



RZN-25-1

Rezoning Application

Status: Active

Submitted On: 1/3/2025

Primary Location

550 Brogdon Road
Springfield, GA 31329

Owner

ABLAKWA, CHARLITA
550 BROGDON RD GUYTON, GA
31312

Applicant

 Charlita Ablakwa
 240-360-6228
 12ayert@gmail.com
 550 Brogdon Road
Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

02/11/2025

Board of Commissioner Meeting Date*

03/04/2025

Notification Letter Description *

To allow for permitted uses in AR-2.

Map #*

319

Parcel #*

23

Staff Description

Subdivision to create new home sites.

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed

01/13/2025

Board of Commissioner Ads

02/13/2025

🔒 Planning Board Ads

01/15/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Charlita Ablakwa

Applicant Email Address*

charlita.t.awosika@gmail.com

Applicant Phone Number*

240-360-6228

Applicant Mailing Address*

550 Brogdon Road

Applicant City*

Guyton

Applicant State & Zip Code*

GA 31312

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*

Map & Parcel *

AR-2 (Agricultural Residential Less than
5 Acres)

319-23

Road Name*

Proposed Road Access* ?

Guyton

Williams

Total Acres *

Acres to be Rezoned*

6.2

6.2

Lot Characteristics *

Residential

Water Connection *

Name of Supplier*

Public Water System

Guyton city

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Residential

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

North*

South*

AR2

AR2

East*

West*

AR1

AR1

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

Residential

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.*

Residential

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

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*

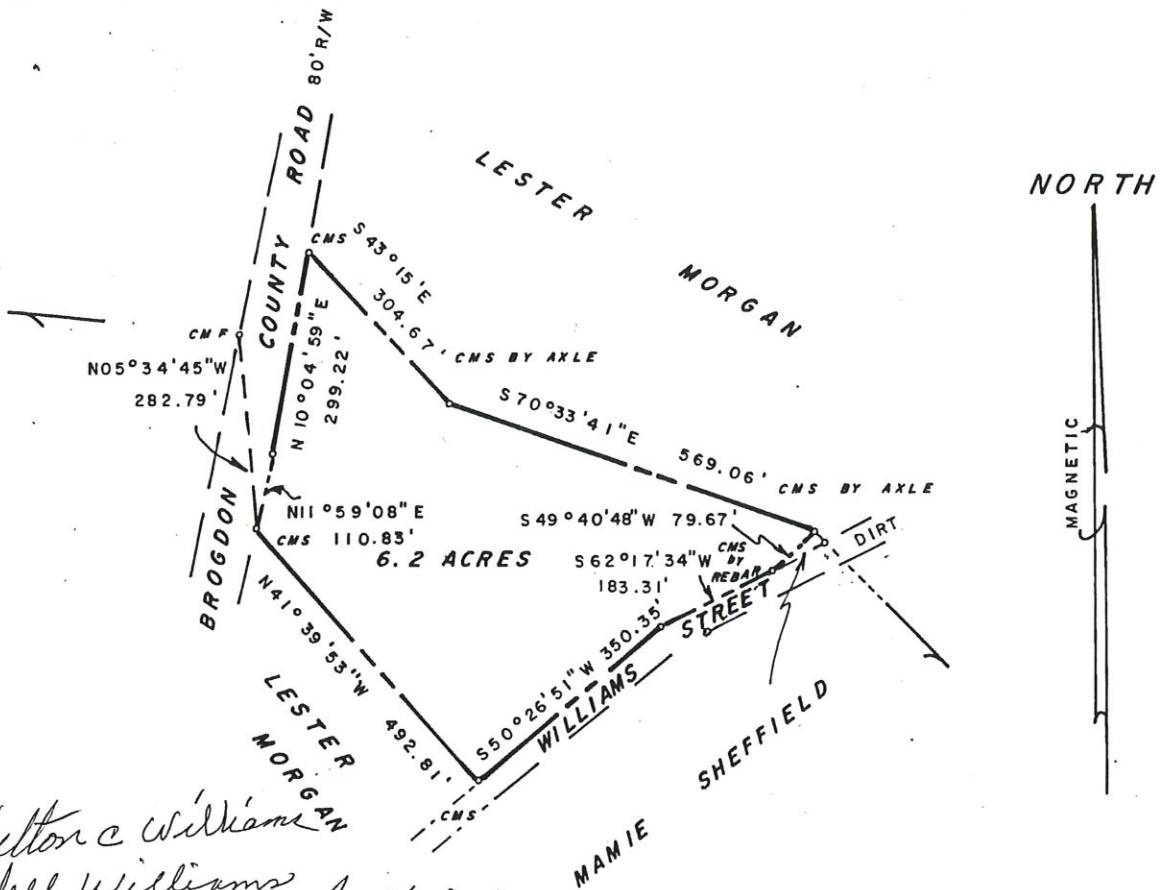
✓ Charlita Ablakwa

Jan 3, 2025

Filed for Record

Book 27 Page 81
Date 5/2/1991

Recorded May 2, 1991



Welton C. Williams
Ardeell Williams

Joseph 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
type of construction or improvement shown.

