

**RZN-23-16**

Rezoning Application

Status: Active

Submitted On: 12/8/2023


**Primary Location**

0

Owner

**Applicant** Mark Jacobs 912-604-0828

markjacobs@riverpoolsandspas.com

 475 Little McCall Rd  
Guyton, GA 31312

---

**Staff Review** **Planning Board Meeting Date\***

01/09/2024

 **Board of Commissioner Meeting Date\***

02/06/2024

 **Staff Description**

5 lots subdivision

 **Georgia Militia District\***

10

 **Commissioner District\***

3rd

 **Public Notification Letters Mailed**

12/18/2023

 **Board of Commissioner Ads**

01/17/2024

 **Planning Board Ads**

12/20/2023

 **Request Approved or Denied**

—

 **Letter & ZMA Mailed**

—

## Applicant Information

Who is applying for the rezoning request?*	Applicant / Agent Name*
Property Owner	Mark Jacobs
Applicant Email Address*	Applicant Phone Number*
Markajacobs@bellsouth.net	9126040828
Applicant Mailing Address*	Applicant City*
475 Little McCall Rd	Guyton
Applicant State & Zip Code*	🏠 Applicant Zip Code*
GA	31312

---

## Rezoning Information

Present Zoning of Property*	Proposed Zoning of Property*
AR-1 (Agricultural Residential 5 or More Acres)	AR-2 (Agricultural Residential Less than 5 Acres)
Map & Parcel *	Proposed Road Access*
03200050D00 (land) and 03200052 (home)	Hwy 119 S (land) and Little McCall (existing home)
Total Acres *	Acres to be Rezoned*
20.41	20.41

### Lot Characteristics \*

1) Existing home (9.81 AC) @ 475 Little McCall and 2) 10.56 AC undeveloped pasture and woods. The two properties back up to on another.

Water Connection \*

Sewer Connection

Private Well

Private Septic System

**Justification for Rezoning Amendment \***

- Minor subdivision of 10.56 AC to allow the building of up to 4 single family homes with a private road access to Hwy 119 S.
- Rezoning of our existing residence to AR-2 in order to conform with the rezoning of the undeveloped land herein. In the future, we will combine the 3+ AC back lot of the sub-divided undeveloped land into our existing residence on Little McCall Rd. Our objective is to maintain control over and to preserve the 3+ AC lot of woods adjoining our residence. Our property is cleared to the property line; therefore, the preservation of the wooded lot behind us is important for maintaining the character of our lot.

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

**North\***

**South\***

AR2 (2 single family homes on 1 AC lots)

AR1 (our residence; subject of rezoning)

**East\***

**West\***

AR1 (single family residence)

AR1 (single family residence)

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

1) existing homestead and 2) undeveloped pasture and woods

**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.\***

Development of single family homes and preservation of a 3+AC wooded lot on the backside of the property.

