

RZN-23-8

Rezoning Application

Status: Active

Submitted On: 11/17/2023

Primary Location

453 Gracen Road



Guyton, GA 31312

Owner

HAGIN TERRI

1815 OLD LOUISVILLE RD

GUYTON, GA 31312

Applicant Cindy and Steven Pitts 912-410-8469 cindypitts2021@yahoo.com 1793 old Louisville rd
Guyton, GA 31312**Staff Review** **Planning Board Meeting Date***

-

 **Public Notification Letters Mailed***

-

 **Planning Board Ads ***

-

 **Board of Commissioner Meeting Date***


-

 **Board of Commissioner Ads***

-

 **Commissioner District***

-

 **Staff Description*** **ZMA Conditions** **Request Approved or Denied***

-

Applicant Information**Who is applying for the rezoning request?***

Property Owner

Applicant / Agent Name*

Cindy and Steven Pitts

Applicant Email Address*
Cindypitts2021@yahoo.com

Applicant Phone Number*
912-410-8469

Applicant Mailing Address*
1793 old Louisville rd

Applicant City*
Guyton

Applicant State*
Ga

Applicant Zip Code*
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)

Proposed Road Access*
Gracen Rd Guyton

Total Acres *
7

Acres to be Rezoned*
1

Lot Characteristics *
Parcel # 02710040

Water Connection *
Private Well

Sewer Connection
Private Septic System

Justification for Rezoning Amendment *

Splitting to 1 acre parcel

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

North*

2

South*

Ar1

East*

Ar1

West*

r1

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

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

Residential new home site

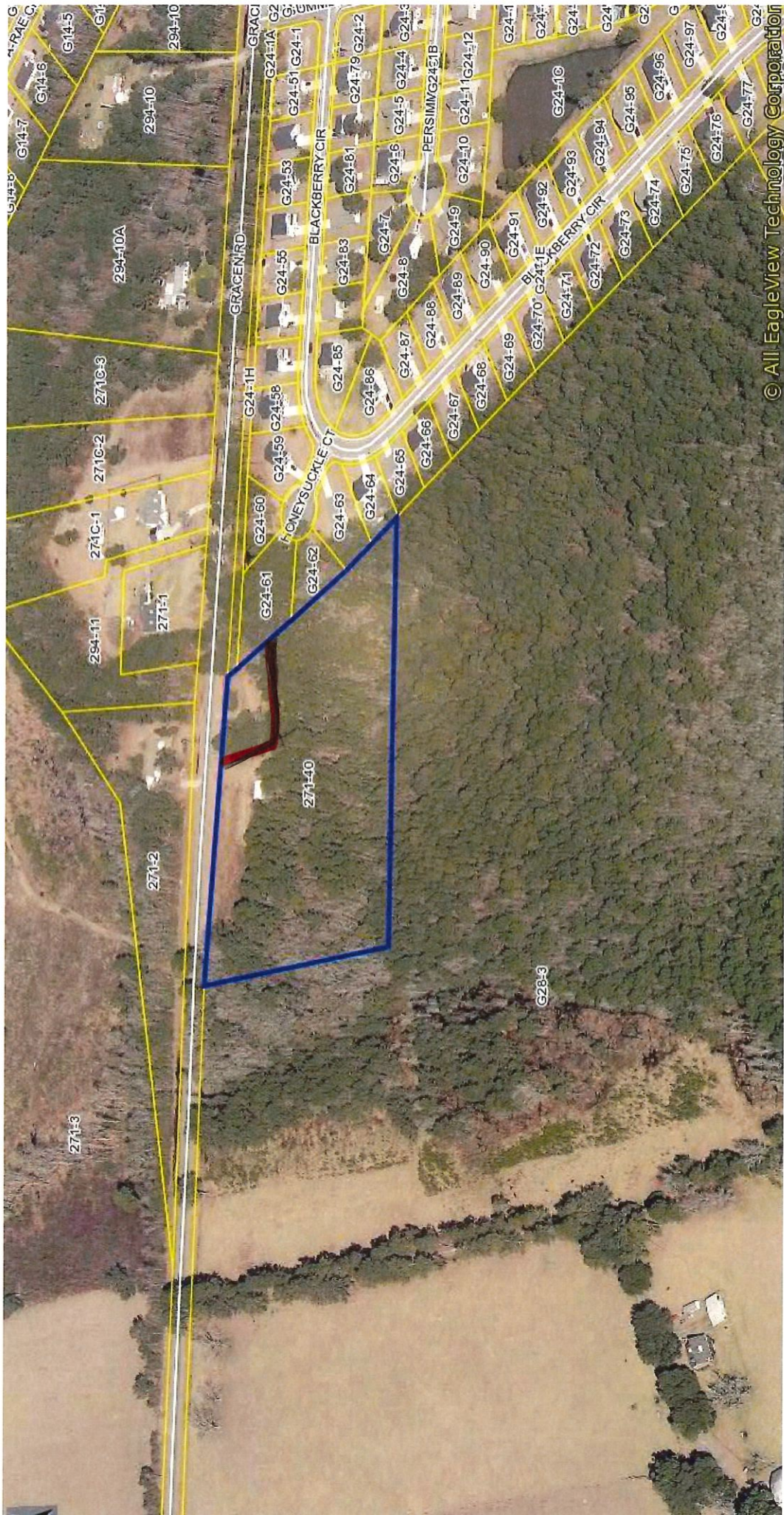
Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Residential

