



RZN-25-4

Rezoning Application

Status: Active

Submitted On: 2/7/2025

Primary Location

174 Holly Drive

Eden, GA 31307


Owner

MOORE LAVERNE M(Point of
Contact Teresa Godley)


P O BOX 146 PEMBROKE, GA
31321

Applicant

 John Tucker

 912-441-4743

 johnt@brewersurvey.com

 628 Lake Rosalind Dr
Midway, GA 31320

Staff Review

Planning Board Meeting Date*

03/11/2025

Board of Commissioner Meeting Date*

04/01/2025

Notification Letter Description *

permitted uses in AR-2.

Map #*

302

Parcel #*

53

Staff Description

Georgia Militia District

—

Commissioner District*

1st

Public Notification Letters Mailed

02/17/2025

Board of Commissioner Ads

03/12/2025

🔒 Planning Board Ads

02/12/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

John E Tucker

Applicant Email Address*

johnt@brewersurvey.com

Applicant Phone Number*

912-441-4743

Applicant Mailing Address*

628 Lake Rosalind Dr

Applicant City*

Midway

Applicant State & Zip Code*

Ga 31320

Property Owner Information

Owner's Name*

Laverne Moore(Point of Contact Teresa Godley)

Owner's Email Address*

teresaandpatches1@gmail.com

Owner's Phone Number*

+19126757822

Owner's Mailing Address*

P.O. Box 146

Owner's City*

Pembroke

Owner's State & Zip Code*

Ga 31307

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 *

03020053

Road Name*

Holly Dr

Proposed Road Access* ?

Holly Dr

Total Acres *

10

Acres to be Rezoned*

10

Lot Characteristics *

1-10 acre parcel with 2 homesteads on it.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Client wants to subdivide into 4 parcels less than 5 acres.

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

North*

AR-1

South*

AR-1

East*

AR-1

West*

AR-1

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

Residential homestead

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.*

Family homestead

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

Residential parcels and subdivision lots


Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

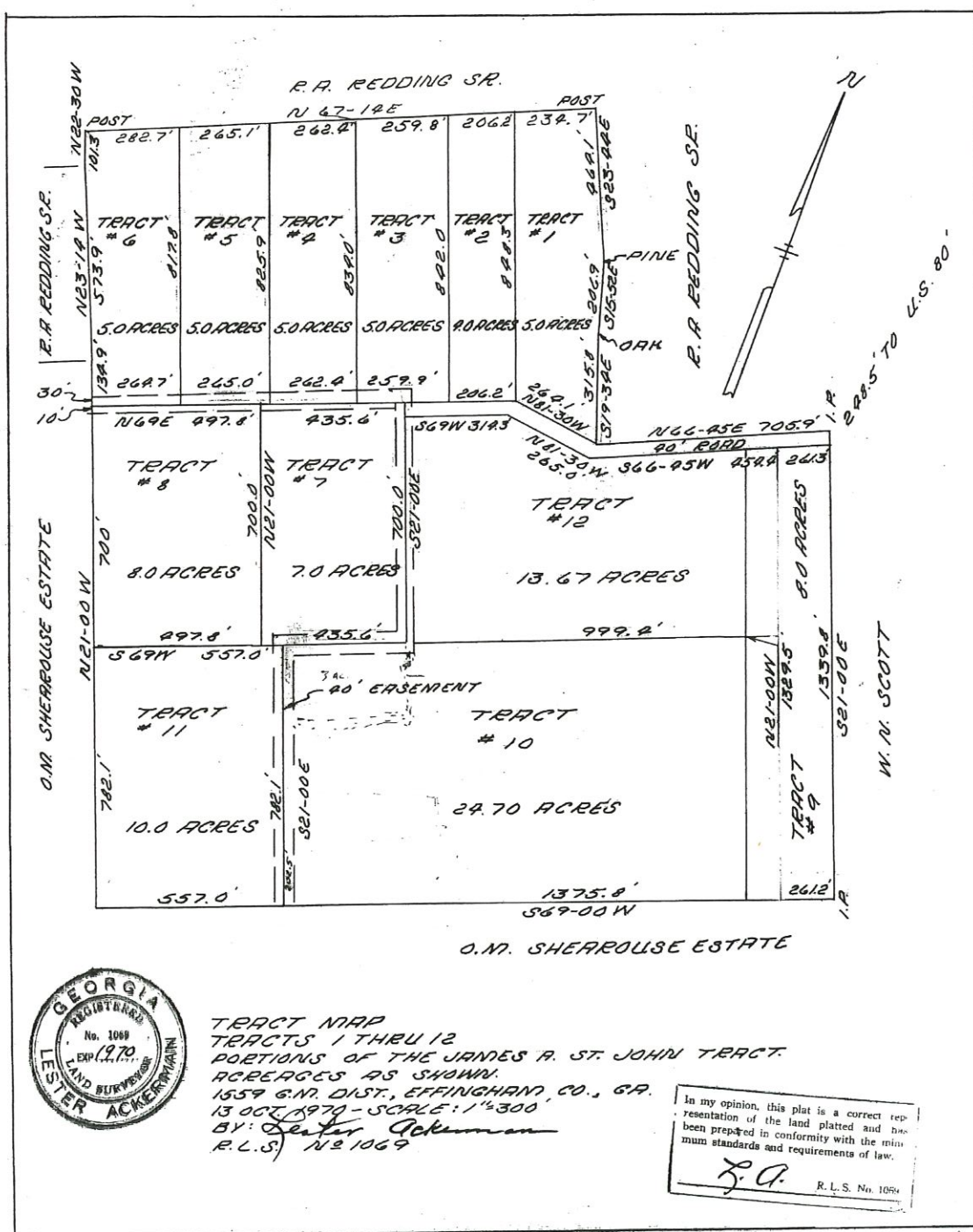
After rezoning this property will remain residential homestead lots.

