



### RZN-24-42

Rezoning Application

Status: Active

Submitted On: 6/11/2024

### Primary Location

Owner

### Applicant

William Martin

912-655-1493

wdm@jwbuckley.com

114 North Green St.  
Swainsboro, GA 30401

## Staff Review

Planning Board Meeting Date\*

07/09/2024

Board of Commissioner Meeting Date\*

08/06/2024

Notification Letter Description \*

development of a school.

Map #\*

432

Parcel #\*

41

Staff Description

432-41 (R-1) 414-3A (AR-2)

Georgia Militia District

9

Commissioner District\*

2nd

Public Notification Letters Mailed

06/17/2024

Board of Commissioner Ads

07/17/2024

🔒 Planning Board Ads

06/19/2024

🔒 Request Approved or Denied

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🔒 Plat Filing required\* [?](#)

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Will Martin

Applicant Email Address\*

wdm@jwbuckley.com

Applicant Phone Number\*

9126551493

Applicant Mailing Address\*

114 North Green St.

Applicant City\*

Swainsboro

Applicant State & Zip Code\*

GA 30401

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## Property Owner Information

Owner's Name\*

Ron Womack

Owner's Email Address\*

rwomack@effingham.k12.ga.us

Owner's Phone Number\*

9127542515

Owner's Mailing Address\*

405 North Ash St.

Owner's City\*

Springfield

Owner's State & Zip Code\*

GA 31329

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## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

R-1 (Single Family Residential)

Proposed Zoning of Property\*

AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel \*

04320041 & 04140003A

Road Name\*

Blue Jay Rd.

Proposed Road Access\* ?

Blue Jay Rd.

Total Acres \*

10.9

Acres to be Rezoned\*

10.9

Lot Characteristics \*

Abandoned Farm House on a Wooded Lot

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

School board has purchased this lot along with adjacent parcels for purpose of building an elementary school.

**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.\***

This property is host to an abandoned farm house and wooded farm.

**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.\***

Build an elementary school.

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

Nearby parcels have been and are being utilized for residential development.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?\*