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

Single family homes

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

All land will be developed as single family homes

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\***

Mark Jacobs  
Dec 6, 2023

---

## Attachments



**Any additional supporting documentation.**  
Site Plan 231206.pdf  
Uploaded by Mark Jacobs on Dec 8, 2023 at 2:36 PM



**Soil Report.pdf**  
Soil Report.pdf  
Uploaded by Mark Jacobs on Dec 8, 2023 at 2:37 PM



**119 Property ECGIS view.pdf**  
119 Property.pdf  
Uploaded by Mark Jacobs on Dec 8, 2023 at 2:38 PM



**Deed**  
Deeds.pdf  
Uploaded by Mark Jacobs on Dec 8, 2023 at 2:35 PM

REQUIRED



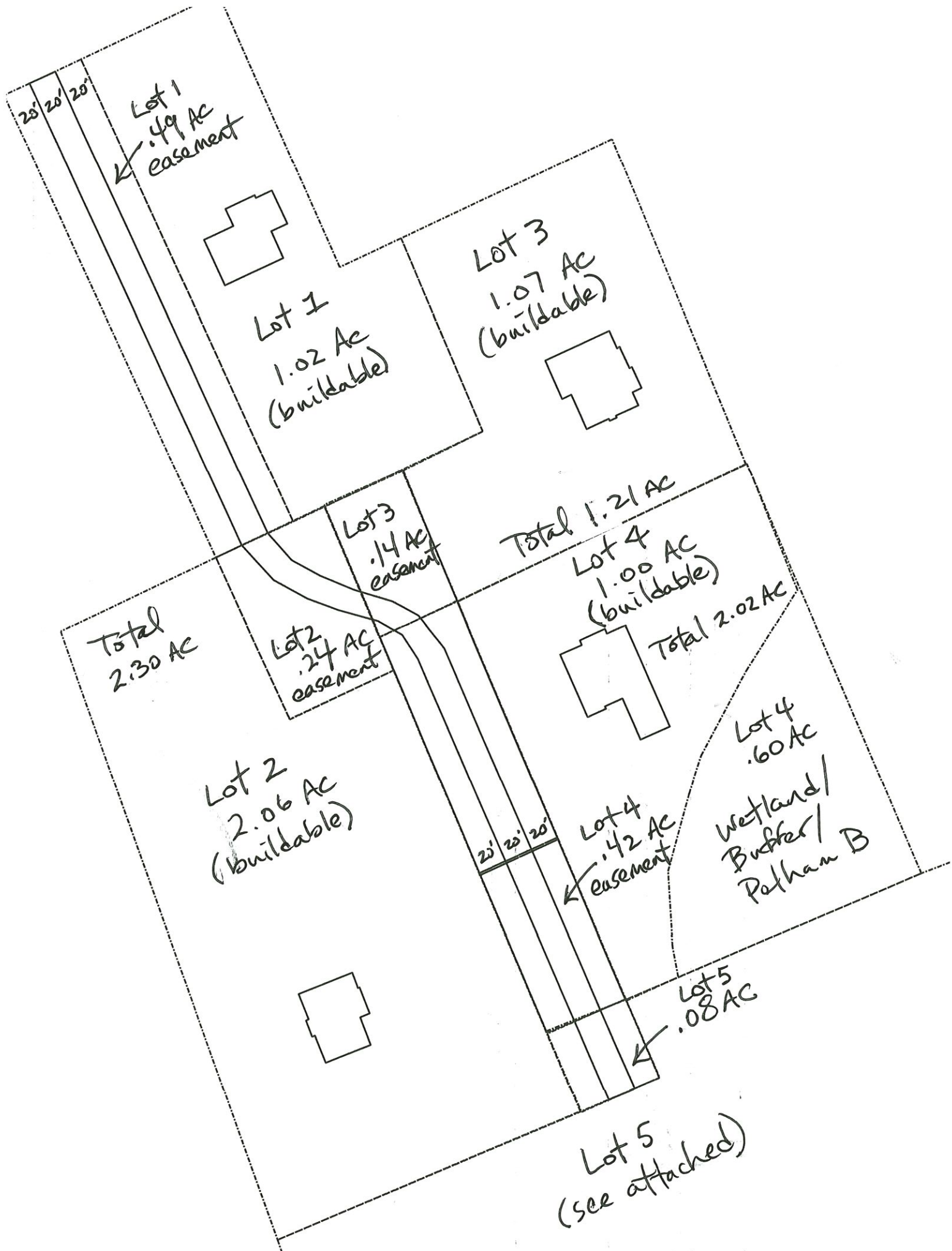
**Last Recorded Plat**  
Platts.pdf  
Uploaded by Mark Jacobs on Dec 8, 2023 at 2:36 PM

REQUIRED

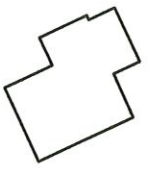


**Ownership Certification**  
Ownership Certificate.pdf  
Uploaded by Mark Jacobs on Dec 8, 2023 at 2:36 PM

REQUIRED

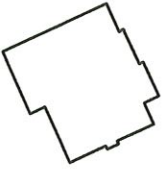


Lot 1  
.49 Ac  
easement



Lot 1  
1.02 Ac  
(buildable)

Lot 3  
1.07 Ac  
(buildable)



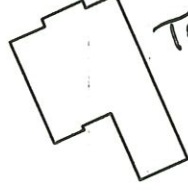
Total  
2.30 AC

Lot 3  
.14 Ac  
easement

Total 1.21 AC

Lot 4  
1.00 AC  
(buildable)

Total 2.02 AC



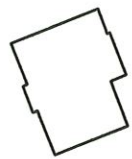
Lot 2  
2.06 Ac  
(buildable)

Lot 2  
.24 AC  
easement

Lot 4  
.60 AC  
Wetland/  
Buffer/  
Pathway B

25' 20' 20'

