



**RZN-24-23**

Rezoning Application

Status: Active

Submitted On: 3/7/2024

**Primary Location**

180 Saxon Drive

Guyton, GA 31312

**Owner**

Catherine L Lee

SAXON DR 132 Guyton, GA

31312

**Applicant**

Catherine Lee

912-667-0558

xayjax02@gmail.com

132 Saxon Dr

Guyton, GA 31312

**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 site.

Map #\*

301

Parcel #\*

46

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

—

📄 Letter & ZMA Mailed

—

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Catherine Lynn Lee

Applicant Email Address\*

Xayjax02@gmail.com

Applicant Phone Number\*

912-667-0558

Applicant Mailing Address\*

132 Saxon Dr

Applicant City\*

Guyton

Applicant State & Zip Code\*

Ga 31312

## 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 \*

3010046

Road Name\*

Saxon dr

Proposed Road Access\* 

Total Acres \*

Easement

3.32

Acres to be Rezoned\*

3.32

Lot Characteristics \*

Property

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

Private property

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

North\*

South\*

Debbie hollingsworth

Debbie hollingsworth and kenneth saxon

East\*

West\*

Richard Lee and the fountains

David and tia Mccarthy

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

Just land

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.\*

Maybe a mobile home later.

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?\*

Rezoning so it can be used for my family to put a home when needed.

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\*

 Catherine Lynn Lee  
Mar 7, 2024

PARCEL A-1 SURVEY FOR:  
**CATHERINE LYNN LEE**

PARCEL A-2 SURVEY FOR:  
**KENNETH SAXON  
AND  
PAULA SAXON**

CERTIFICATE OF APPROVAL FOR ENVIRONMENTAL HEALTH 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 APPURTENANCES. 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.

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 ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SIGNING AUTHORITY TITLE DATE

COUNTY APPROVAL DATE

THIS LOT IS 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 LOT MAY NOT BE RESUBDIVIDED UNTIL SAID ROAD, AT THE SUBDMR'S EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.

THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH- GA EAST ZONE. THE BEARINGS MAY DIFFER FROM PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

STATE OF GEORGIA  
EFFINGHAM COUNTY  
1559th G.M.D.

PLAT DATE: 14 DECEMBER 2023  
FIELD SURVEY: DECEMBER 2023

PLAT E.O.C. = 1' IN SEE NOTE  
ADJUSTMENT-LEAST SQUARES

EQUIPMENT USED  
ELECTRONIC TOTAL STATION  
CARLSON BRX DUAL FREQUENCY BASE AND ROVER

NOTE: THIS SURVEY WAS PERFORMED USING CARLSON GNSS BASE AND ROVER. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL 0.05' WHICH IS WITHIN 95% CONFIDENCE INTERVAL.

PARCEL A-1 PLAT E.O.C. 1' IN 222,538'  
PARCEL A-2 PLAT E.O.C. 1' IN 386,241'

IPS= IRON PIN SET  
IPF= IRON PIN FOUND  
RBF= REBAR FOUND  
RBS= REBAR SET  
CMF= CONCRETE MONUMENT FOUND  
CMS= CONCRETE MONUMENT SET

SCALE-- 1 INCH= 100 FEET  
0 100 200 300

GRAPHIC SCALE  
FILE #231208  
DRAWN BY: ADE

CURRENT OWNERS: CATHERINE LYNN LEE  
AND KENNETH J. SAXON AND LARRY B. SAXON  
TAX PARCEL: 03010046  
DB 2784 PG 621  
PB 24 PG 196  
SURVEYED AS DIRECTED BY KENNETH SAXON.

SANDHILL ROAD  
100 FT. R/W  
COUNTY PAVED ROAD #311

CENTERLINE OF SAXON LANE  
20 FT. EXISTING PRIVATE  
ACCESS ROAD AS SHOWN IN  
PB 24 PG 196

RICHARD ANTHONY LEE  
AND  
CATHERINE LYNN LEE  
DB 2103 PG 149

EDWIN L. FOUNTAIN  
PB 3 PG 110

PARCEL A-1  
AREA=  
1.66 ACRES

DAVID ADAM LINDAMOOD  
AND  
TIA MCCARTHY LINDAMOOD  
DB 2735 PG 885  
PB A296 PG F

DEBORAH SAXON  
HOLLINGSWORTH  
DB 1785 PG 21

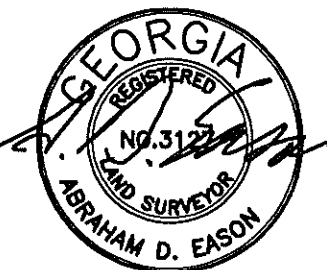
DEBORAH SAXON  
HOLLINGSWORTH  
DB 2487 PG 732  
PB 24 PG 196

