




<b>RZN-24-7</b>	<b>Primary Location</b>	<b>Applicant</b>
Rezoning Application	0	 Sean Barlow
Status: Active	,	 912-657-5300
Submitted On: 1/30/2024	<b>Owner</b>	 sgahomes@comcast.net
		 2929 Wyatt Road Louisville, GA 30434

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## Staff Review

 **Planning Board Meeting Date\***

03/12/2024

 **Board of Commissioner Meeting Date\***

04/02/2024

 **Notification Letter Description \***

an addition to residential lots.

 **Map #\***

272

 **Parcel #\***

27, 27A

 **Staff Description**

 **Georgia Militia District\***

10

 **Commissioner District\***

3rd

 **Public Notification Letters Mailed**

02/19/2024

 **Board of Commissioner Ads**

02/21/2024

🔒 Planning Board Ads

03/13/2024

🔒 Request Approved or Denied

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🔒 Letter & ZMA Mailed

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Sue Anderson

Applicant Email Address\*

sgahomes@Comcast.net

Applicant Phone Number\*

912-657-5300

Applicant Mailing Address\*

5805 Hwy 21 S

Applicant City\*

Rincon

Applicant State & Zip Code\*

GA 31326

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## Property Owner Information

Owner's Name\*

SB Homes, LLC

Owner's Email Address\*

seanbarlowr@yahoo.com

Owner's Phone Number\*

706-360-5787

Owner's Mailing Address\*

2929 Wyatt Road

Owner's City\*

Louisville

Owner's State & Zip Code\*

GA 30434

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## Rezoning Information

Present Zoning of Property\*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property\*

R-1 (Single Family Residential)

Map & Parcel \*

272-27A & 272-27

Road Name\*

Old Louisville

Proposed Road Access\* 

Existing access

Total Acres \*

5.272

Acres to be Rezoned\*

5.272

Lot Characteristics \*

Vacant land

Water Connection \*

Public Water System

Name of Supplier\*

City of Guyton

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

Parcel #02720029 I currently own is zoned R-1 that backs up to parcel.

**Digital Signature\***

✔ Sean Barlow  
Jan 29, 2024



29 PG:741-741  
22023000232

FILED IN OFFICE  
CLERK OF COURT  
12/21/2023 10:09 AM  
SON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*James E. Bragg*

DATA WAS COLLECTED USING A TOPCON STATION, CARLSON RTX DATA COLLECTOR AND A BRX6+ GPS.

PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA, AS SHOWN BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. IT HAS BEEN CALCULATED FOR CLOSURE AND IS TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL BEARINGS, MEASUREMENTS OF COURSES, DISTANCES, POINTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY SURVEY AND IN MY OPINION THIS IS A CORRECT ENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND SURVEYING ACT OF 1978.

MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO GUARANTEES THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY WITHIN THE CERTIFICATION, AS SHOWN HEREON, ARE PURELY A STATEMENT OF HIS PERSONAL OPINION BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF, AND NOT ON ANY FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THIS CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF ANY KIND. DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF 1 FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

YOUR CERTIFICATION

RECALCULATED BY SUBSECTION (G) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL GOVERNMENTS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES. ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PART THEREOF, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT HE OR SHE COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

AM MARK GLISSON RLS #3316 DATE 12/19/2023

800'

300'

0

GRAPHIC SCALE 1" = 300'



STATE OF GEORGIA  
LSF # 1404

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N35°41'51"E	173.47'	1859.86'	173.53'	5°20'46"	36.83'
LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	
L1	S19°09'07"E	175.00'	L5	S19°09'07"E	161.00'	
L2	N4°33'05"E	90.34'	L6	S69°38'57"W	489.52'	
L3	S19°57'00"E	199.86'	L7	S69°31'32"W	437.50'	
L4	S1°41'07"E	144.50'				

FLOOD INFORMATION:

FEMA FLOOD MAP: (1310300245E)