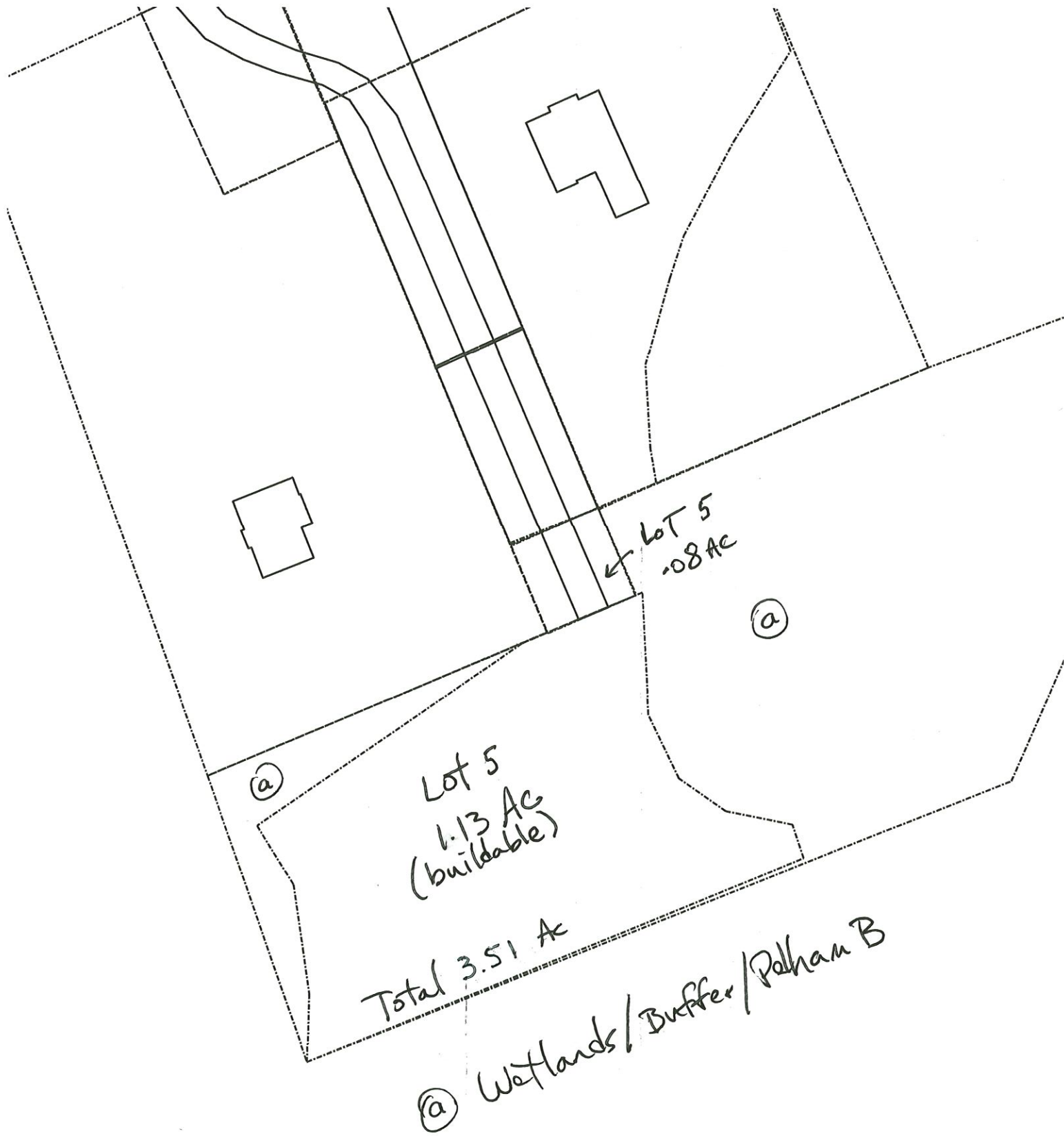
Lot 4  
.42 AC  
easement



Lot 5  
.08 AC

Lot 5  
(see attached)





Lot 5  
1.13 AC  
(buildable)

Lot 5  
.08 AC

Total 3.51 Ac

Wetlands/Buffer/Polham B

a

a

a



Troy N. Smith  
Certified Soil Classifier #435

County:	Effingham	Date:	1/2/2024
Owner:	Mark Jacobs & Rebecca Fuller	SWC Project Number:	S23-205
Mailing Address:	475 Little McCall Road, Guyton GA 31312	Phone Number:	912-604-0828
Legal:	10.56 AC (OUT 320-50) PLT 29/431	Email:	markjacobs@riverpoolsandspas.com
Site Location:	Hwy 119, Guyton GA 31312	Parcel Number:	03200050D00
Scale:	1 inch = 100 feet	Intensity Level of Investigation:	Level 3