LARRY B. SAXON, JR  
AND  
CATHERINE LYNN LEE  
DB 2784 PG 623  
PB 24 PG 196

PARCEL A-2  
AREA=  
1.66 ACRES

SEPCO  
FRMLY  
CoG RR  
150 FT. R/W

GRID NORTH  
GA EAST ZONE  
TAKEN FROM RTK  
NETWORK OBSERVATION

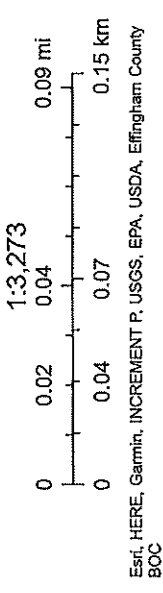


EASON LAND SURVEYING  
P.O. BOX 753  
CLAXTON, GA. 30417  
(912) 739-7143  
LSF 000047



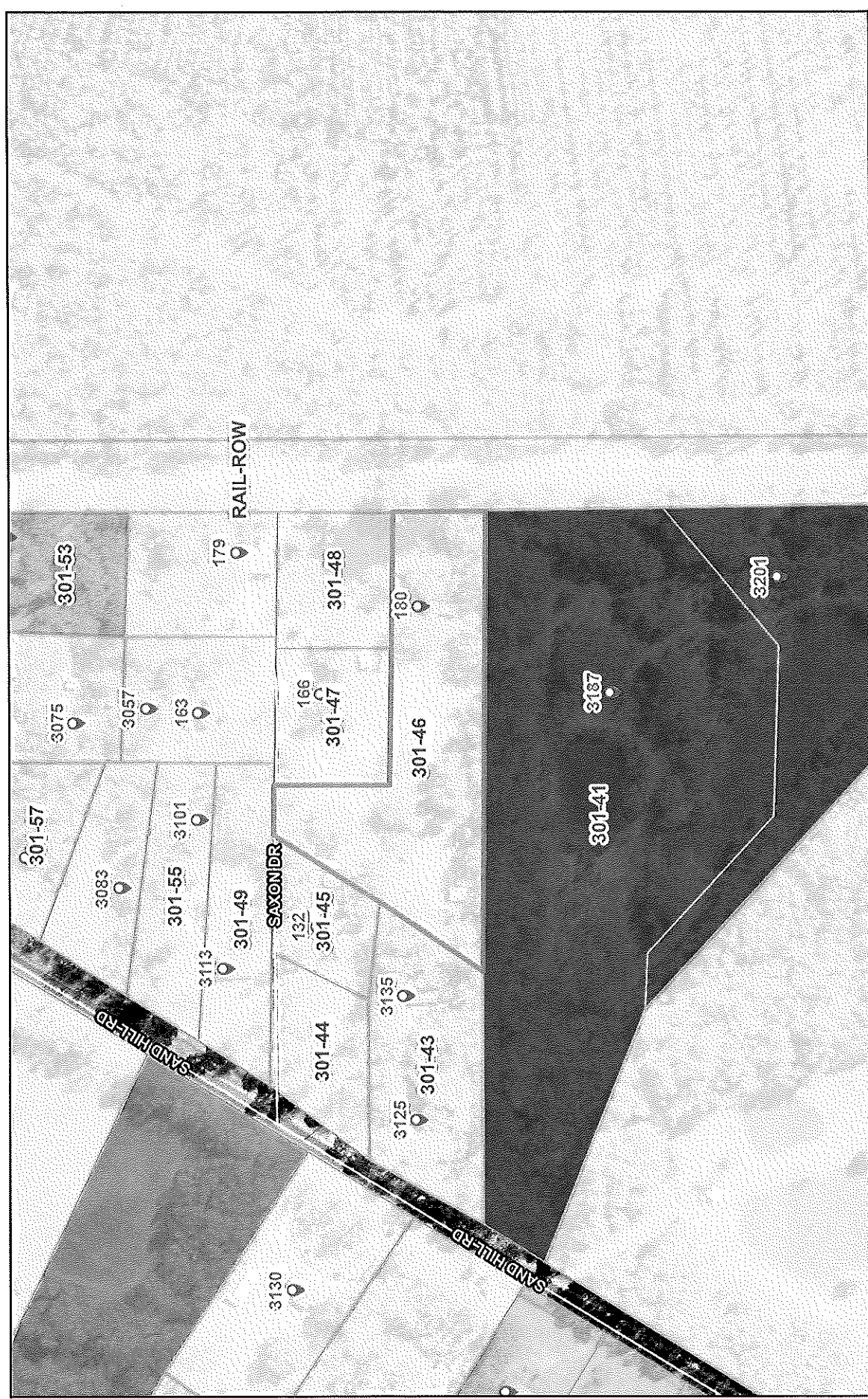
3/8/2024

- Addresses
- Roads
- Tax Parcels
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





301-46



3/8/2024

Addresses Tax Parcels Effingham County Zoning R-1 I-1 AR-1 AR-2 Efn\_fin\_cache Red: Band\_1 Green: Band\_2 Blue: Band\_3

Roads SANDHILL RD SAXON DR RAIL-ROW

0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.15 km

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