



RZN-24-7	Primary Location	Applicant
Rezoning Application	0	 Sean Barlow
Status: Active	,	 912-657-5300
Submitted On: 1/30/2024	Owner	 sgahomes@comcast.net
		 2929 Wyatt Road Louisville, GA 30434

Staff Review

 **Planning Board Meeting Date***

03/12/2024

 **Board of Commissioner Meeting Date***

04/02/2024

 **Notification Letter Description ***

an addition to residential lots.

 **Map #***

272

 **Parcel #***

27, 27A

 **Staff Description**

 **Georgia Militia District***

10

 **Commissioner District***

3rd

 **Public Notification Letters Mailed**

02/19/2024

 **Board of Commissioner Ads**

02/21/2024

🔒 Planning Board Ads

03/13/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Sue Anderson

Applicant Email Address*

sgahomes@Comcast.net

Applicant Phone Number*

912-657-5300

Applicant Mailing Address*

5805 Hwy 21 S

Applicant City*

Rincon

Applicant State & Zip Code*

GA 31326

Property Owner Information

Owner's Name*

SB Homes, LLC

Owner's Email Address*

seanbarlowr@yahoo.com

Owner's Phone Number*

706-360-5787

Owner's Mailing Address*

2929 Wyatt Road

Owner's City*

Louisville

Owner's State & Zip Code*

GA 30434

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

R-1 (Single Family Residential)

Map & Parcel *

272-27A & 272-27

Road Name*

Old Louisville

Proposed Road Access* 

Existing access

Total Acres *

5.272

Acres to be Rezoned*

5.272

Lot Characteristics *

Vacant land

Water Connection *

Public Water System

Name of Supplier*

City of Guyton

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Parcel #02720029 I currently own is zoned R-1 that backs up to parcel.

Digital Signature*

✔ Sean Barlow
Jan 29, 2024

29 PG:741-741
22023000232

FILED IN OFFICE
CLERK OF COURT
12/21/2023 10:09 AM
SON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

James E. Bragg

DATA WAS COLLECTED USING A TOPCON STATION, CARLSON RTX DATA COLLECTOR AND A BRX6+ GPS.

PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA, AS SHOWN BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. IT HAS BEEN CALCULATED FOR CLOSURE AND IS TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL BEARINGS, MEASUREMENTS OF COURSES, DISTANCES, POINTS AND LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY SURVEY AND IN MY OPINION THIS IS A CORRECT ENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND SURVEYING ACT OF 1978.

MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, GUARANTEES THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY WILL BE SHOWN HEREON. HE GUARANTEES THAT THE INFORMATION ON WHICH HE HAS BASED HIS OPINION IS TRUE AND CORRECT. HE GUARANTEES THAT THE INFORMATION ON WHICH HE HAS BASED HIS OPINION IS TRUE AND CORRECT. HE GUARANTEES THAT THE INFORMATION ON WHICH HE HAS BASED HIS OPINION IS TRUE AND CORRECT. HE GUARANTEES THAT THE INFORMATION ON WHICH HE HAS BASED HIS OPINION IS TRUE AND CORRECT.

YOUR CERTIFICATION

BEING SUBSECTION (G) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL OFFICIALS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES. ANY PURCHASER OF USER OF THIS PLAN AS TO INTENDED USE OF ANY PART THEREOF, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT HE OR SHE COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

AM MARK GLISSON RLS #3316 DATE 12/19/2023

800'

300'

0

GRAPHIC SCALE 1" = 300'



STATE OF GEORGIA
LSF # 1404

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N35°41'51"E	173.47'	1859.86'	173.53'	5°20'46"	36.83'

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S19°09'07"E	175.00'	L5	S19°09'07"E	161.00'
L2	N4°33'05"E	90.34'	L6	S69°38'57"W	489.52'
L3	S19°57'00"E	199.66'	L7	S69°31'32"W	437.50'
L4	S1°41'07"E	144.50'			

FLOOD INFORMATION:

FEMA FLOOD MAP: (1310300245E)

EFFECTIVE DATE: (5/16/2015)

THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA

FLOOD ZONE:

