

**RZN-24-13**

Rezoning Application

Status: Active

Submitted On: 2/8/2024

**Primary Location**

136 Harvey Road

Bloomington, GA 31302



**Owner**

HODGE TRED AND BARTON

WILLIAM EARL JR

413 LIVE OAK CHURCH RD

LOT 19 HINESVILLE, GA 31313

**Applicant** Vincent Helmlly 912-429-9395 ext. 00000 helmllyv@aol.com 129A Burton's Road  
Savannah, Ga 31405**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 sites.

 **Map #\***

303

 **Parcel #\***

28

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

1559

 **Commissioner District\***

1st

 **Public Notification Letters Mailed**

02/20/2024

 **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?\*

Agent

Applicant / Agent Name\*

Vincent Helmey

Applicant Email Address\*

Helmlyv@aol.com

Applicant Phone Number\*

9124299395

Applicant Mailing Address\*

129A Burton Rd

Applicant City\*

Savannah

Applicant State & Zip Code\*

Ga 31405

## Property Owner Information

Owner's Name\*

William earl Barton Jr & tread Hodge

Owner's Email Address\*

Helmlyv@aol.com

Owner's Phone Number\*

9123209098

Owner's Mailing Address\*

413 live oak church rd lot 19

Owner's City\*

Hinesville

Owner's State & Zip Code\*

GA 31313

## 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 \*

303-28

Road Name\*

Harvey Rd

Proposed Road Access\* 

Harvey Rd

Total Acres \*

2.94

Acres to be Rezoned\*

2.94

Lot Characteristics \*

210 frontage on Harvey road

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

In order to divide into two owners

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

North\*

South\*

Ar-1

Ar-1

East\*

West\*

Ar-1

Ar-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?\***

No

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

Residential

**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?\***

Adjacent properties are residential , a nearby property is 0.45 acres (c pb b page 187 b1)

**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\***

 Vincen Helmly

Feb 8, 2024

5131489047  
PARTICIPANT ID

**BK-28 PG-638-638**  
**P2019000173**

FILED IN OFFICE  
CLERK OF COURT  
08/23/2019 08:33 PM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Z. Hursey*

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

**REFERENCE:**

1. DE 245, PAGE 132
2. DE 317, PAGE 54
3. PRD 5, PAGE 230
4. PRD 5, PAGE 236

ACCORDING TO FARM MAP NO. C1903004E  
EFFECTIVE DATE 3/18/2015, THIS PARCEL SHOWN  
HEREON LIES IN ZONE ZONE X  
NOT A SPECIAL FLOOD HAZARD AREA

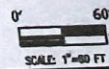
This plat is a retracement of an existing parcel or parcels of land and does not establish or create a new parcel or make any changes to any real property boundaries. The recording information of this document, maps, plans, or other instruments which create this parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FINANCIAL COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Vincent Helmly* 7/3/19  
VINCENT HELMLY NO. 1882 DATE:



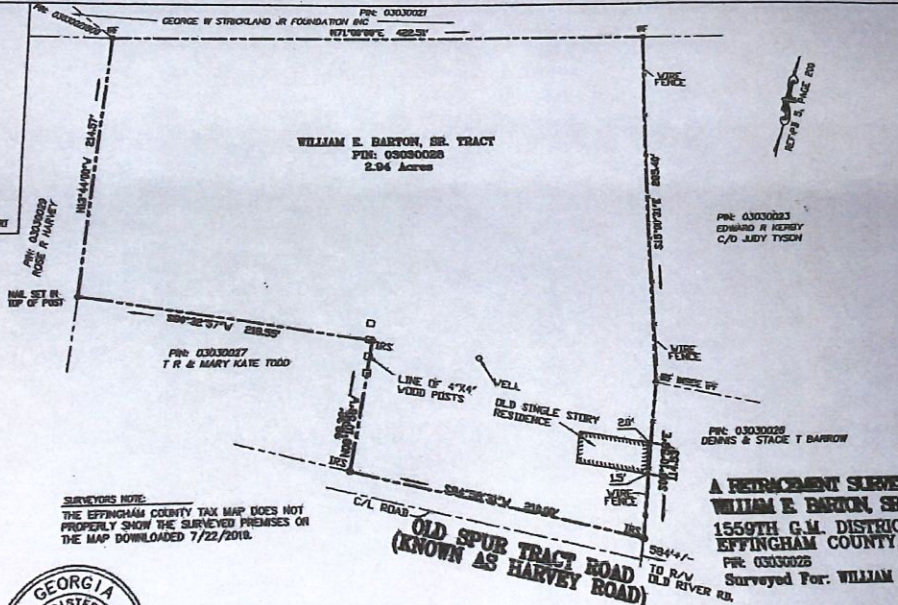
**ERROR OF CLOSURE:**  
FIELD: 1/34882  
ANGULAR ERROR OF 2" PER  
ANGLE POINT AND ADJUSTED  
BY COMPASS METHOD  
PLAY CLOSURE 1:154,783  
EQUIPMENT: TOPCON GTS320W  
TOTAL STATION, SINGLE PRISM

