



## RZN-25-10

Rezoning Application

Status: Active

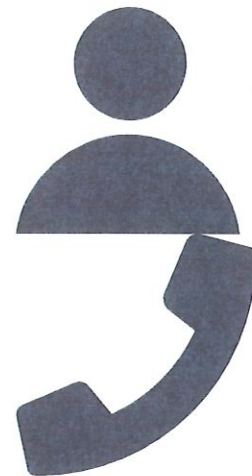
Submitted On: 3/10/2025

### Primary Location

#### Owner

No owner information

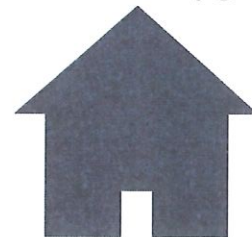
### Applicant



Warren  
Kennedy

912-657-  
1108

@ w.m.kennedy@comcast.net



P.O. Box  
656

Eden, GA 31307

## Staff Review

🔒 Planning Board Meeting Date\*

04/08/2025

🔒 Board of Commissioner Meeting Date\*

05/06/2025

🔒 Notification Letter Description \*

permitted uses in AR-2

🔒 Map #\*

302

🔒 Parcel #\*

136

🔒 Staff Description

🔒 Georgia Militia District

—

🔒 Commissioner District\*

1st

🔒 Public Notification Letters Mailed

03/17/2025

🔒 Board of Commissioner Ads

03/19/2025

🔒 Planning Board Ads

03/19/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* ?

Yes

---

Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Warren Kennedy

Applicant Email Address\*

w.m.kenndy@comcast.net

Applicant Phone Number\*

912-657-1108

Applicant Mailing Address\*

P.O.Box 656

Applicant City\*

Eden

Applicant State & Zip Code\*

GA 31307

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## Rezoning Information

How many parcels are you rezoning?\*

1

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 \*

302-136

Road Name\*

Elm St

Proposed Road Access\* ?

Elm St

Total Acres \*

3.66

Acres to be Rezoned\*

3.66

**Lot Characteristics \***

empty land

**Water Connection \***

Public Water System

**Name of Supplier\***

Water Utility Management

**Sewer Connection**

Private Septic System

**Justification for Rezoning Amendment \***

To create 3 residential tracts out of the 3.66 acres 0.992; 1.185; 1.258

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

**North\***

AR2

**South\***

AR1

**East\***

AR1

**West\***

AR!