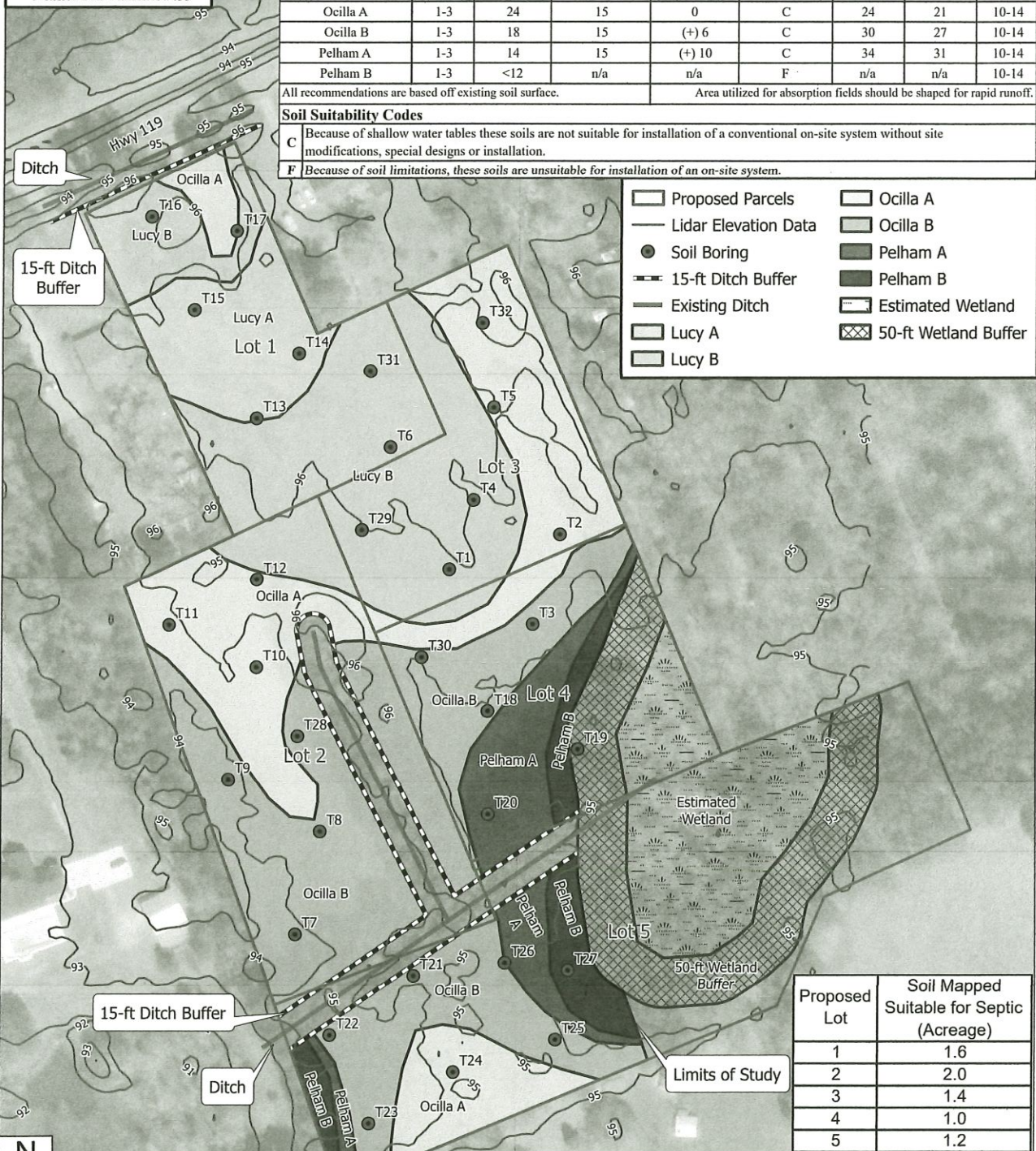
All recommendations are based off existing soil surface. Area utilized for absorption fields should be shaped for rapid runoff.

Soil Series	Slope % (range)	Depth to Seasonal High Water Table (inches)	Absorption Rate at Recommended Trench Depth (min/in)	Recommended Trench Depth (inches)	Suitability Code and installation information	Recommended Height of Mound (inches)		Depth of Topsoil (inches)
						with 12-in system height	with 9-in system height	
Lucy A	1-3	36	20	12	C	12	9	10-14
Lucy B	1-3	30	15	6	C	18	15	10-14
Ocilla A	1-3	24	15	0	C	24	21	10-14
Ocilla B	1-3	18	15	(+) 6	C	30	27	10-14
Pelham A	1-3	14	15	(+) 10	C	34	31	10-14
Pelham B	1-3	<12	n/a	n/a	F	n/a	n/a	10-14

**Soil Suitability Codes**

**C** Because of shallow water tables these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation.

**F** Because of soil limitations, these soils are unsuitable for installation of an on-site system.



	Proposed Parcels		Ocilla A
	Lidar Elevation Data		Ocilla B
	Soil Boring		Pelham A
	15-ft Ditch Buffer		Pelham B
	Existing Ditch		Estimated Wetland
	Lucy A		50-ft Wetland Buffer
	Lucy B		

Proposed Lot	Soil Mapped Suitable for Septic (Acreage)
1	1.6
2	2.0
3	1.4
4	1.0
5	1.2

**Site Specific Notes**

- Different products could affect the recommended trench depth and/or mound height.
- Onsite soils have ±10-14 inches of topsoil. If the proposed system is within or above this layer, it should be mucked out and stored onsite. After the mound has been constructed to the recommended height, the topsoil should be put over the top of the mound.
- The Project Area Displayed on this drawing is derived from public data and is not a boundary survey. Areas and acreages shown are an estimation and should be adjusted if a boundary survey is completed.
- The absorption field should not be installed during wet periods. This could result in reduced system performance due to damaged soil structure.
- Keep heavy equipment from parking and driving on the septic area which could cause compaction of the soils.
- No bedrock was encountered within 60 inches of the existing soil surface.

