



RZN-25-9

Rezoning Application

Status: Active

Submitted On: 3/7/2025

Primary Location

247 Pine Street

Eden, GA 31307

Owner


JOVAN EDWARD J AND Molly

Jovan

pine 247 EDEN, GA 31307

Applicant

 Edward Jovan

 912-777-8710

 mbjovan@yahoo.com

 247 Pine st

Po box 302

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 #*

47

Staff Description

Georgia Militia District

—

Commissioner District*

1st

Public Notification Letters Mailed

03/17/2025

Board of Commissioner Ads

04/16/2025

🔒 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*

Edward Jovan

Applicant Email Address*

mbjovan@yahoo.com

Applicant Phone Number*

912-777-8710

Applicant Mailing Address*

po box 302

Applicant City*

eden

Applicant State & Zip Code*

31307

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 *

302-47

Road Name*

pine st

Proposed Road Access* ?

pine st

Total Acres *

2.5

Acres to be Rezoned*

2.5

Lot Characteristics *

residential

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

AR1 is not the correct zone for the property, as it is less than 5 acres. We also want to split the property into 2 parcels after rezoning.

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

North*

ar1

South*

ar1

East*

ar1

West*

ar2

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

Residential single dwelling

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

yes but it's zoned wrong

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

residential double dwelling

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?*

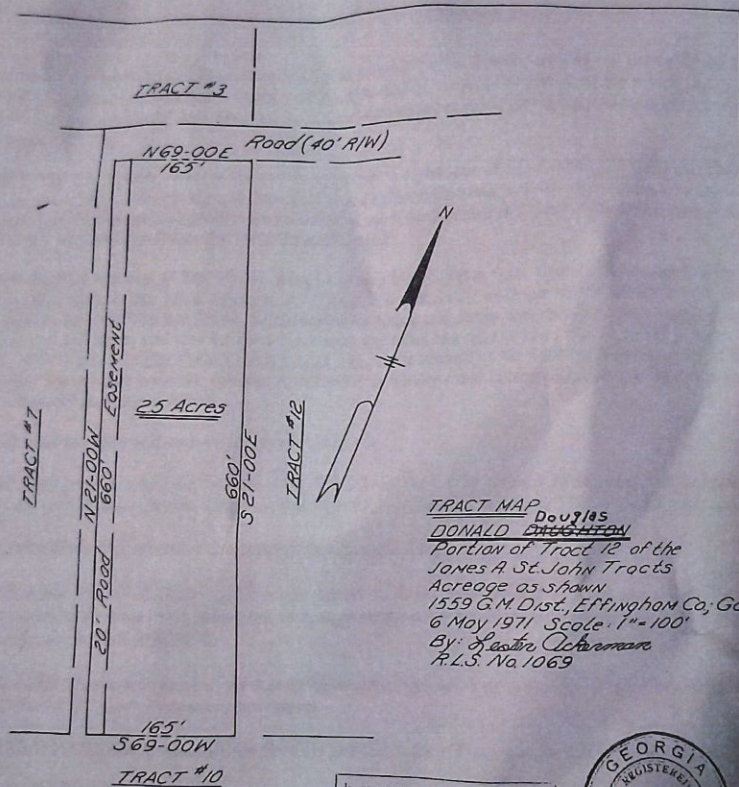
remain residential

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*

✓ Edward Jovan
Mar 6, 2025



TRACT MAP
 Done 8/85
 DONALD ~~WRIGHT~~
 Portion of Tract 12 of the
 Jones A. St. John Tracts
 Acreage as shown
 1559 G.M. Dist., Effingham Co., Ga.
 6 May 1971 Scale: 1"=100'
 By: *Lester Ackerman*
 P.L.S. No. 1069

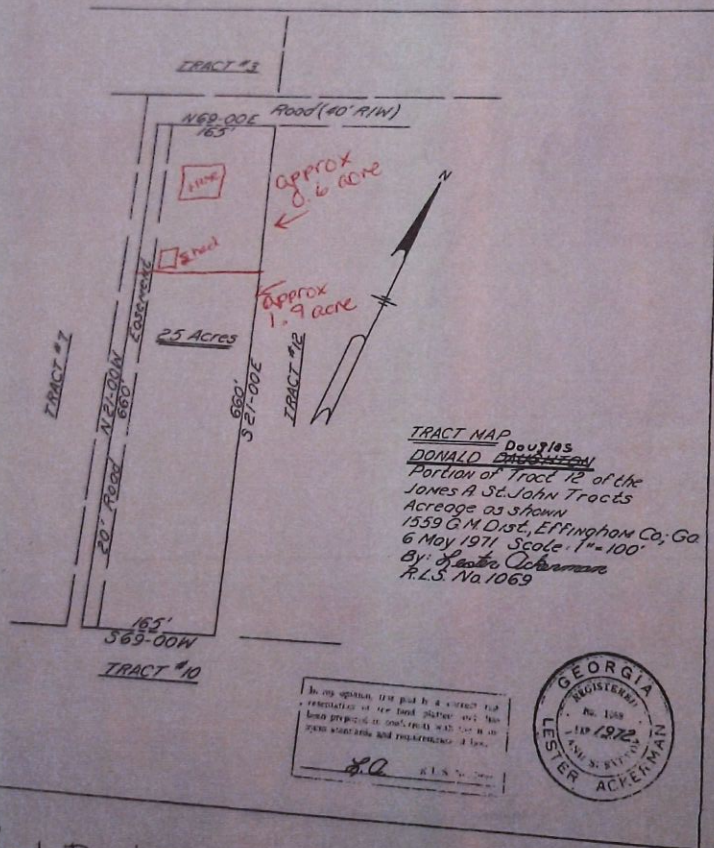
In my opinion, this plat is a correct and
 faithful representation of the land shown and has
 been prepared in conformity with the laws of
 this State and the requirements of law.
L.A. R.L.S. No. 1069