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

empty land

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.\*

Making it into 3 residential lotys

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?\*

residential 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?\*

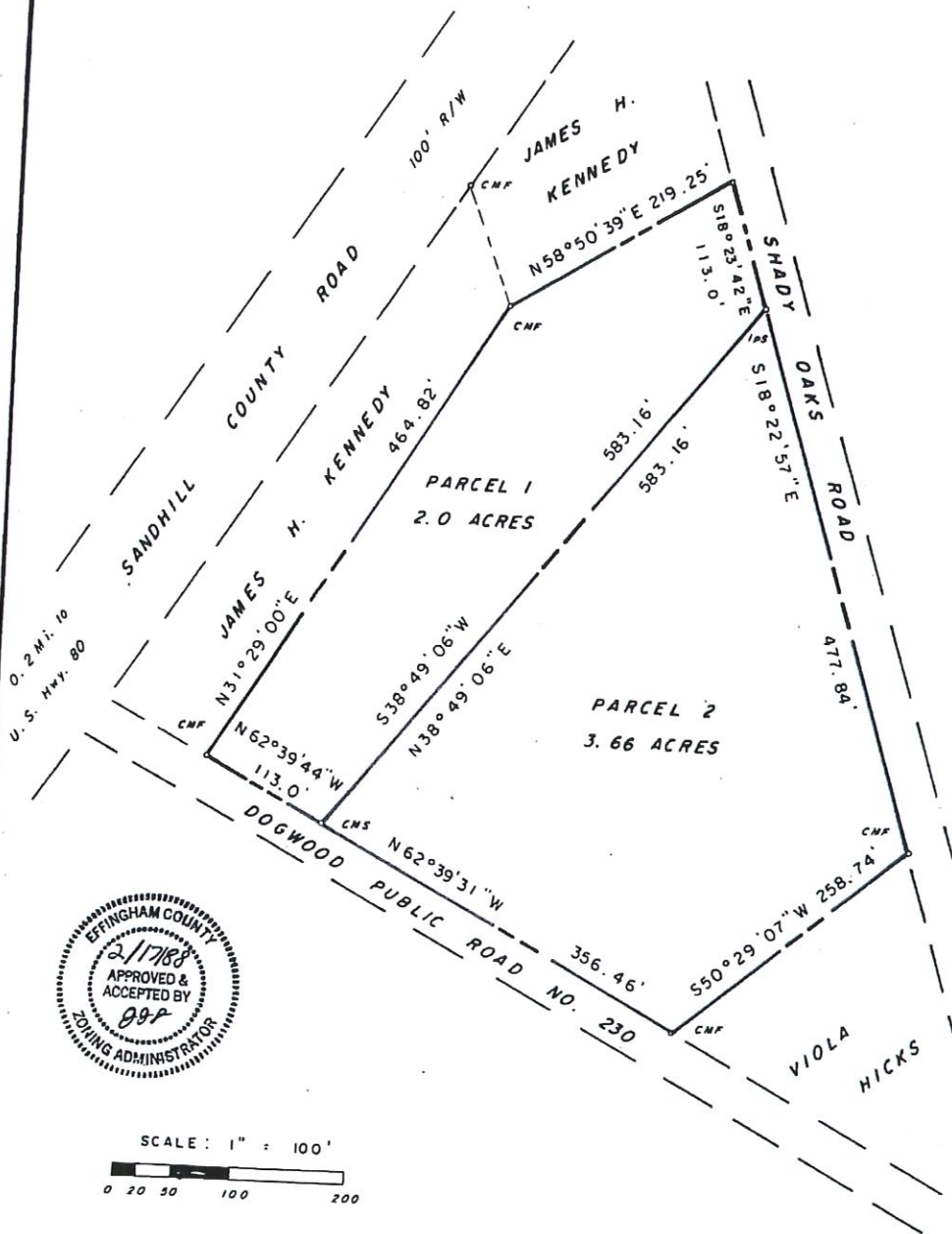
no

Digital Signature\*

✓ Warren M. Kennedy  
Mar 10, 2025

NORTH

MAGNETIC



*George J. Davis*  
Zoning Administrator  
This subdivision is approved for filing purposes only.  
This approval does not constitute a representation  
that any lot in said subdivision is suitable for any  
type of construction or improvement.  
2/17/88

# PROPERTY SURVEY

FOR

JAMES H. KENNEDY &  
PAUL WILLIAMS

LOCATED IN THE 1559TH G.M.D.,  
EFFINGHAM COUNTY, GEORGIA

DATE: DEC. 18, 1987

BY:

*Warren E. Poynthress*  
WARREN E. POYNTHRESS  
R. L. S. 1953

EQUIP: LIETZ SDM3E  
FIELD E.O.C. - 1/1983  
ANGULAR - 00"/PT.  
PLAT E.O.C. - 1/1983



# **SURVEY OF PARCEL #:(03020136), BEING SUBDIVIDED INTO THREE TRACTS OF LAND, LOCATED IN THE 1559th, EFFINGHAM COUNTY, GEORGIA**

**BUILDING SET BACKS**  
FRONT = 50'  
REAR = 50'  
SIDE = 25'

**ZONING:**  
AR - 1

LINE	BEARING	HORIZ DIST
L1	S84°32'57"E	124.02'
L2	S64°32'57"E	113.50'
L3	N19°57'57"W	160.50'
L4	N19°57'57"W	109.39'
L5	N81°45'01"W	139.01'
L6	S84°32'57"E	118.76'

**FLOOD INFORMATION:**  
FEMA FLOOD MAP: (13103C0342E)  
EFFECTIVE DATE: (03/16/2015)  
THIS AREA IS LOCATED IN  
A FLOOD HAZARD AREA

**FLOOD ZONE:**  
"AE - 34" AREA OF SPECIAL  
FLOOD HAZARD W/ B.F.E. 34"  
"X" AREA OF MINIMAL  
FLOOD HAZARD

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BR8+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-87) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF ONE FOOT IN 25,000 FEET; AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

## **SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF 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 15-6-87

WILLIAM MARK GLISSON RLS #3316 DATE 3/04/2025



GRAPHIC SCALE 1" = 120'



STATE OF GEORGIA  
LSF # 1404

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



BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED BY THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLES WITH THE OCSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. 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

APPROVED FOR RECORDING BY EFFINGHAM  
COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

REFERENCES:  
1. DB 2927 PG 703  
2. PB 18 PG 255

SURVEY FOR:

**WARREN KENNEDY**

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 1559th

DATE: 02/28/2025 SCALE: 1" = 120'