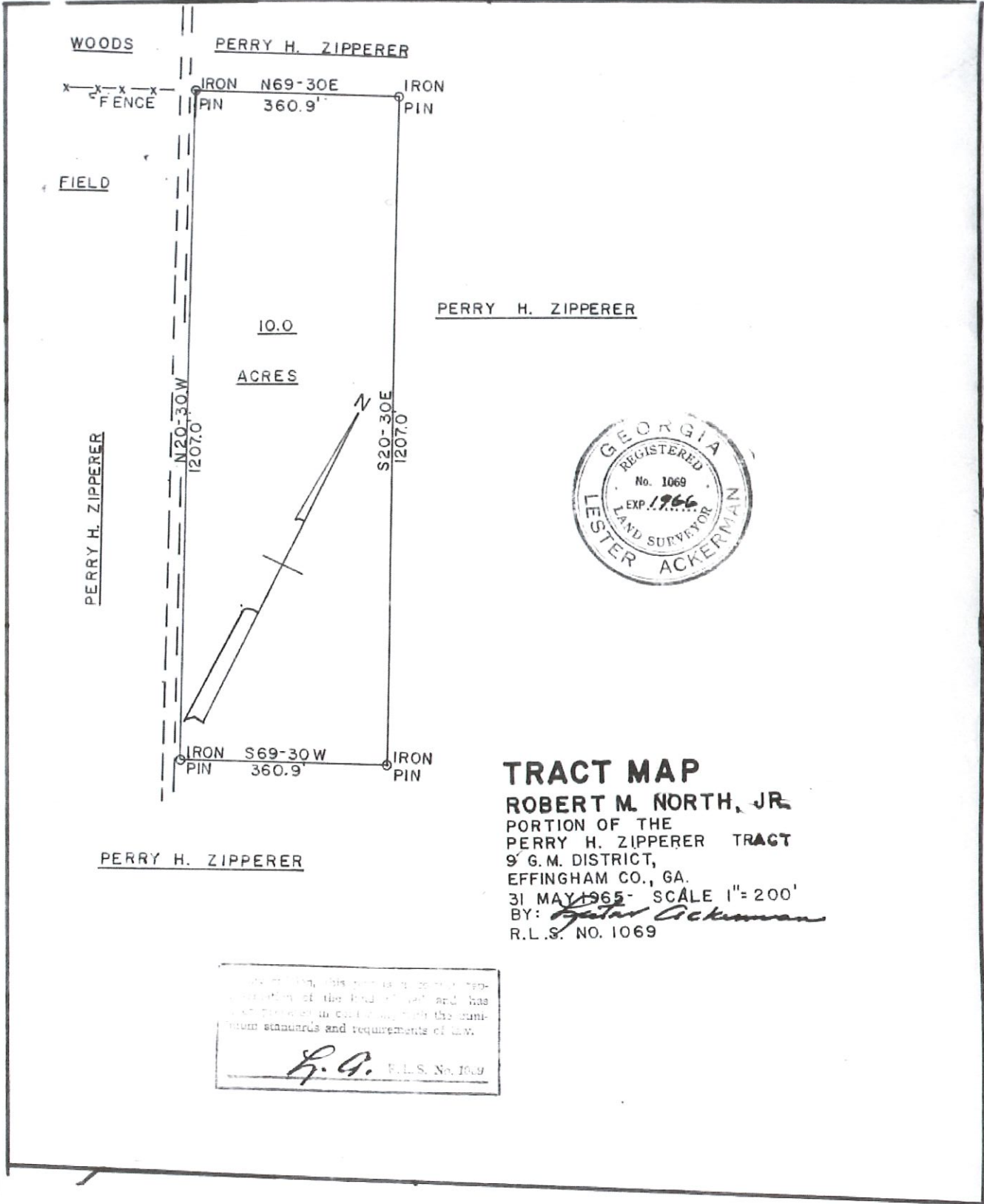
This lot will serve the educational needs of the residents of those homes.

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\*

 William David Martin Sr.  
Jun 11, 2024



**TRACT MAP**  
**ROBERT M. NORTH, JR.**  
 PORTION OF THE  
 PERRY H. ZIPPERER TRACT  
 9' G.M. DISTRICT,  
 EFFINGHAM CO., GA.  
 31 MAY 1965 - SCALE 1" = 200'  
 BY: *Lester Ackerman*  
 R.L.S. NO. 1069

This map is a correct representation of the field work and has been prepared in accordance with the minimum standards and requirements of law.  
*L. A.* R.L.S. No. 1069

11



BLUE JAY ELEMENTARY SCHOOL - PHASE I  
 GUYTON  
 EFFINGHAM COUNTY BOARD OF EDUCATION  
 GEORGIA  
 SCHOOL CODE: 651-9393  
 JAMES W. BUCKLEY & ASSOCIATES INC. - ARCHITECTS, CIVIL ENGINEERS  
 2500 W. BUCKLEY BLVD. SUITE 200  
 ATLANTA, GA 30328  
 (404) 252-1100