- LEGEND**
- 85'-50" ROD FOUND
  - 85'-50" PIPE FOUND
  - 85'-50" ROD SET



SCALE: 1"=60 FT

Vincent Helmly  
129-A BURTON ROAD  
SAVANNAH, GEORGIA 31405  
(912) 523-3523  
FIELD SURVEY DATE: 7/2018  
DATE: 7/31/19 JOB No. 19-152

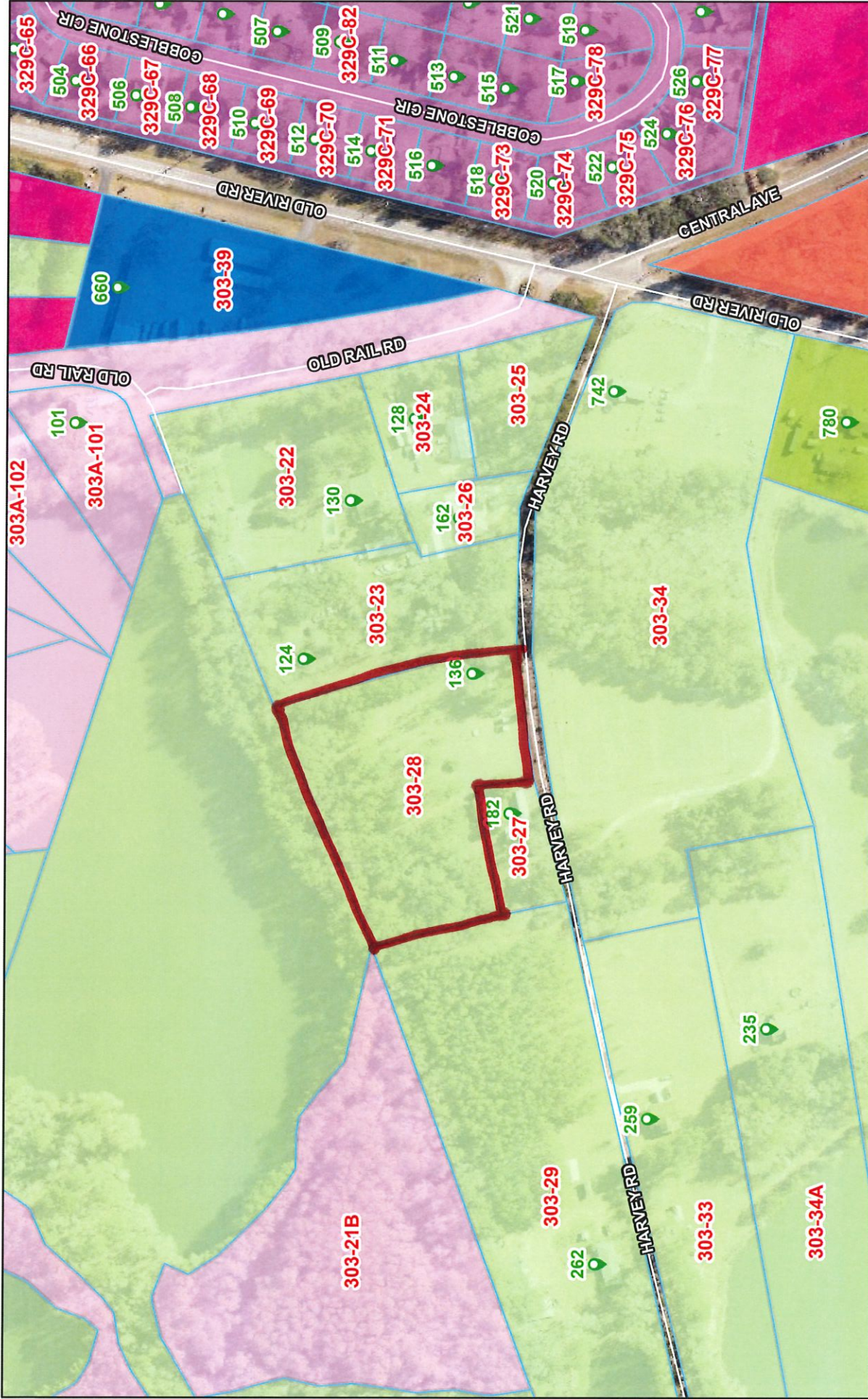


**A RETRACEMENT SURVEY OF THE  
WILLIAM E. BARTON, SR. TRACT**  
1559TH G.M. DISTRICT  
EFFINGHAM COUNTY, GEORGIA  
P/R: 03030026  
Surveyed For: WILLIAM E. BARTON, SR.

# 303-28



# 303-28



2/9/2024

- Addresses
- Roads
- Tax Parcels
- AR-2
- R-1
- R-2
- AR-1
- B-2
- I-1
- PD
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Scale: 1:3,273

0 0.02 0.04 0.07 0.09 mi

0 0.04 0.07 0.15 km

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 **Vincent Helmey as agent for William Earl Barton Jr. and Treda Hodge – (Map # 303 Parcels # 28)** 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?

D.B.

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A. Z.

(4)

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R.T.