The information in this report is based on pedons classified in the field by hand auger borings. Soil borings were located using a sub-meter GPS using real-time SBASS correction. SWC produces soils surveys that meet or exceed all standards in the Manual for On-Site Sewage Management System, published by the GA-DPH. Soil boundary lines should be considered as a transition zone where one soil type transitions into another soil type, not an exact boundary. System should not be placed within 10-feet of unsuitable boundary line. Recommendations are site specific and if not followed will void this report. Recommendations are based on installation from the original soil surface unless otherwise stated. Any changes or alterations made to this soil map or interpretations without written consent of SWC voids the seal of the Soil Scientist. If the site is disturbed from cutting or filling after the date of site visit, the Soil Scientist's seal and his recommendations are null and void. Your local Health Department holds full authority in the permitting of on-site disposal systems and may view the soil conditions differently than the Soil Classifier and will have the final say in their county. SWC does not design, install, maintain or permit on-site disposal systems.

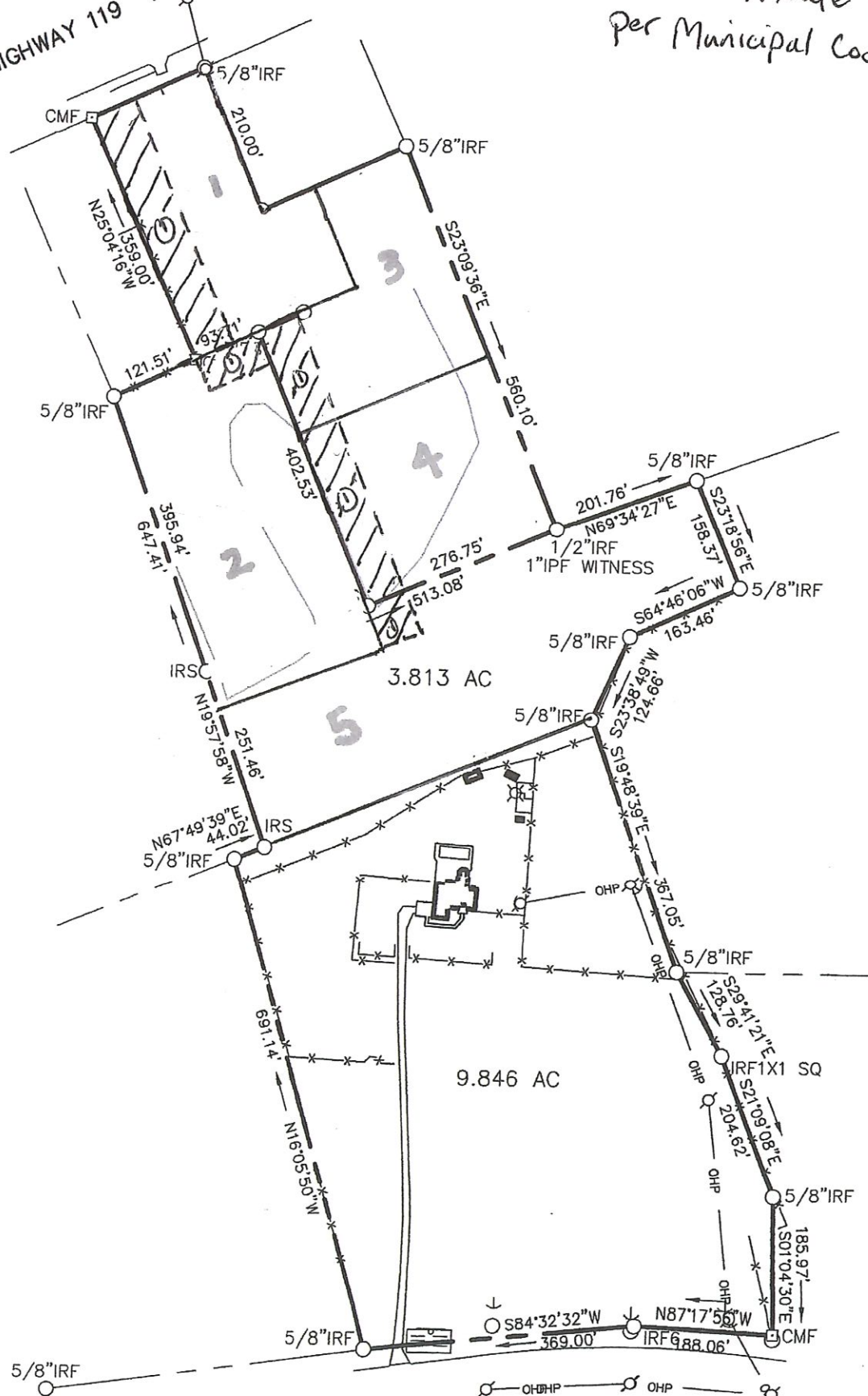
0 50 100 Feet

912-220-1631 / Troy.Neal.Smith@gmail.com



HIGHWAY 119 100' R/W

① 60' Row - Private Road  
Per Municipal Code



3.813 AC

9.846 AC

20.41 AC

LITTLE MCCALL RD 80' R/W



DATE: MAY 10, 2022  
 By: Warren E. Poythress  
 Registered Land Surveyor No. 1953  
 Address: 991 Hunters Road  
 Sylvania, Georgia 30467  
 Cell Phone - 912-531-1453  
 Telephone: 912-857-3288  
 Equipment - Sokkia GRS2 - GPS  
 Topcon 303