EFFECTIVE DATE: (5/16/2015)

THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA

FLOOD ZONE:

"X" AREA OF MINIMAL FLOOD HAZARD

N/F  
JAMES B. &  
AMBER J. DEASON  
PARCEL #:(0272001A01)  
(DB 2323 PG 718)  
(PB D115 PG B1)

N/F  
SB HOMES LLC.  
PARCEL #:(02720028)  
(DB 2657 PG 983)  
(PB A291 PG C)

N/F  
WENDELL E. LOVETT JR.  
PARCEL #:(02720026)  
(DB 1923 PG 170)  
(PB A291 PG C)

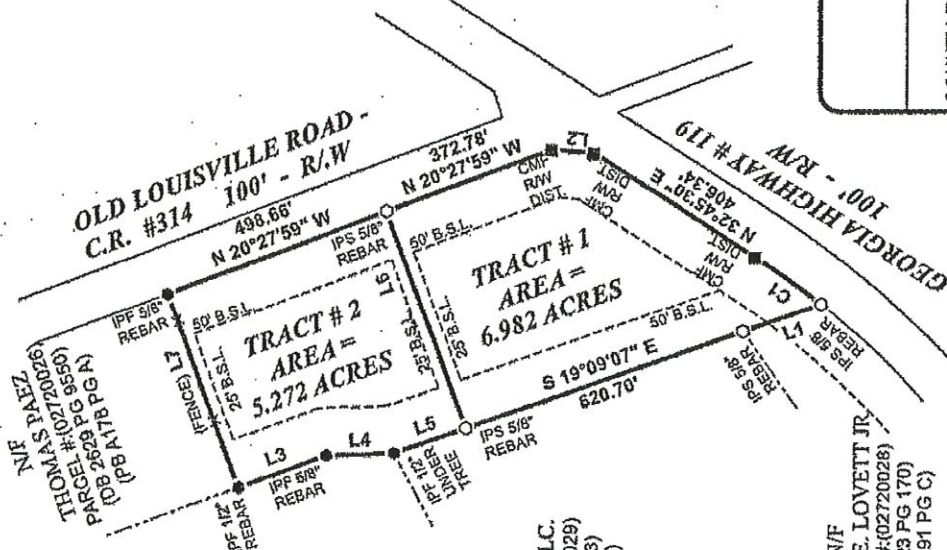
PREPARED BY:

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

SURVEY OF PARCEL #:(02720027) BEING SUBDIVIDED INTO TWO TRACTS LOCATED IN THE 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



REFEREN  
1. DB 2478  
2. PB 27 PG

SURVEY FOR:

SB HOMES

COUNTY: EFFINGHAM STATE: GE

GMD: 10th

DATE: 12/12/2023

FILE NUMBER: 23464

TOTAL AREA: = 12.254 ac.

FIELD SURVEY DATE: 12/05/2023

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 O.S.M.S REGULATIONS FOR ATYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTANCES. 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  
*Mark Glisson* 12/11/2023