Plat Book 6
 page 161

Proposed Split into
2 Parcels

Pending Public
Water Service
to front parcel



Plat Book 6
Page 161



Water Utility Management, LLC.
PO Box 1526 – Savannah, GA 31402

APPLICATION FOR WATER/SEWER SERVICE

☒ START

Please complete and submit this form to our Customer Service office via email, fax, or mail.

☐ TERMINATE

Required fields are marked with an asterisk (*)

Applicant Information (ALL APPLICANTS MUST INCLUDE COPY OF DRIVER'S LICENSE AND SIGN THIS FORM)

Customer Type: ☒ Individual ☐ Entity

Applicant Name: * Edward Jovan Social Security Number or Federal Tax ID: * 252-87-7537

Mail-forwarding Address: * PO Box 302

City: * Eden State: * Ga Zip Code: * 31307 Email address: * eddiejj1993@gmail.com

Primary Phone: * 912-663-6776 Secondary Phone: 912-777-8710

Place of Employment: * Atlanta Gas Light Occupation: Construction Inspector # 04-07-1493

Name of additional person authorized to make changes to this account: Molly Jovan

Service Address

Note: Some areas are subject to Maintenance Fees, Street Lights Fees, HOA Dues, and Chatham County Sewer charges that are collected by Water Utility Management.

Applicant is: ☒ Owner ☐ Tenant

Street Address: * 247 Pine St.

City: * Eden State: * Ga Zip Code: * 31307

County: * Effingham

Lot: Parcel ID: 03020047

Have you previously had service with the Water Utility Management?
If yes, provide service address below: ☐ Yes ☒ No

Date of Request: * Note: WUM requires 48 hours' notice to schedule meter reads. The service date must not fall on a weekend and must not be more than 30 days in the future. March 7 2025
MONTH DAY YEAR

Requested Services*

In some neighborhoods, WUM has the exclusive right to provide trash service. In other select neighborhoods, WUM will provide trash services and bill as part of your water bill. If available in your area, would you like to receive trash service through WUM?

☐ YES ☒ NO

Additional Information

All applicants are subject to an Establishment Fee of \$50.00 upon account setup.

DEPOSITS: Service may be subject to one of the following:

Homebuilder Deposit of \$200.00. Refundable upon the sale of the home.

Tenant/Owner Deposit of \$150.00 Refundable upon closure of the account. No deposit required for homeowner unless history of delinquency

Is this a new home construction?

☐ YES ☒ NO

If yes, building permit including lot number, parcel id, and 911 address is required above.

FEES: Depending on your service location, you may be subject to a combination of the following fees.

Meter Fee of \$410.00 required if location needs a new meter set.

Tap Fees or Impact Fees vary. This is calculated to be paid if the location has never had active water service.

If you elect to have a meter installed and to begin water service when paying your Tap Fee, your Meter Fee will be included in the Tap Fee price. If you elect to begin service at a later date, you will be required to pay a separate Meter Fee to have the meter installed.

Do you have any of the following?

☐ Pool

☐ Irrigation System

☐ Water Softener

BILLING: Customers can expect to receive a bill from Water Utility Management approximately every 55-65 days (or six bills a year). We are proactively enrolling customers in Paperless Billing, or eBills. You will receive an emailed snapshot when your bill is ready to be viewed and paid online. You must make sure your email address is correct at the time you sign-up. It is your responsibility to keep your email address updated in the Customer Portal during enrollment. You agree to hold Water Utility Management, LLC harmless for any delay or failure to deliver or receive the paperless Bill notice. If at any point you choose to cancel your eBilling enrollment, you may do so by logging on to your Customer Portal. We will never share your information with third party companies. For more information about this service, please visit WaterGA.com. TERMS & CONDITIONS OF SERVICE: All information regarding our company, including policies, procedures, fees, terms and conditions of service are available on our website at www.WaterGA.com. By signing and submitting this application for service, you warrant that you have read and agree to abide by our policies and terms of service. You also confirm that you understand that no water or sewer service may be used on any property until you have an established utility account with us.

Customer Signature: * Edward Jovan

Date: 3-7-25

912-352-9339

| CustomerCare@waterga.com

| www.WaterGA.com



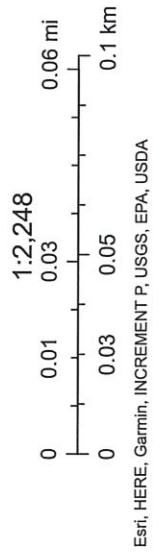
@WaterUtilityMGT

302-47



3/10/2025

- Addresses
- Parcels
- Roads
- Conditional Use
- Citations



302-47



3/10/2025



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 

DISAPPROVAL _____

Of the rezoning request by **Edward Jovan (Map # 302 Parcel # 47)** 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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APPROVAL X

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