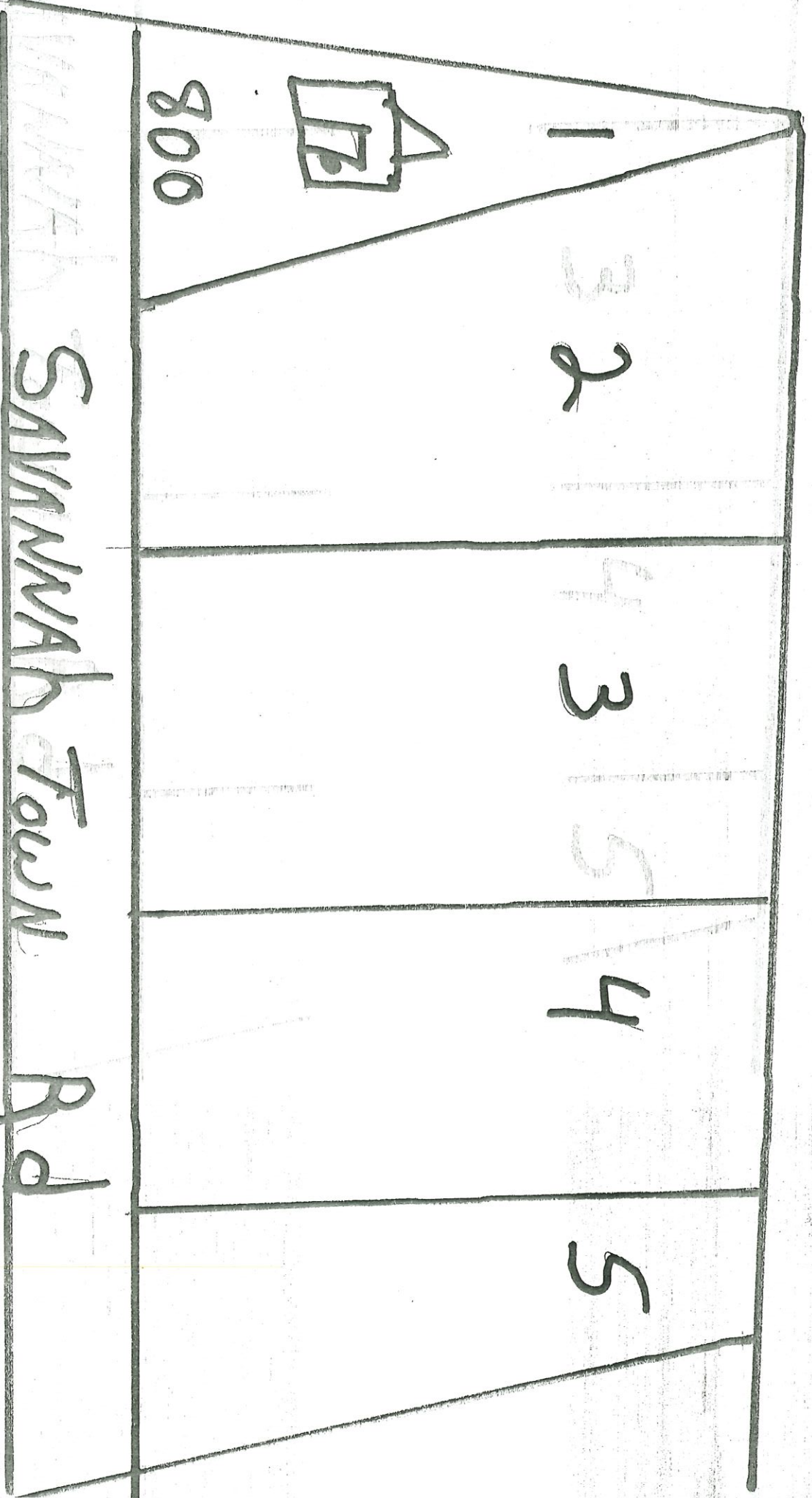


12/20/2023

- Addresses
- Roads
- Tax Parcels
- Tax Parcel Labels AR-2
- Effingham County Zoning CP
- AR-1
- AR-2
- CP
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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

MAP # 2 MAP # 246 Parcel # 11A



800

1

2

3

4

5

SAVANNAH TOWN Rd

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

Of the rezoning request by applicant **Samuel Bradford**– (Map # 246 Parcel # 11A) 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?

?) B.S.

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R.T.