



RZN-25-3

Rezoning Application

Status: Active

Submitted On: 2/6/2025

Primary Location

200 Clio-Shawnee Road
Springfield, GA 31329

Owner

Justin Webb
131 MacArthur Drive Hinesville,
GA 31313

Applicant

 Justin Webb
 912-680-7864
 thehelpinghand313@gmail.com
 131 MacArthur Drive
Hinesville, GA 31313

Staff Review

Planning Board Meeting Date*

03/11/2025

Board of Commissioner Meeting Date*

04/01/2025

Notification Letter Description *

to allow for permitted uses in AR-2.

Map #*

313

Parcel #*

3

Staff Description

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed

02/17/2025

Board of Commissioner Ads

03/12/2025

🔒 Planning Board Ads

02/19/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Justin Webb

Applicant Email Address*

thehelpinghand31313@gmail.com

Applicant Phone Number*

9126807864

Applicant Mailing Address*

131 MacArthur Drive

Applicant City*

Hinesville

Applicant State & Zip Code*

GA, 31313

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

🔗 Please List all Parcels Zonings*

03130-00000-003-000

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

03130-00000-003-000

Road Name*

Clyo - Shawnee

Proposed Road Access* ?

Existing

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

Would like to subdivided 5 Acres into 1 acres parcels

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Would like to subdivided the 5 Acres into 1 Acre tracks

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

North*

AR-1

South*

AR-1

East*

AR-2

West*

AR-2

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

There is no use as of now.

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.*

Place Brand New Homes on the properties

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

Place Brand New Homes on the properties

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

Place Brand New Homes on the properties and add value to area

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*

✓ Justin Webb
Feb 6, 2025

T. J. [Signature] Co. Surveyor



Overview



Legend

-  Parcels
-  Roads

Parcel ID 03130003
 Class Code Residential
 Taxing District 01-County
 Acres 5.0

Owner SAXON JAMES CHRISTOPHER
 370 LEXINGTON AVE EXT
 RINCON, GA 31326
 Physical Address 200 CLYO-SHAWNEE RD
 Assessed Value Value \$136550

Last 2 Sales			
Date	Price	Reason	Qual
1/27/2017	0	U	U
5/25/1976	\$12000	UI	U

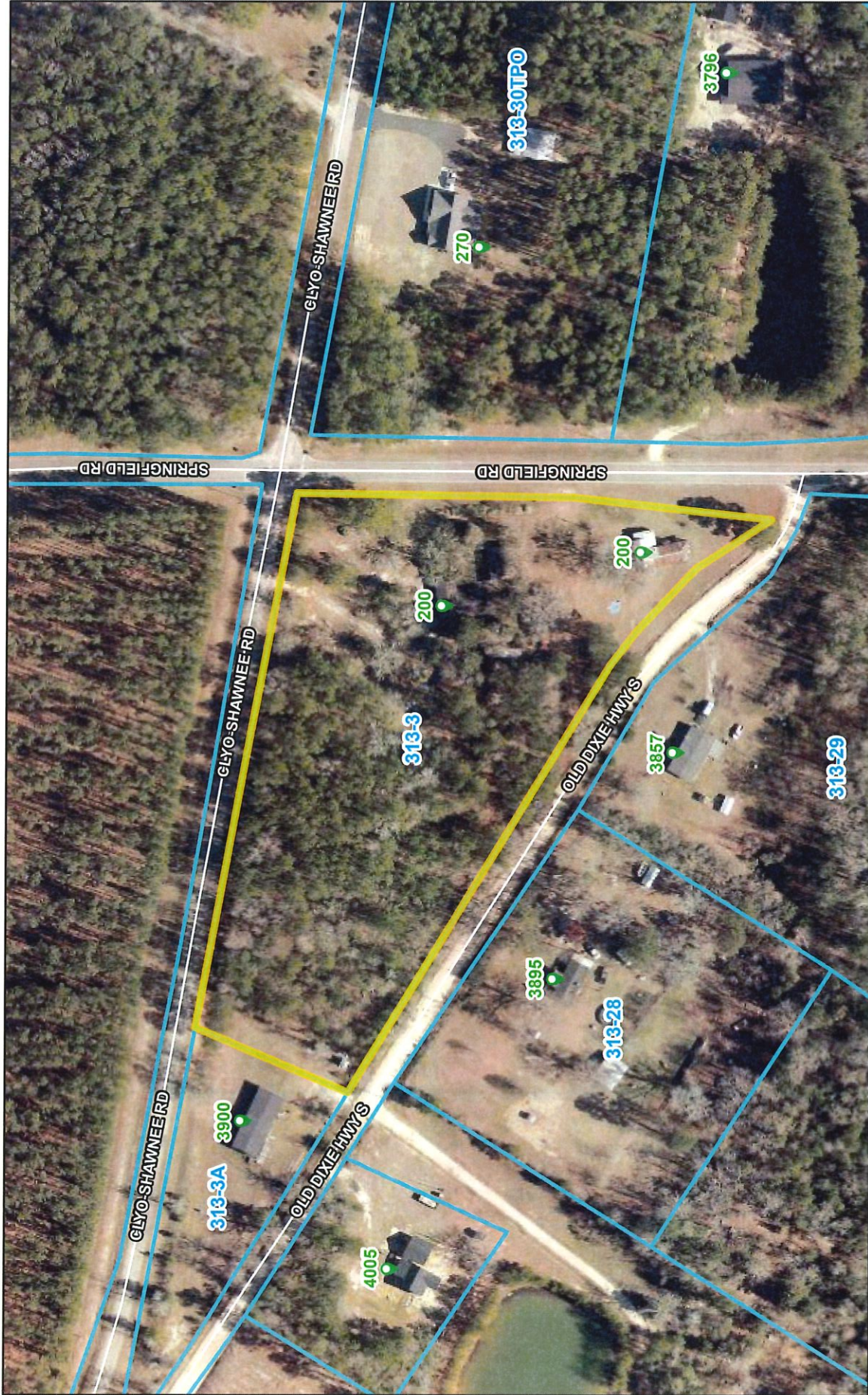
(Note: Not to be used on legal documents)