FINAL PLAT CLOSURE = 480203  
**APPROVAL EFFINGHAM COUNTY:**

APPROVED FOR RECORDING BY  
 EFFINGHAM COUNTY ZONING  
 ADMINISTRATION.

*Katie Dancy* 10/8/2022  
 ZONING ADMINISTRATOR DATE  
 TERESA CONCANNON

**SURVEYOR'S CERTIFICATION**

As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval, certification, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

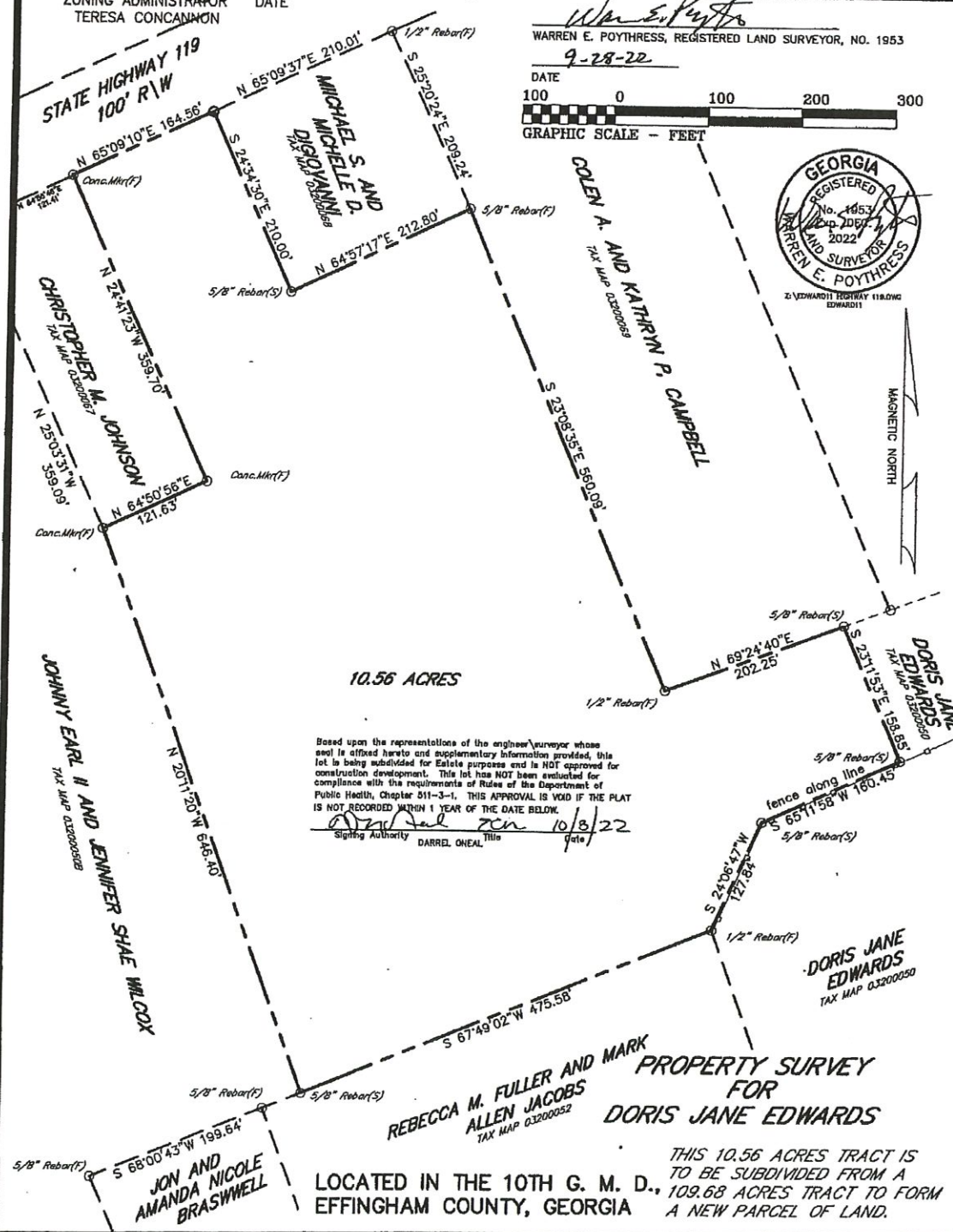
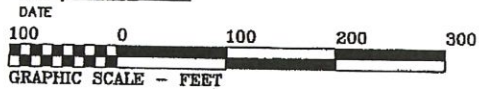
8849504050  
 PARTICIPANT ID