"X" AREA OF MINIMAL FLOOD HAZARD

N/F
JAMES B. &
AMBER J. DEASON
PARCEL #:(0272001A01)
(DB 2323 PG 718)
(PB D115 PG B1)

N/F
SB HOMES LLC.
PARCEL #:(02720028)
(DB 2657 PG 983)
(PB A291 PG C)

N/F
WENDELL E. LOVETT JR.
PARCEL #:(02720026)
(DB 1923 PG 170)
(PB A291 PG C)

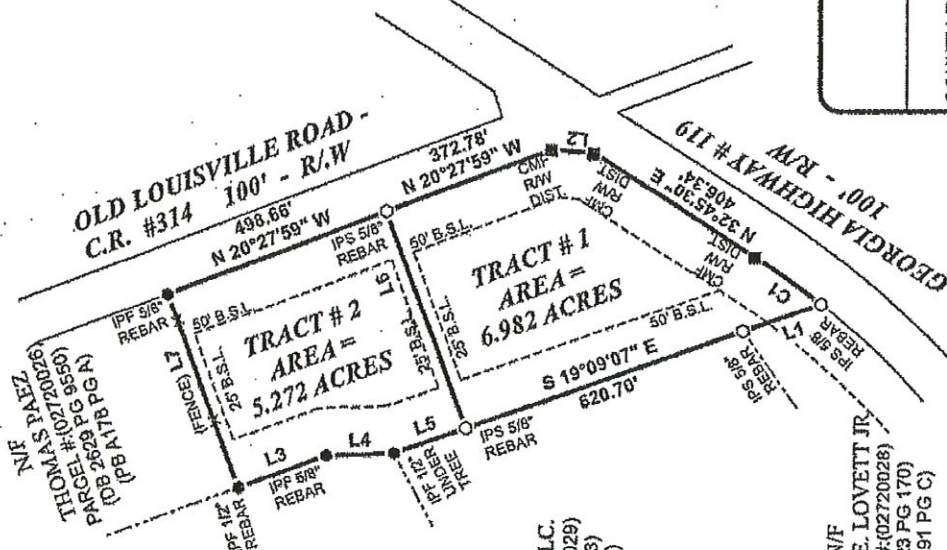
PREPARED BY:

GLISSON
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

SURVEY OF PARCEL #:(02720027) BEING SUBDIVIDED INTO TWO TRACTS LOCATED IN THE 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



REFEREN
1. DB 2478
2. PB 27 PG

SURVEY FOR:

SB HOMES

COUNTY: EFFINGHAM STATE: GE

GMD: 101h

DATE: 12/12/2023

FILE NUMBER: 23464

TOTAL AREA: = 12.254 ac.