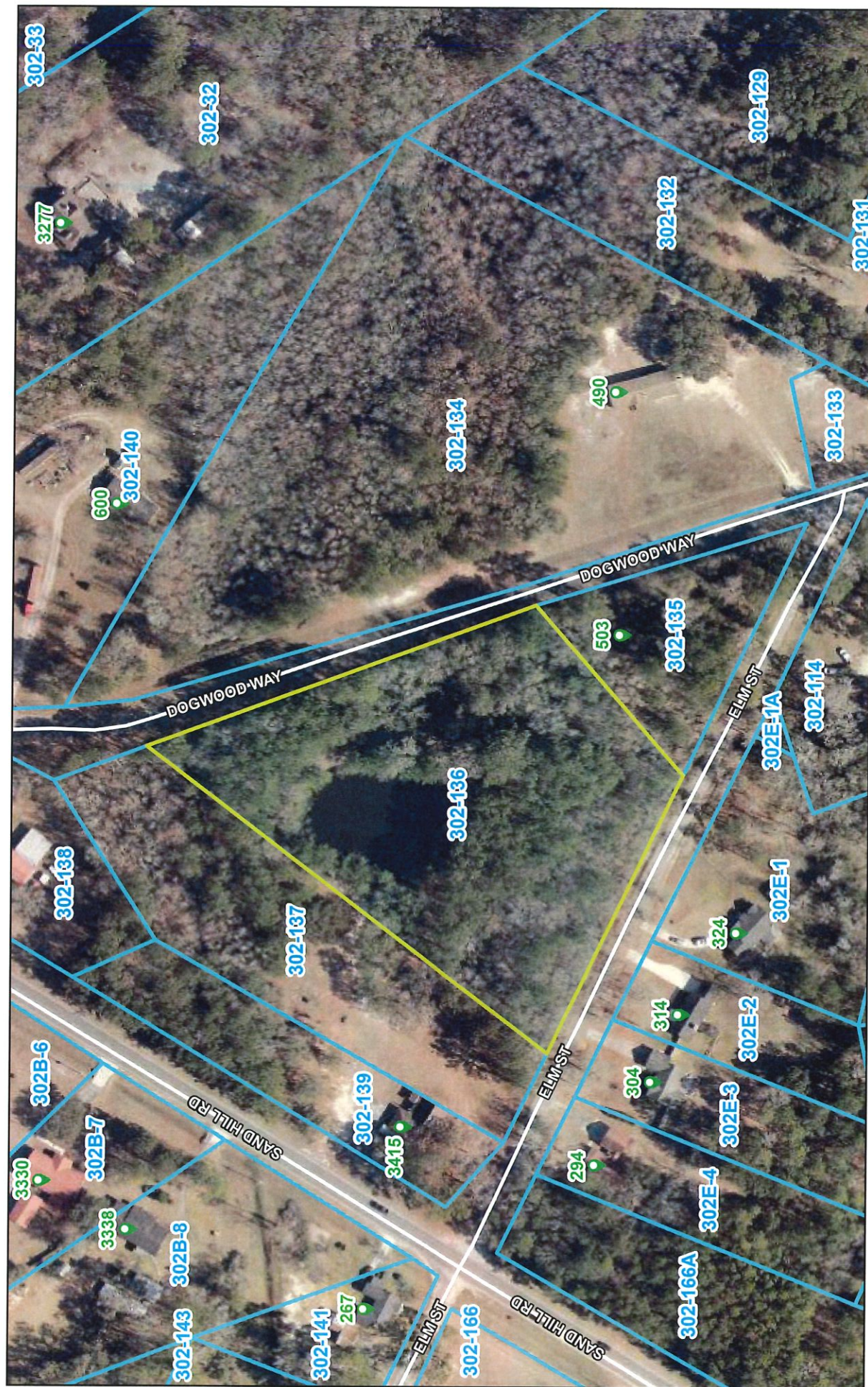
FILE NUMBER: 25147 DRAWN BY: KJ

TOTAL AREA: = 3,436 sq.


FIELD SURVEY DATE: 02/07/2025



302-136

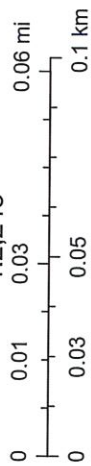


3/10/2025

Addresses  Parcels

Roads Citations

1:2,248



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



This is an aerial map of a residential area, likely in a suburban or rural setting. The map displays a grid of property lots, each labeled with a unique identifier. The lots are color-coded: green for most residential lots, blue for a large lot (302-139), and light green for a row of lots (302E-1 to 302E-4). A yellow line highlights a specific lot, 302-136, which is located in the center of the map. The map also shows several streets: Dogwood Way (a dark, winding road), Elm St (a straight road running diagonally), Sand Hill Rd (a straight road running horizontally), and Dogwood Way (a straight road running horizontally). The map includes various lot numbers, such as 302-33, 302-32, 302-129, 302-131, 302-132, 302-133, 302-134, 302-135, 302-136, 302-137, 302-138, 302-139, 302-140, 302-141, 302-143, 302B-6, 302B-7, 302B-8, 302E-1, 302E-2, 302E-3, 302E-4, 302E-1A, 302-114, 302-166, and 302-166A. The map also shows several lot numbers, such as 3277, 600, 490, 503, 504, 324, 314, 304, 294, 3330, 3338, 267, and 3415. The map is oriented with North at the top.

Legend

- Addresses
- Roads
- Parcels
- Zoning
  - AR-1
  - AR-2
  - B-3
- Citations
  - B-2

Scale: 0 0.01 0.03 0.06 mi / 0 0.03 0.05 0.1 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



9.5

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 LS

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by **Warren Kennedy (Map # 302 Parcel # 136)** 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?

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SUBDIVISIONS  
for  
3 kids to  
live here.

N.K.



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CHECK LIST:

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APPROVAL X

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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