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR  
*Gene Lovett* 12/20/23

ZONING ADMINISTRATOR DATE

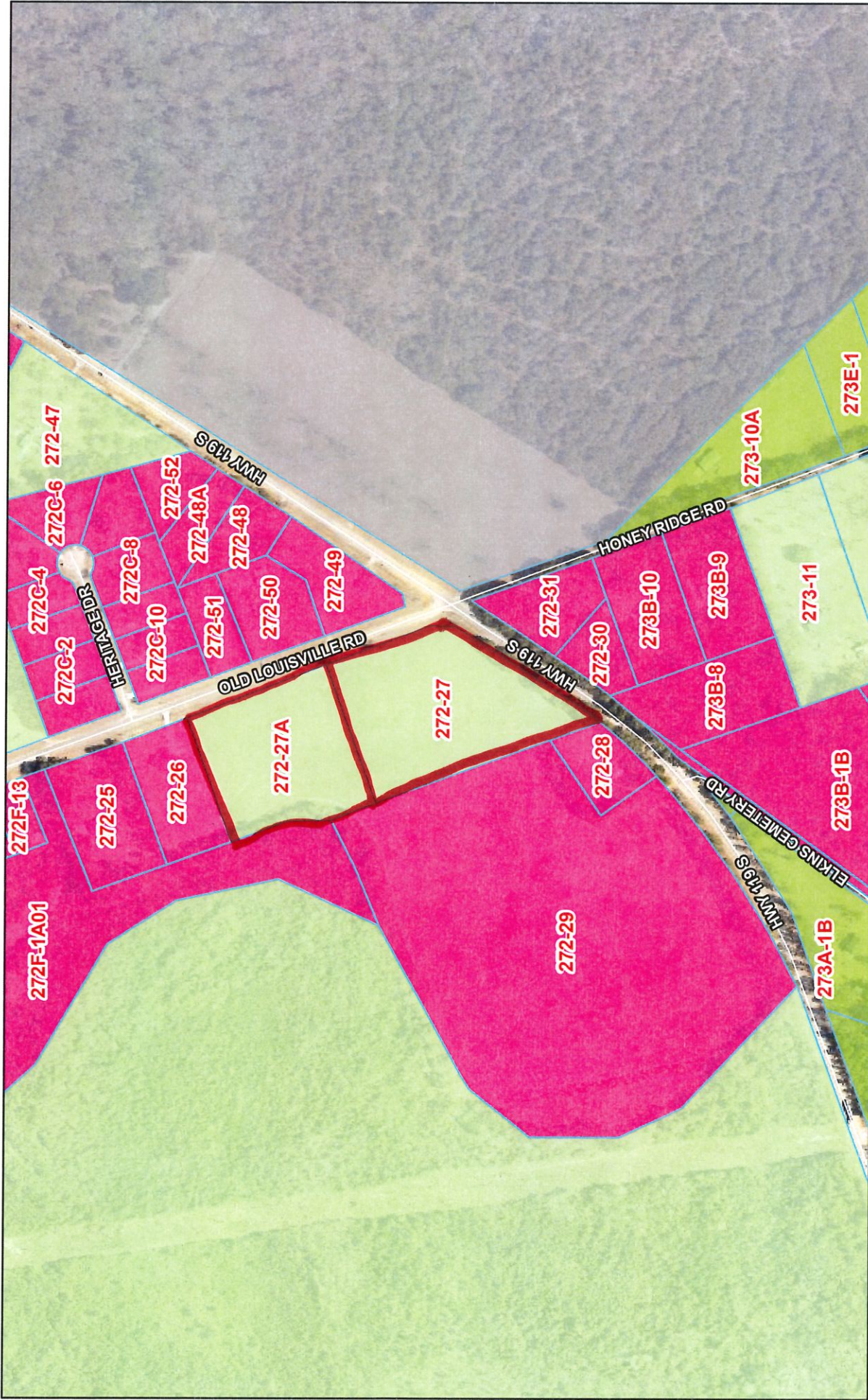


# 272-27A





# 272-27A



1/30/2024

**Roads**  
Tax Parcels  
Tax Parcel Labels

**Effingham County Zoning**  
AR-1  
AR-2  
R-1  
Other

**Efn\_fin\_cache**  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3

**Scale**  
0 0.04 0.09 0.18 mi  
0 0.07 0.15 0.3 km

1:6,545

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC



272-27A



1/30/2024

- Roads
  - Tax Parcels
  - Tax Parcel Labels
  - Effingham County Zoning
    - AR-1
    - AR-2
    - R-1
    - I-1
    - Other
  - Municipal Boundaries
  - Efn\_fin\_cache
    - Red: Band\_1
    - Green: Band\_2
    - Blue: Band\_3
- 1:13,091
- 0 0.07 0.15 0.3 0.3 mi 0.6 km
- Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA