

RZN-24-6

Rezoning Application

Status: Active

Submitted On: 1/23/2024

Primary Location

486 Sisters Ferry Road

Springfield, GA 31329

Owner

L AND P PROPERTY

MANAGEMENT LLC

3443 SEED TICK RD

ELLABELL, GA 31308

Applicant Stephen Lanier 912-547-0045

stephenlanier2011@gmail.com

 170 Miriam street

Guyton, Ga 31312

Staff Review

 **Planning Board Meeting Date***

03/12/2024

 **Board of Commissioner Meeting Date***

04/02/2024

 **Notification Letter Description ***

subdivision to create new home site.

 **Map #***

386

 **Parcel #***

36

 **Staff Description** **Georgia Militia District***

11

 **Commissioner District***

3rd

 **Public Notification Letters Mailed**

02/19/2024

 **Board of Commissioner Ads**

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Stephen Lanier

Applicant Email Address*

Stephenlanier2011@gmail.com

Applicant Phone Number*

9125470045

Applicant Mailing Address*

170 Miriam street

Applicant City*

Guyton

Applicant State & Zip Code*

Ga 31312

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 *

03860036

Road Name*

Sisters Ferry Road

Proposed Road Access* ?

Total Acres *

Existing Access

1.92

Acres to be Rezoned*

1

Lot Characteristics *

Level lot

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Remove acreage

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

North*

South*

Residential

Residential

East*

West*

Residential

Residential

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 for a road to already established home

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

Residence

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?*

Continued access road to additional residential

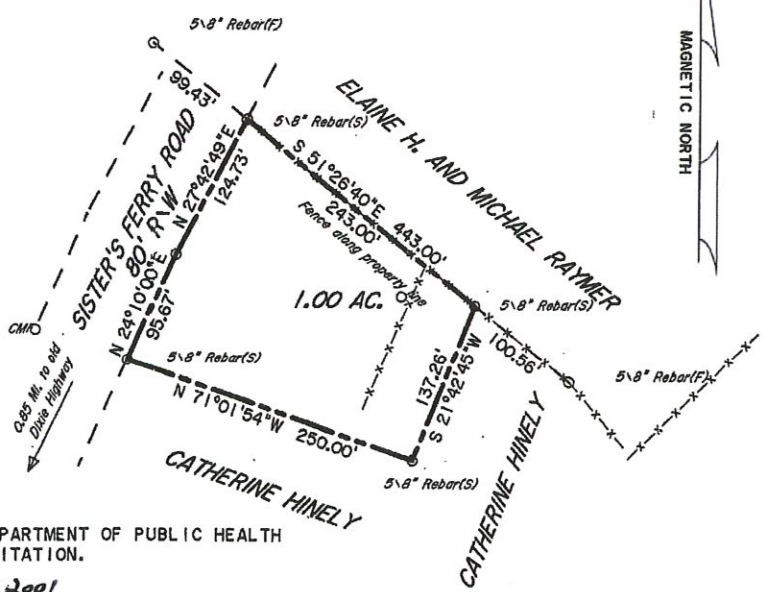
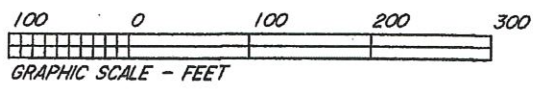
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

Stephen Lanier

Jan 22, 2024



APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF ENGINEERING AND SANITATION.
James H. Dean 7-9-2001
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
 ZONING ADMINISTRATION.
Joseph P. Davis 9/24/01
 ZONING ADMINISTRATOR DATE

**PROPERTY SURVEY
 FOR
 CATHERINE HINELY**

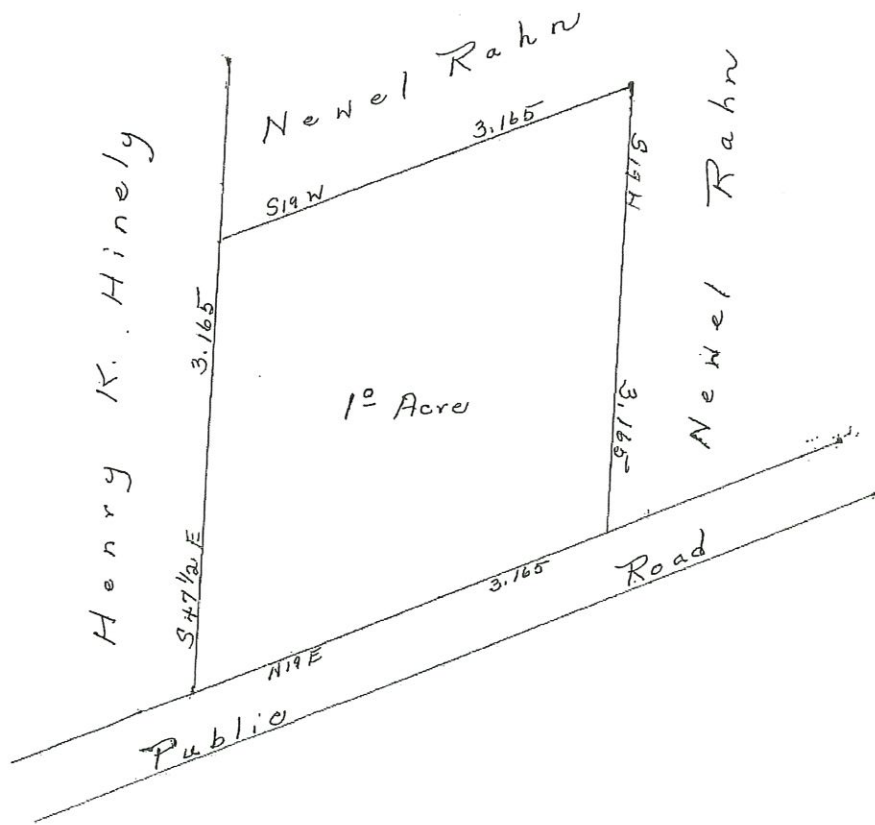


KERNEYM-K-LVERSEYMF

**LOCATED IN THE 11TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA**

DATE: JUNE 26, 2001
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor # 1953
 991 Hunters Road
 Sylvania, Ga. 30467
 Tele. - (912) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION

THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN
 26731 FEET, & AN ANGULAR
 ERROR OF 06" PER ANGLE POINT &
 WAS ADJUSTED USING COMPASS RULE.
 THIS MAP OF PLAT HAS BEEN CALCU-
 LATED FOR CLOSURE & IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN
 85,617 FEET.

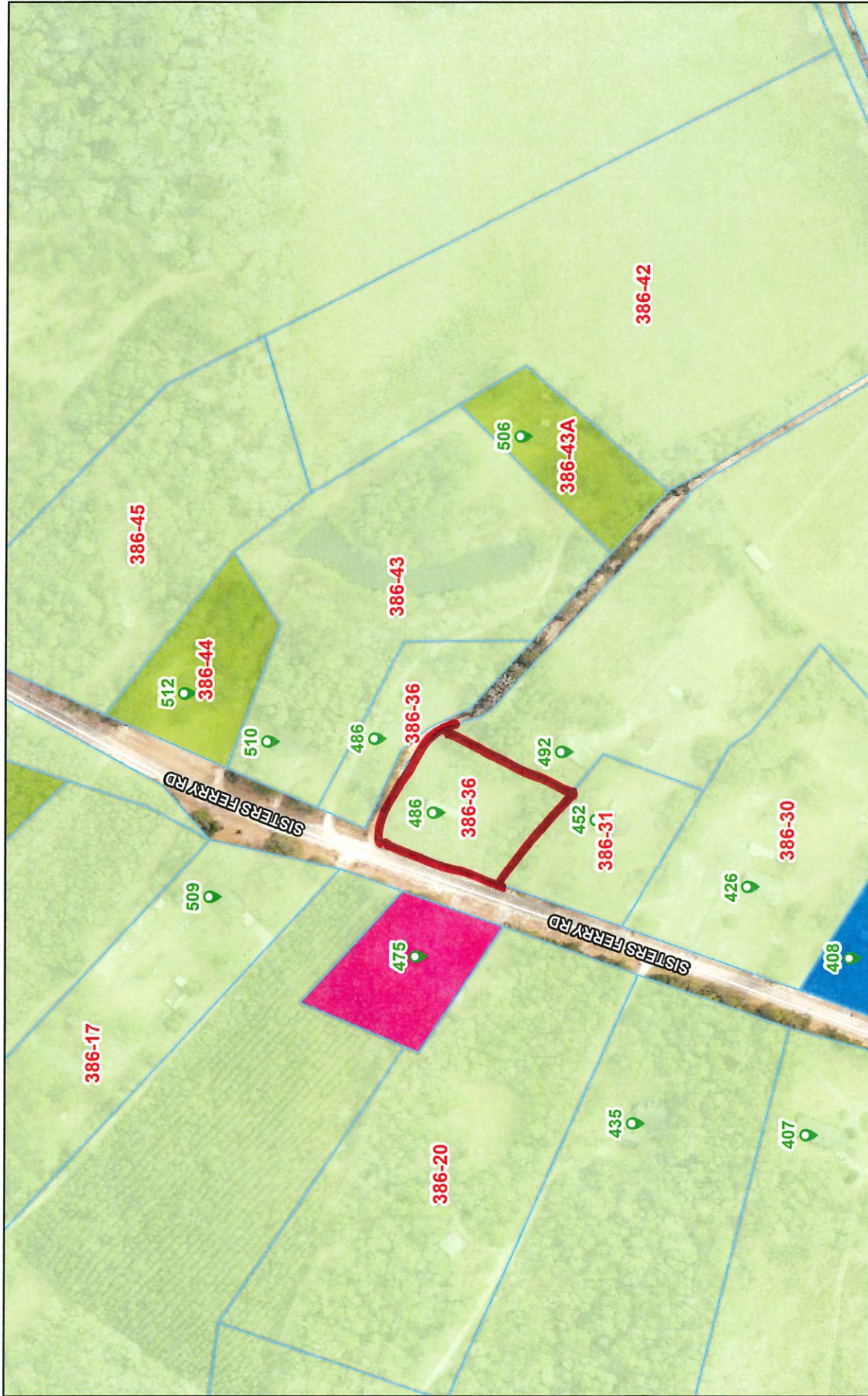


States of Ga.
 Effingham Co. Plat of
 One acre of land in 11th G. M. District surveyed and
 plat drawn for Alton A. Rahn by direction of Newel
 Rahn out of his lands. July 12, 1958.
 Scale 1 ch. pr. inch. *[Signature]* C. S. S.

486 SISTERS FERRY RD (386-36)



486 SISTERS FERRY RD (386-36)



1/23/2024

📍 Addresses
🛣️ 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

📏 0 0.02 0.04 0.09 mi
📏 0 0.04 0.07 0.15 km

1:3,273
 Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

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 **Stephen Lanier – (Map # 386 Parcels # 36)** 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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7 A.Z.

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R.T.