FIELD SURVEY DATE: 12/05/2023

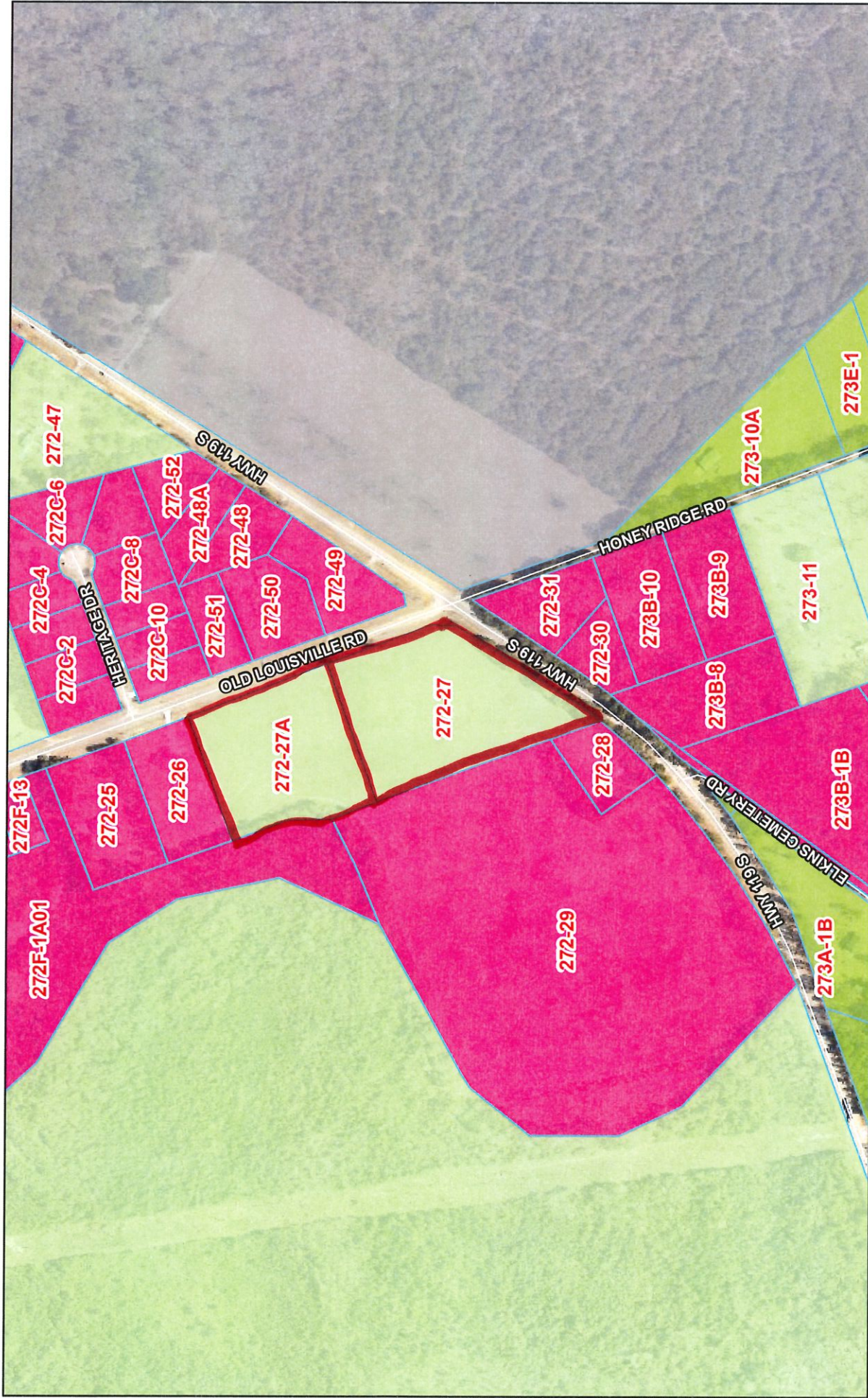
BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAN AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAN COMPLIES WITH THE O.S.M.S REGULATIONS FOR ATYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY TITLE DATE
Wm Glisson 12/11/2023

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR
Steve Lovett 12/20/23

ZONING ADMINISTRATOR DATE

272-27A



1/30/2024

Roads

Tax Parcels

Tax Parcel Labels

Effingham County Zoning

- R-1
- AR-1
- AR-2
- Other

Efn_fin_cache

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Scale: 1:6,545

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

272-27A



1/30/2024

1:13,091

0 0.07 0.15 0.3 0.6 km
0 0.15 0.3 0.6 mi

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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 X DISAPPROVAL _____

Of the rezoning request by applicant **Sue Anderson as agent for SB Homes, LLC – (Map # 272 Parcels # 27A & 27)** from **AR-1** to **R-1** 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?
- 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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APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request by applicant **Sue Anderson as agent for SB Homes, LLC – (Map # 272 Parcels # 27A & 27)** from AR-1 to R-1 zoning.

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
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D.B.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL _____

Of the rezoning request by applicant ^{5.272 only} **Sue Anderson as agent for SB Homes, LLC** – (Map # 272 Parcels # 27A & 27) from **AR-1** to **R-1** zoning. _{later at called meeting}

- Yes ✓ No ? 1. Is this proposal inconsistent with the county’s master plan?
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  A. 2.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

Of the rezoning request by applicant **Sue Anderson as agent for SB Homes, LLC** – (Map # 272 Parcels # 27A & 27) from AR-1 to R-1 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?
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RT.