



RZN-25-8

Rezoning Application

Status: Active

Submitted On: 2/25/2025

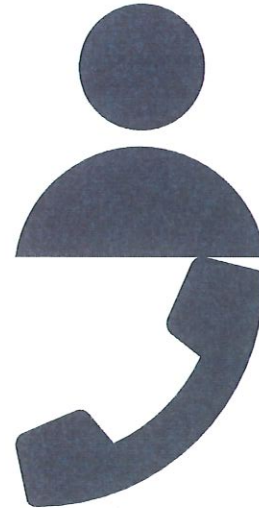
Primary Location

1350 Silver Hill Church
Road
Springfield, GA 31329

Owner

JACKSON BOBBY
DARRELL AND JULIE ANN
P O BOX 1662
SPRINGFIELD, GA 31329

Applicant



Julie
Jackson

912-312-
0889

juliesteckenrider@yahoo.com



1350 Silver
Hill Church
Rd

Springfield, Georgia 31329

Staff Review

🏠 Planning Board Meeting Date*

04/08/2025

🏠 Board of Commissioner Meeting Date*

05/06/2025

🏠 Notification Letter Description *

To allow for permitted uses in AR-2

🏠 Map #*

338

🏠 Parcel #*

13

Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

03/17/2025

 Board of Commissioner Ads

04/09/2025

 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*

Julie Jackson

Applicant Email Address*

juliesteckenrider@yahoo.com

Applicant Phone Number*

912-312-0889

Applicant Mailing Address*

1350 Silver Hill Church Rd

Applicant City*

Springfield

Applicant State & Zip Code*

GA 31329

Rezoning Information

How many parcels are you rezoning?*

3

Please List all Parcels Zonings*

AR-1

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than
5 Acres)

Map & Parcel *

03380013

Road Name*

Silver Hill Church Rd

Proposed Road Access* ?

Existing

Total Acres *

41.11

Acres to be Rezoned*

5.38

Lot Characteristics *

Raw cleared land

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Separated 3 parcels for children

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-1

West*

AR-1

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

vacant / field and woods

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

None

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

home

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

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?*

residential area. Will remain residential 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. Each parcel will have individual wells and septic

Digital Signature*

✓ Julie Jackson

Feb 25, 2025

Participant ID: 8880906199

BK: 30 PG: 17-17
Filed and Recorded
12-30-2024 11:58 AM
DOC# P2024-000261

Jason E. Bragg

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PHONE: (912) 825-3972

SURVEYORS 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 the Georgia Board of Registration for Professional Land Surveyors and is hereby certified to be a true and correct representation of the land surveyed and shown hereon.

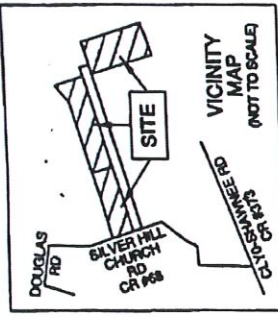
Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat or to intended use of any parcel. Furthermore, the minimum professional liability insurance required by the Georgia Board of Registration for Professional Land Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Adolph N. Michelis
ON REG. L.S. LIC. NO. 1323 12-20-24 DATE

This plat or lot is to be served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to, paving. This plat or lot may not be re-subdivided until said road, at the subdivision owner's expense, is brought in compliance with county road standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 10 feet wide. Further, the undersigned that it shall be my/our responsibility to property grant the easement shown on this plat by deed or separate easement agreement to any transferee of the property. The easement may serve no more than three (3) lots. The original remaining period shall be included as one of the three lots. If location of easement on plat changes, the undersigned that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

The 4 day of Nov 2024
Owner *Bobby Jackson*



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

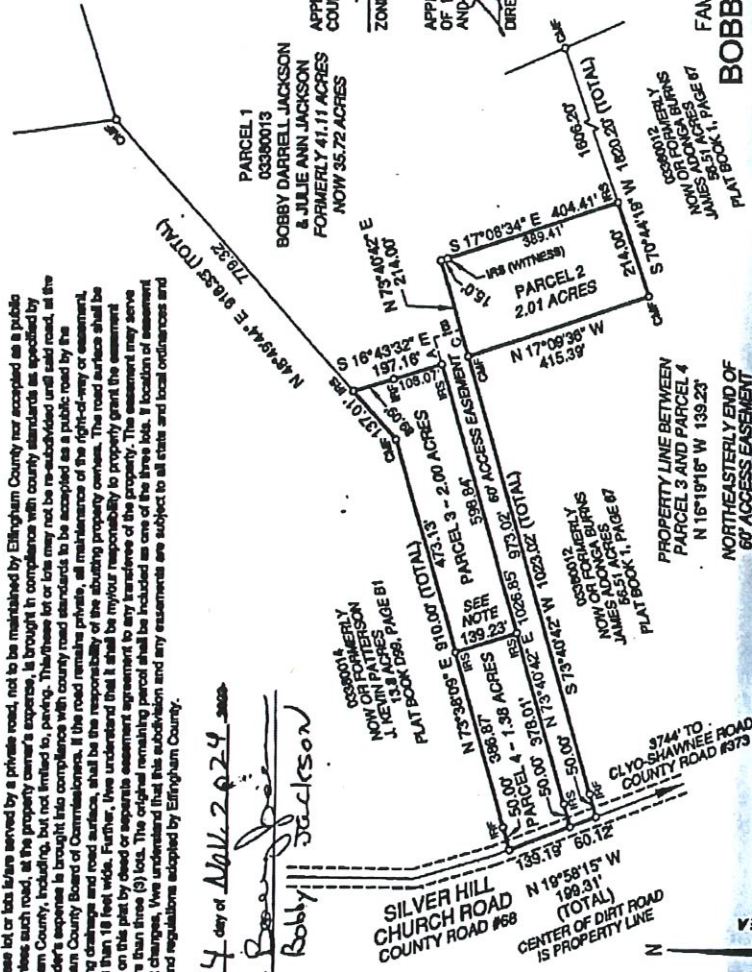
ZONING ADMINISTRATOR

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION
DIRECTOR

NOTE: BASED UPON REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 131000075E, EFFINGHAM COUNTY, GEORGIA, REFERRING TO THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.

FAMILY DIMENSION SURVEY FOR
BOBBY DARRELL JACKSON & JULIE ANN JACKSON
SURVEY TO CREATE THREE (3) PARCELS FROM MAP & PARCEL 03380013

LOCATED IN THE 11TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 30 JANUARY 2024
PLAT DRAWN 31 JANUARY 2024



SCALE: 1" = 300'



LEGEND:
CMP-CONCRETE MONUMENT FOUND
IFS-3/8" REBAR FOUND
IFS-1/2" REBAR SET
ERROR OF CLOSURE EXCEEDS 1:10,000'
PLAT NOT ADJUSTED

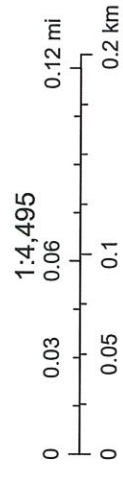
REFERENCE NORTH
PLAT BOOK 8172, PAGE A

338-13



2/26/2025

Addresses Roads Parcels



338-13



2/26/2025

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

1:4,495

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 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

Of the rezoning request by **Julie Jackson (Map # 338 Parcel # 13)** 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?

N.K.

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APPROVAL X

DISAPPROVAL _____

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L.S.