**BK:29 PG:431-431**  
**P2022000188**

FILED IN OFFICE  
 CLERK OF COURT  
 10/04/2022 11:58 AM  
 JASON E. BRAGG, CLERK  
 SUPERIOR COURT  
 EFFINGHAM COUNTY, GA

*Jason E. Bragg*

*Warren E. Poythress*  
 WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953  
 DATE 9-28-22



10.56 ACRES

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, this lot is being subdivided for Estate purposes and is NOT approved for construction development. This lot has NOT been evaluated for compliance with the requirements of Rules of the Department of Public Health, Chapter 911-3-1. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

*Darrel Oneal* 10/8/22  
 Signing Authority DATE  
 DARREL ONEAL Title

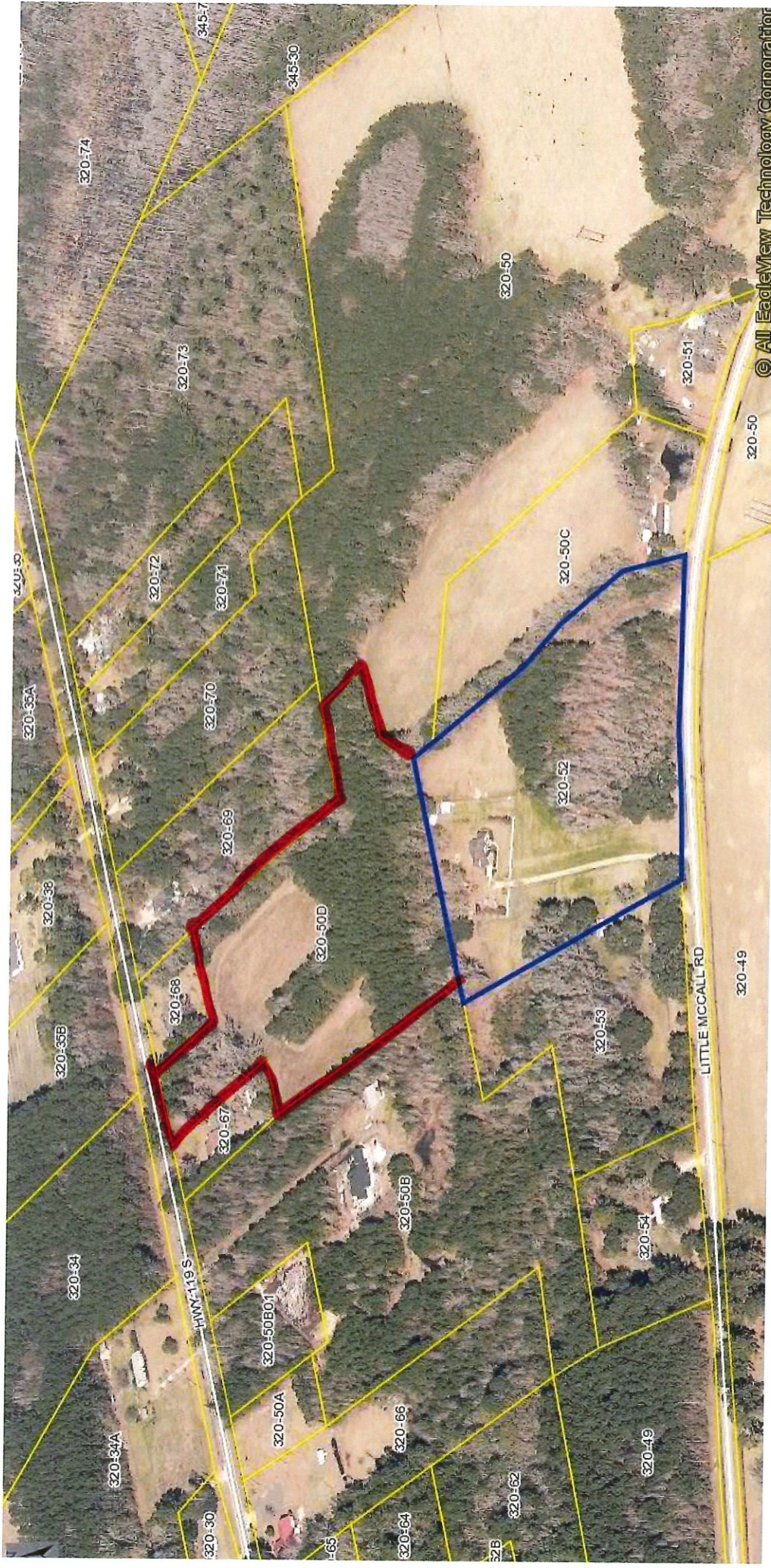
**PROPERTY SURVEY FOR DORIS JANE EDWARDS**  
 REBECCA M. FULLER AND MARK ALLEN JACOBS  
 TAX MAP Q3200052

LOCATED IN THE 10TH G. M. D., EFFINGHAM COUNTY, GEORGIA  
 THIS 10.56 ACRES TRACT IS TO BE SUBDIVIDED FROM A 109.68 ACRES TRACT TO FORM A NEW PARCEL OF LAND.



