



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?*

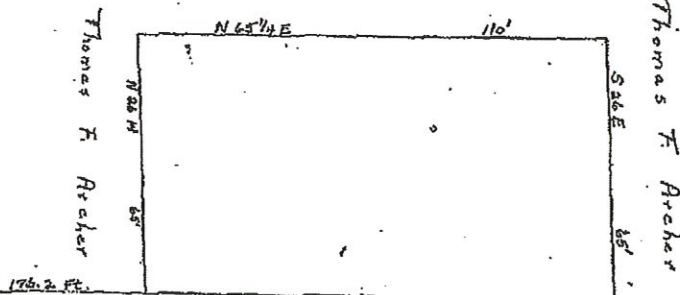
No change to infrastructure.

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.

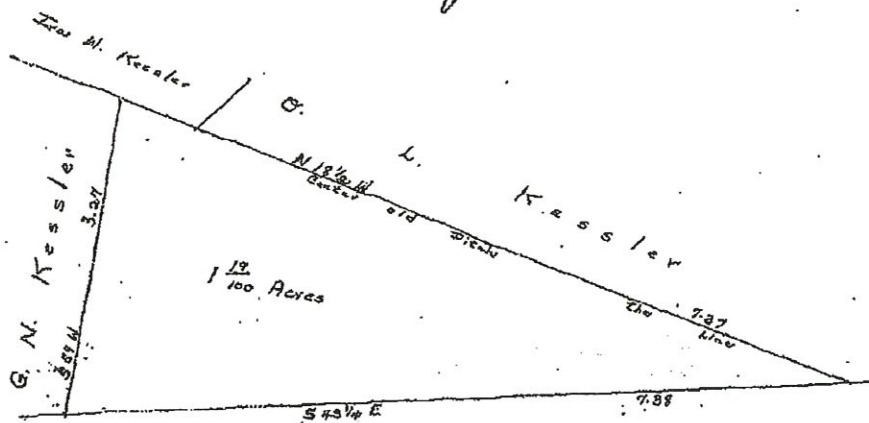
Plat of

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.

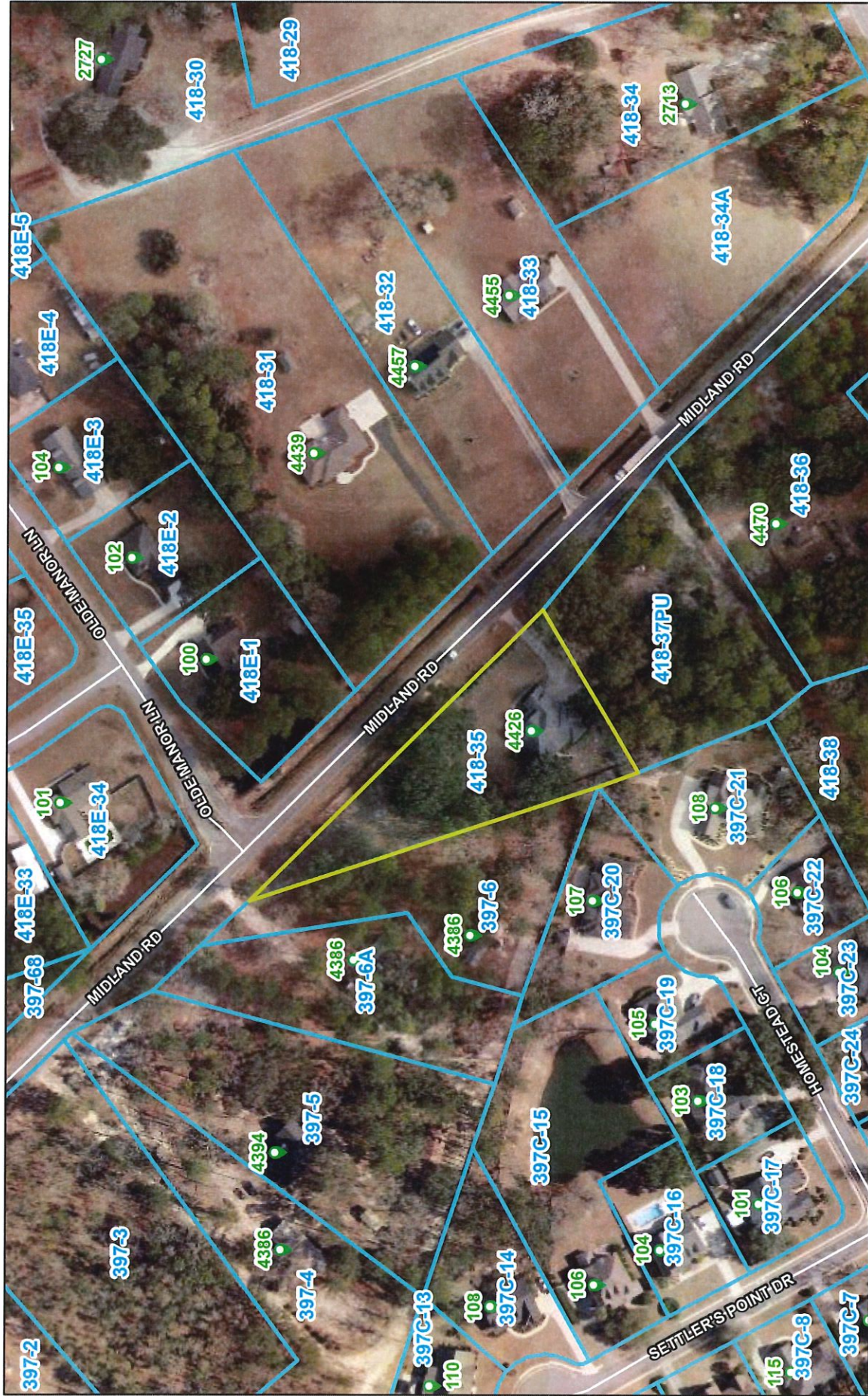
April 23, 1960.