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?*

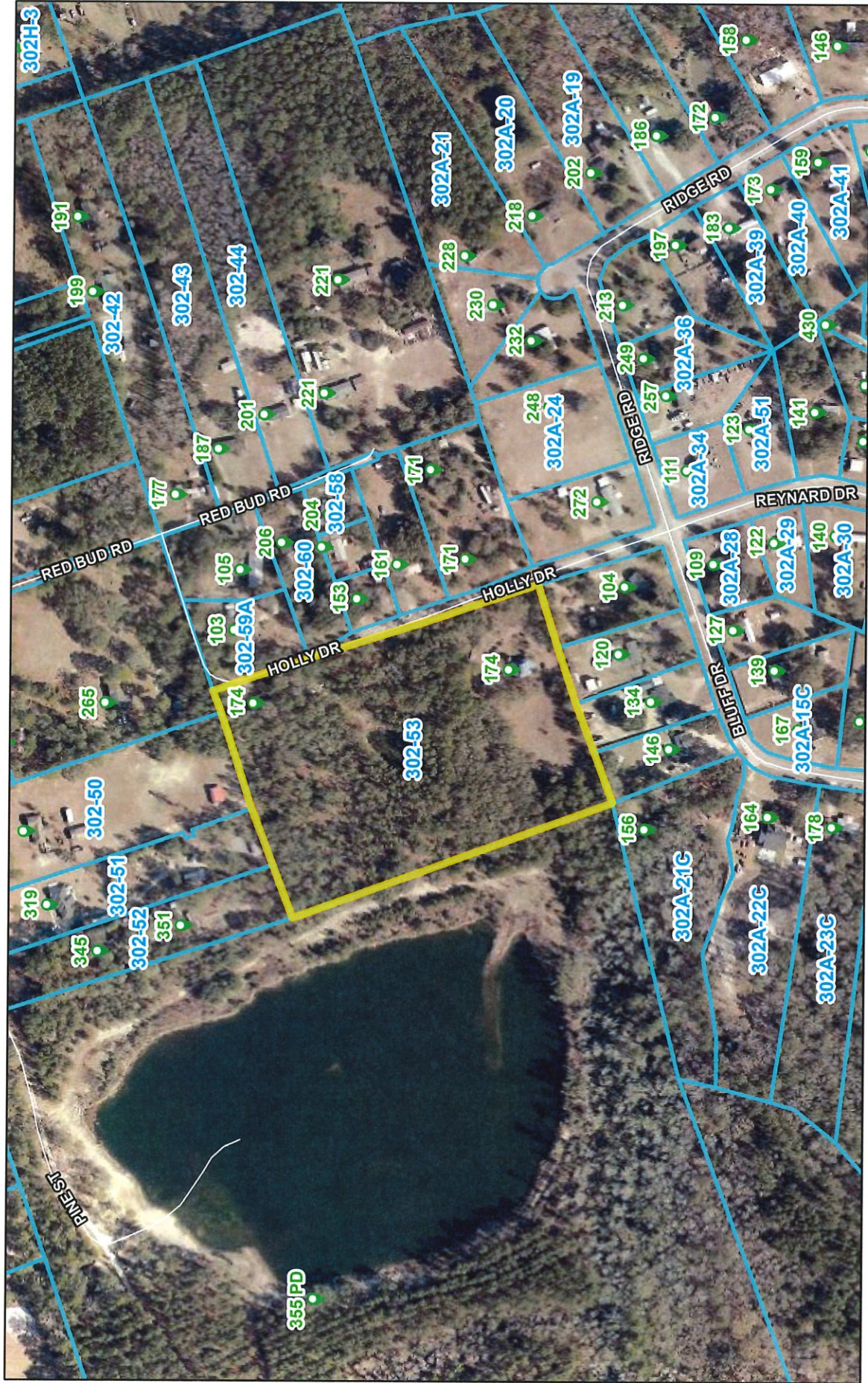
No

Digital Signature*

 John E Tucker
Feb 4, 2025



302-53



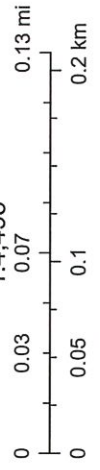
302-53



2/7/2025

- Addresses
- Parcels
- Zoning
- Roads

1:4,495



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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 JS

DISAPPROVAL _____

Of the rezoning request by **John E. Tucker as agent for Laverne Moore (Map # 302 Parcel # 53)** 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?

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