5/1/91

SCALE: 1" = 200'



PROPERTY SURVEY

FOR

WELTON C. WILLIAMS
& ARDELL WILLIAMS

LOCATION: NEAR THE TOWN OF
GUYTON, IN THE 10TH G.M.D.,

DATE: APRIL 15, 1991
BY:

Warren E. Poythress
WARREN E. POYTHRESS
R. L. S. 1953

EQUIPT: LIETZ SDM3E
FIELD E.O.C.-1/17861
ANGULAR = 06"/PT.
PLAT E.O.C.-1/250,33/

IST

**SURVEY OF PARCEL #:(03190023) BEING SUBDIVIDED INTO
4 TRACTS, 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA**

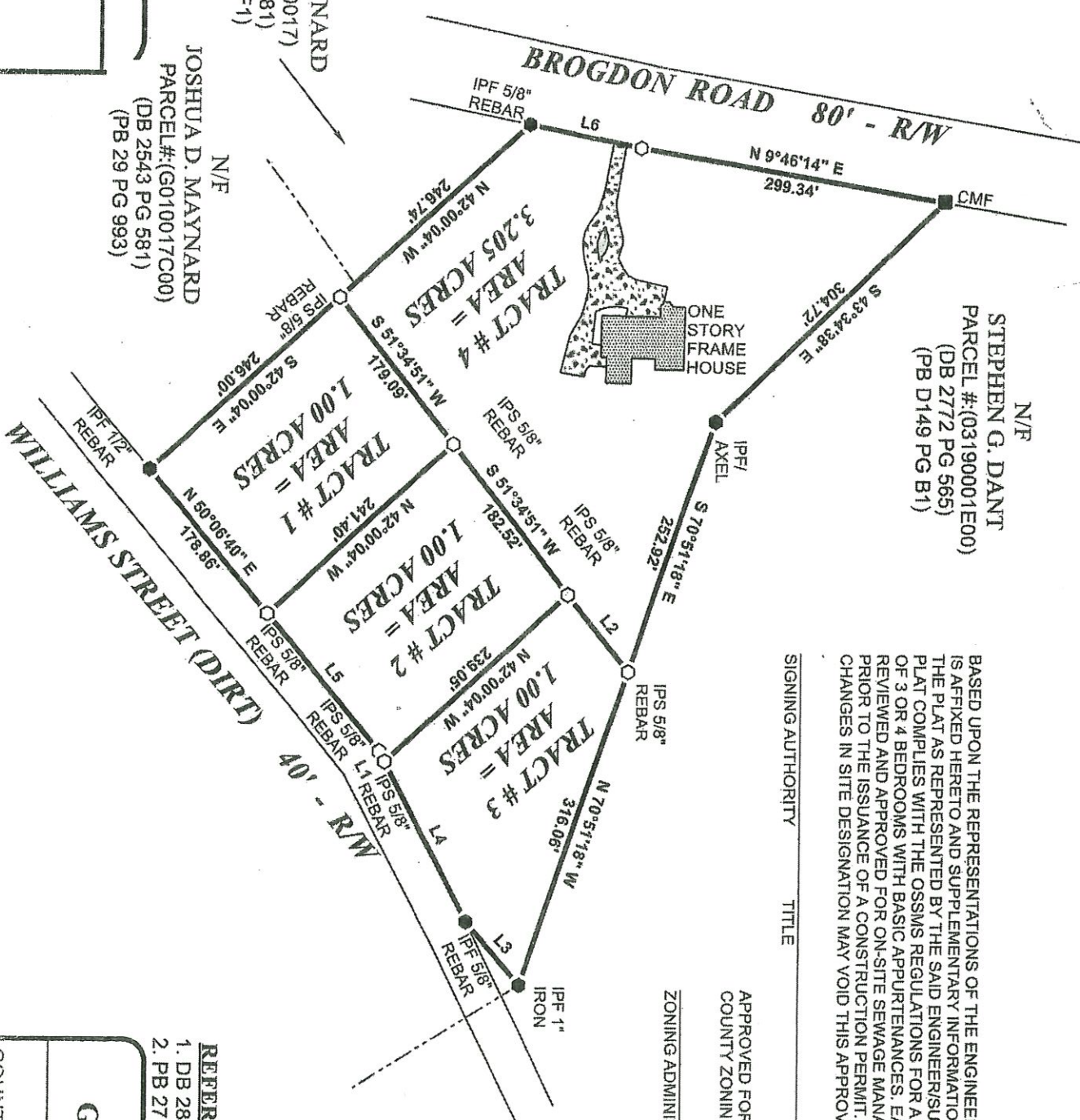
N/F
STEPHEN G. DANT
PARCEL #:(03190001E00)
(DB 2772 PG 565)
(PB D149 PG B1)