Scale - 1 ch. pr. inch.

[Signature] Co. Sec.

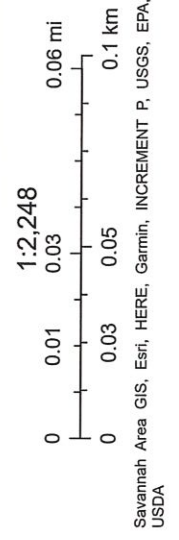
A/116

418-35



3/31/2025

- Addresses
- Parcels
- Roads
- Citations



This is an aerial map of a residential area, likely a subdivision, showing property boundaries and lot numbers. The map is oriented with North at the top. The streets shown are Midland Rd, Oldenman Rd, Settler's Point Dr, and Homestead Ct. The lots are numbered in various colors (green, pink, blue) and some have small green markers. The map is divided into several sections by these streets. The lots are numbered as follows:

- Midland Rd Section:** 418E-5, 418E-4, 418E-3, 418E-2, 418E-1, 418-30, 418-29, 418-34, 418-33, 418-32, 418-31, 418-36, 418-37PU, 418-38.
- Oldenman Rd Section:** 418E-35, 418E-34, 418E-33, 418E-32, 418E-31, 418E-30, 418E-29, 418E-28, 418E-27, 418E-26, 418E-25, 418E-24, 418E-23, 418E-22, 418E-21, 418E-20, 418E-19, 418E-18, 418E-17, 418E-16, 418E-15, 418E-14, 418E-13, 418E-12, 418E-11, 418E-10, 418E-9, 418E-8, 418E-7, 418E-6, 418E-5, 418E-4, 418E-3, 418E-2, 418E-1.
- Settler's Point Dr Section:** 397-2, 397-3, 397-4, 397-5, 397-6, 397-7, 397-8, 397-9, 397-10, 397-11, 397-12, 397-13, 397-14, 397-15, 397-16, 397-17, 397-18, 397-19, 397-20, 397-21, 397-22, 397-23, 397-24, 397-25, 397-26, 397-27, 397-28, 397-29, 397-30, 397-31, 397-32, 397-33, 397-34, 397-35, 397-36, 397-37, 397-38, 397-39, 397-40, 397-41, 397-42, 397-43, 397-44, 397-45, 397-46, 397-47, 397-48, 397-49, 397-50, 397-51, 397-52, 397-53, 397-54, 397-55, 397-56, 397-57, 397-58, 397-59, 397-60, 397-61, 397-62, 397-63, 397-64, 397-65, 397-66, 397-67, 397-68, 397-69, 397-70, 397-71, 397-72, 397-73, 397-74, 397-75, 397-76, 397-77, 397-78, 397-79, 397-80, 397-81, 397-82, 397-83, 397-84, 397-85, 397-86, 397-87, 397-88, 397-89, 397-90, 397-91, 397-92, 397-93, 397-94, 397-95, 397-96, 397-97, 397-98, 397-99, 397-100.
- Homestead Ct Section:** 418-35, 418-36, 418-37, 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.

Scale bar showing distances in miles (0 to 0.06 mi) and kilometers (0 to 0.1 km).