Date created: 2/6/2025

Last Data Uploaded: 2/5/2025 6:25:10 PM

Developed by  SCHNEIDER
 GEOSPATIAL

313-3



2/6/2025

Addresses Roads Parcels

1:2,248
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



2/6/2025

Legend:

- Addresses (green pin icon)
- Parcels (blue outline icon)
- Zoning
 - AR-2 (light green box)
 - AR-1 (darker green box)
- Roads (grey line icon)

Scale: 1:2,248

0 0.01 0.03 0.05 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 _____

DISAPPROVAL X

Of the rezoning request by **Justin Webb (Map # 313 Parcel # 3)** 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?

possibly
condition
to only
allow 2-3
lots

Applicant not present to answer questions

LS.

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Nik

*Terrible roads
- Need to keep
5 ac.
MIN.*

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4:1



I voted
to agree
denied.
I wanted
a table

R.T.

9.5

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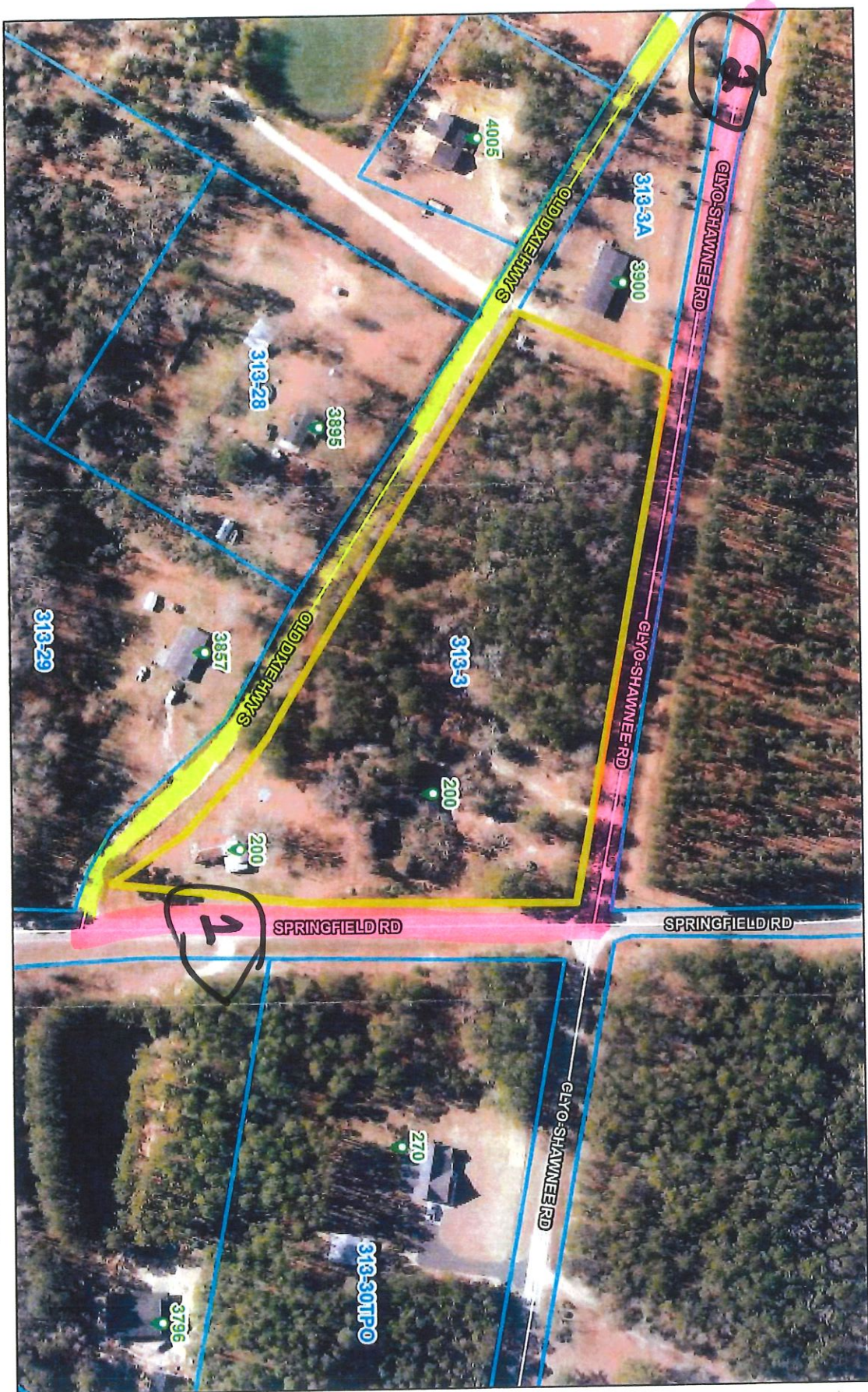
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313-3



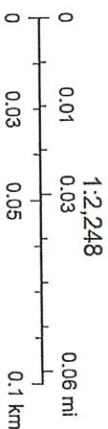
2/6/2025

Addresses

Roads

Parcels

Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Paved

Dirt