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE OSSMS 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



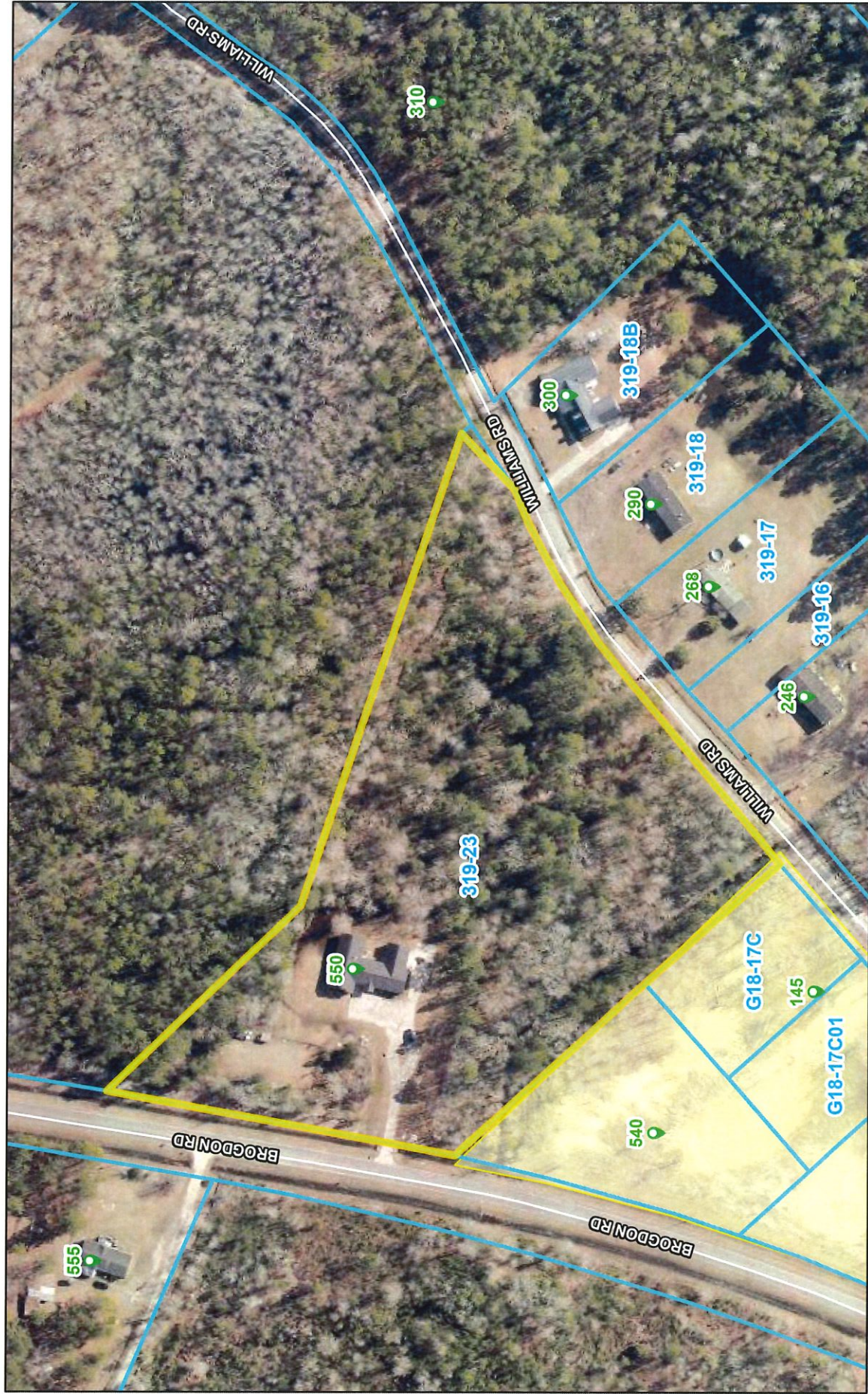
- REFERENCES:**
- 1. DB 2816 PG 246
 - 2. PB 27 PG 81

GODWIN ABLAKWA

SURVEY FOR:

COUNTY:EFFINGHAM STATE:GEORGIA

319-23



319-23



1/3/2025

- Addresses
- Roads
- Zoning
- Municipal Boundaries
- AR-1
- AR-2

1:2,248

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 ✓

DISAPPROVAL _____

Of the rezoning request by **Charlita Ablakwa (Map # 319 Parcel # 23)** 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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[Handwritten signature]
W.B.

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