

RZN-24-15

Rezoning Application

Status: Active

Submitted On: 2/26/2024

Primary Location

148 Laurel Circle



Eden, GA 31307

Owner

GILCHRIST DUANE J III AND

NAOMI M

P O BOX 252 EDEN, GA 31307

Applicant Duane Gilchrist 912-704-1171 ext. 00000 dgilchrist3@comcast.net 148 Laurel Circle
Eden, GA 31307

Staff Review

 **Planning Board Meeting Date***

04/09/2024

 **Board of Commissioner Meeting Date***

05/07/2024

 **Notification Letter Description ***

subdivision to create new home sites.

 **Map #***

302

 **Parcel #***

84

 **Staff Description** **Georgia Militia District***

1559

 **Commissioner District***

1st

 **Public Notification Letters Mailed**

03/18/2024

 **Board of Commissioner Ads**

04/17/2024

🔒 Planning Board Ads

03/20/2024

🔒 Request Approved or Denied

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🔒 Letter & ZMA Mailed

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Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Duane Gilchrist

Applicant Email Address*

Dgilchrist3@comcast.net

Applicant Phone Number*

912-704-1171

Applicant Mailing Address*

P.O.Box 252

Applicant City*

Eden

Applicant State & Zip Code*

GA 31307

Rezoning Information

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 *

302-84

Road Name*

Laurel Circle

Proposed Road Access* 

Total Acres *

Laurel Circle

0.494

Acres to be Rezoned*

0.494

Lot Characteristics *

Septic system with septic tank-no house

Water Connection *

Name of Supplier*

Public Water System

Water Utilites

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To meet variance set backs

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

North*

South*

AR-1

AR-1

East*

West*

AR-1

AR-1

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

Vacant lot

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

No

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

Place a mobile home on it

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

Residential 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?*

Used to be a home on the lot and it burned down years ago, wanting to place burnt home with new home

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*

 Duane gilchrist

Feb 26, 2024

302-84



