



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*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

04180035

Road Name*

Midland rd

Proposed Road Access* ?

Existing access

Total Acres *

1.13

Acres to be Rezoned*

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 *

Public Water System

Name of Supplier*

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*

South*

AR-1

R-1

East*

West*

AR-1

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?*

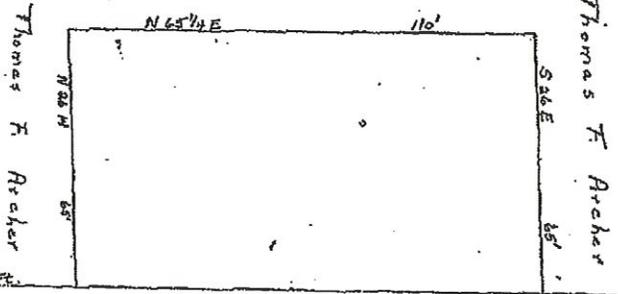
No change to infrastructure.

Digital Signature*

✓ Christopher Alan Ross
Mar 25, 2025

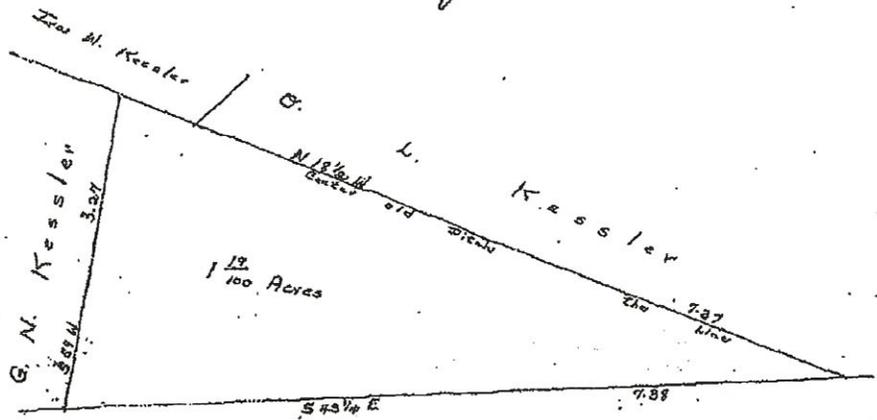
State Hwy. No. 21

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. ~~By [Signature] Co. Sec.~~

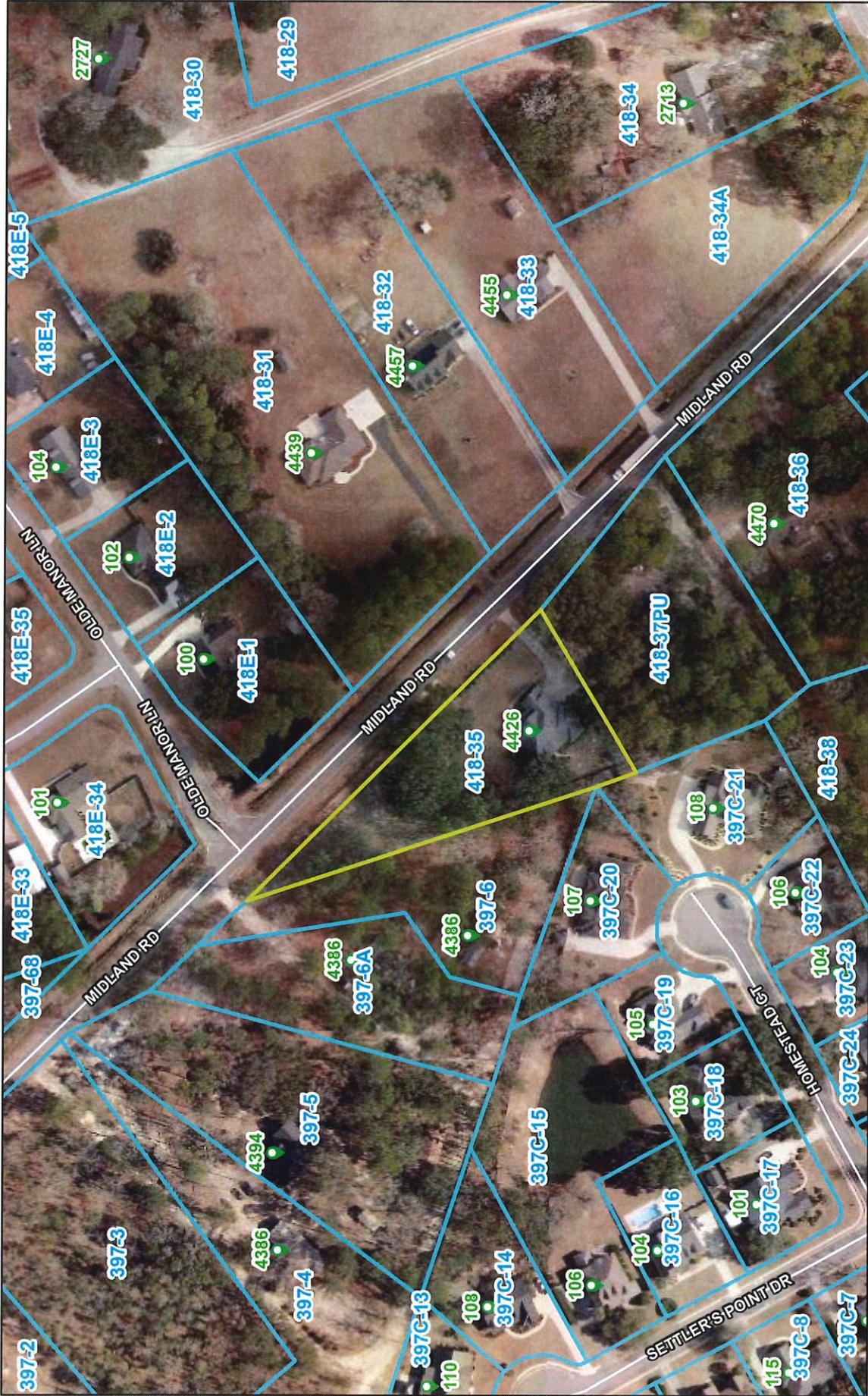


Midland (paved) Highway

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. ~~By [Signature] Co. Sec.~~

A/116

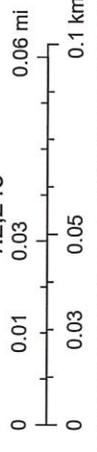
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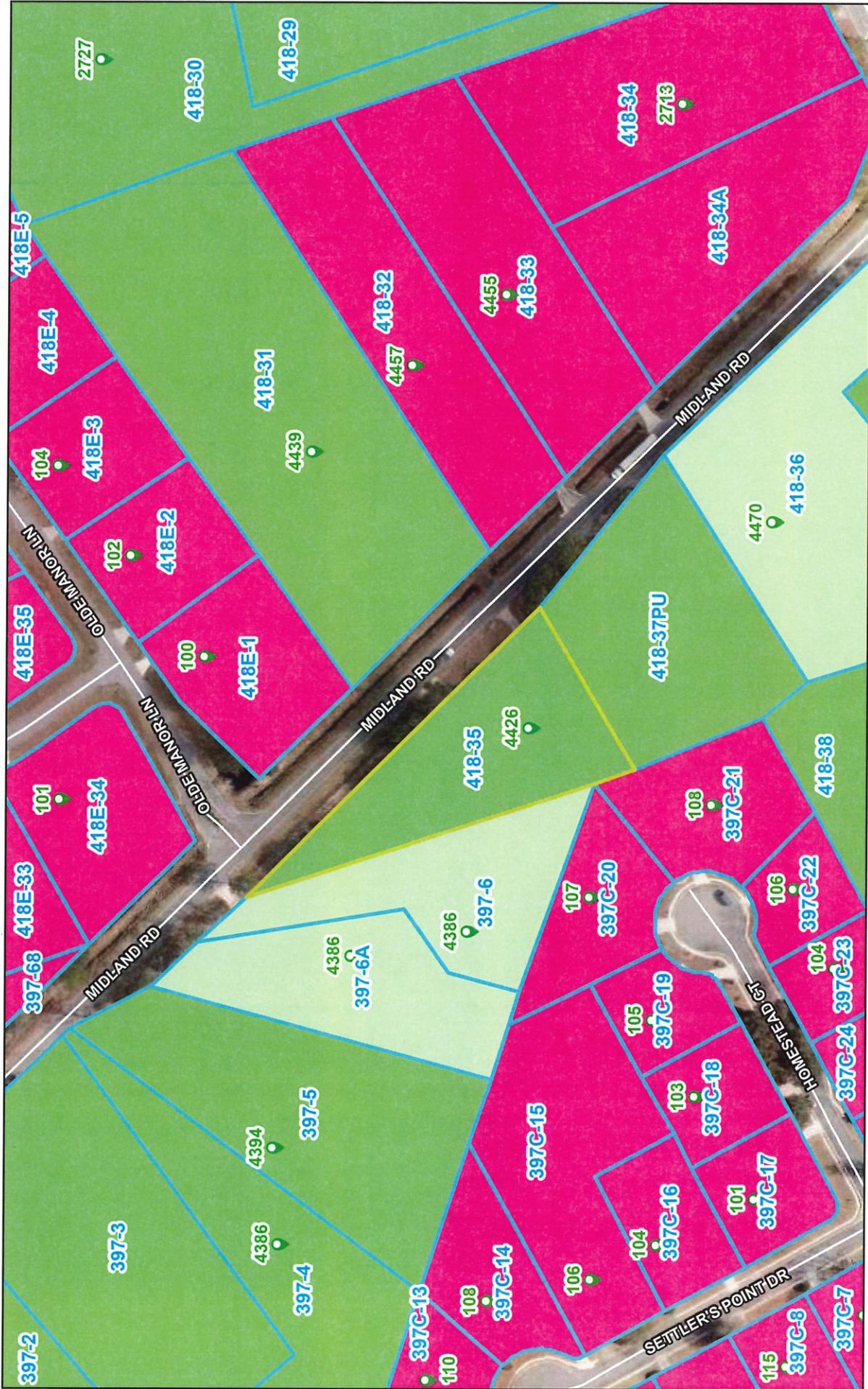
-  Addresses
-  Parcels
-  Roads
-  Citations

1:2,248



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

418-35



3/31/2025

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

1:2,248

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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