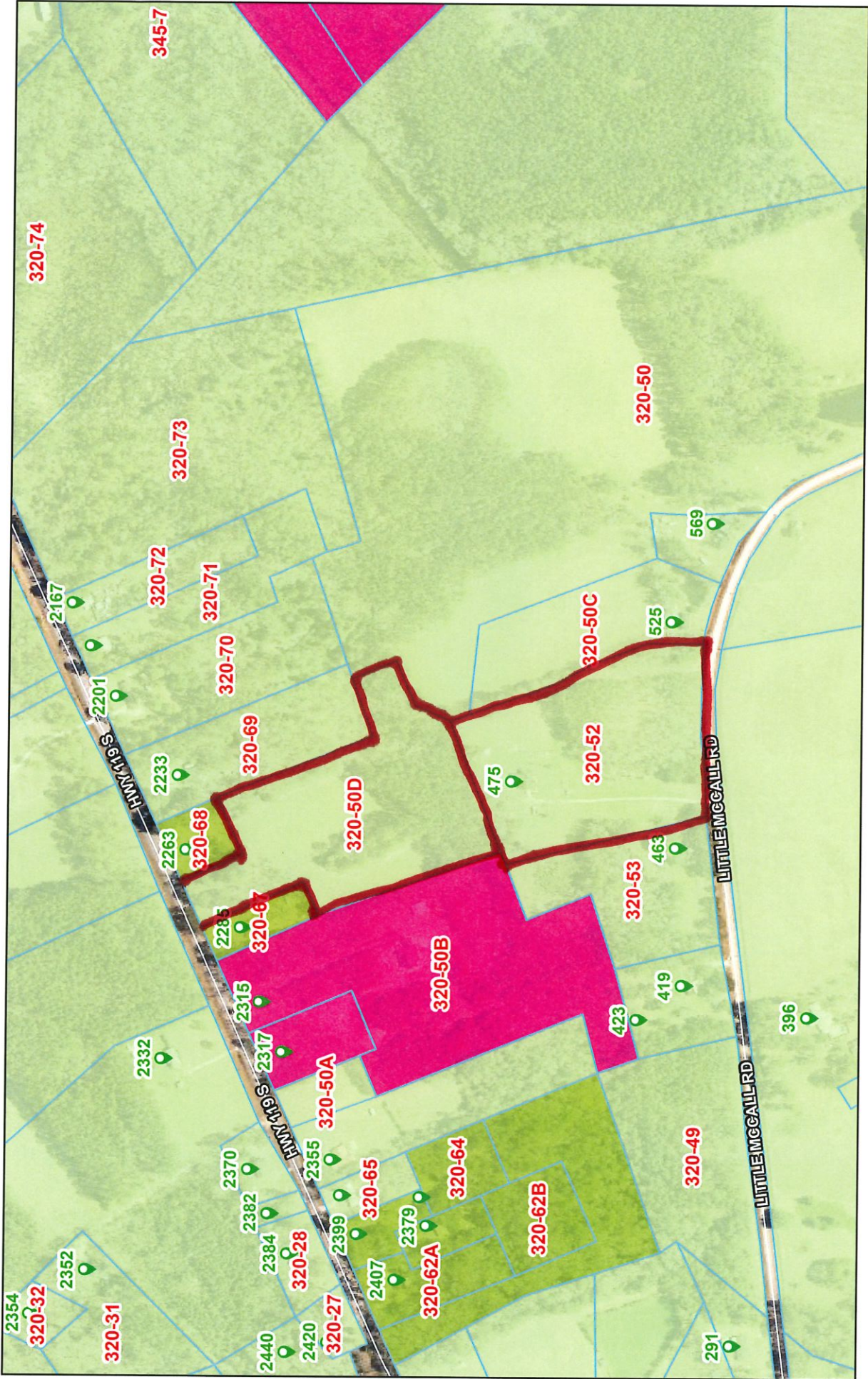


# 320-50D & 320-52





# 352-50D & 320-52



12/11/2023

- Addresses
- Tax Parcels
- AR-2
- Effingham County Zoning
- AR-1
- Efn\_fin\_cache
- R-1
- Tax Parcels
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Eflingham 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 X DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Mark Jacobs - (Map # 320 Parcels # 50D & 52)** 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?
- 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.

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 PEJ DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Mark Jacobs - (Map # 320 Parcels # 50D & 52)** 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?
- 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.H.



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 **Mark Jacobs - (Map # 320 Parcels # 50D & 52)** 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?
- 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.