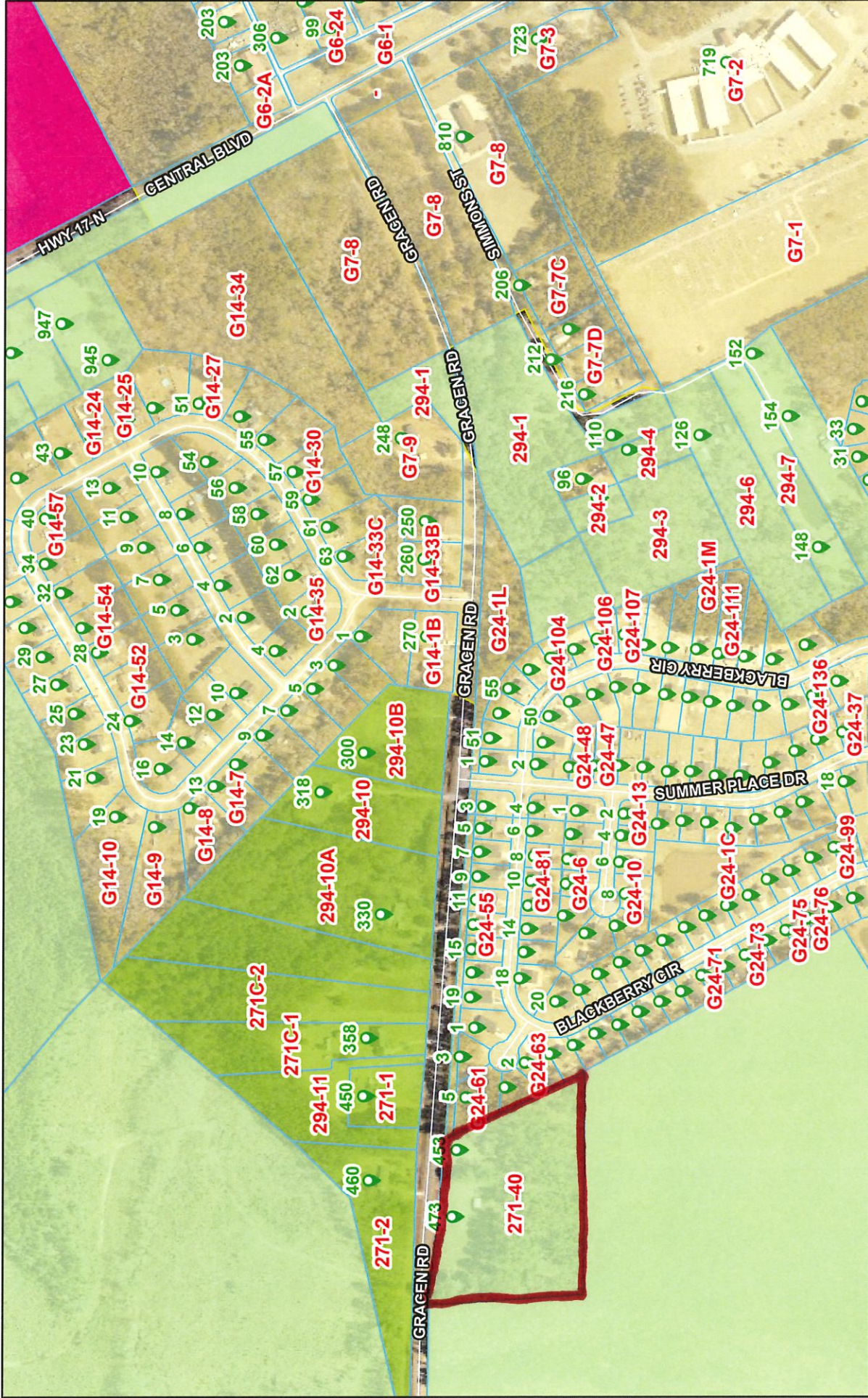
Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Will be using for residential new home site

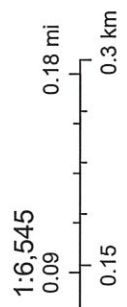
271-40



271-40



11/27/2023



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

- Addresses
- Roads
- Tax Parcels
- Tax Parcel Labels AR-2
- Eflingham County Zoning R-1
- AR-1
- Municipal Boundaries
- Efn_fin_cache Red: Band_1
- Green: Band_2
- Blue: Band_3

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 PEH DISAPPROVAL _____

Of the rezoning request by applicant **Cindy and Steven Pitts – (Map # 271 Parcel # 40)** 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?

P.M.

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DISAPPROVAL

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D.B.

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CHECK LIST:

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APPROVAL X

DISAPPROVAL _____

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