OVERALL SITE PLAN

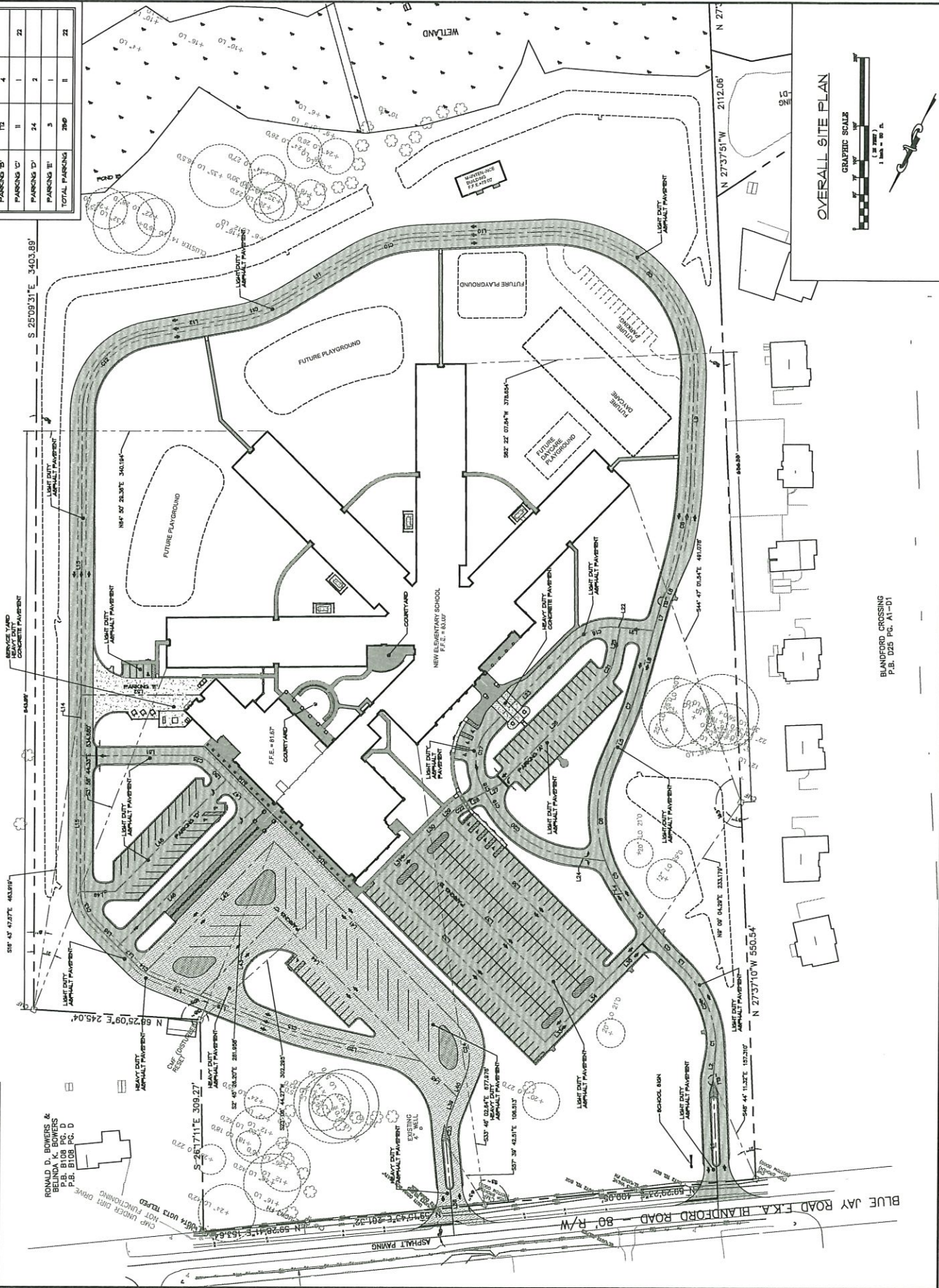


DATE	02/20/2014
BY	JWB
CHECKED	JWB
SCALE	AS SHOWN
PROJECT	BLUE JAY ELEMENTARY SCHOOL - PHASE I
SHEET	02.0

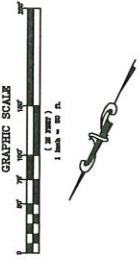
C2.0

PARKING LOT TABLE:

AREA	# SPACES	1/2 SPACED BUS SPACES
PARKING 'A'	42	3
PARKING 'B'	172	4
PARKING 'C'	11	1
PARKING 'D'	24	2
PARKING 'E'	3	1
TOTAL PARKING	266	11



OVERALL SITE PLAN



NOTE:  
 SEE SHEET C2.3 FOR LINE AND CURVE DATA.

RONALD D. BOWERS &  
 BELINDA K. BOWERS  
 P.E. & P.L.C. D  
 P.S. & P.L.C. D

BLANDFORD CROSSING  
 P.S. 025 P.C. A1-01



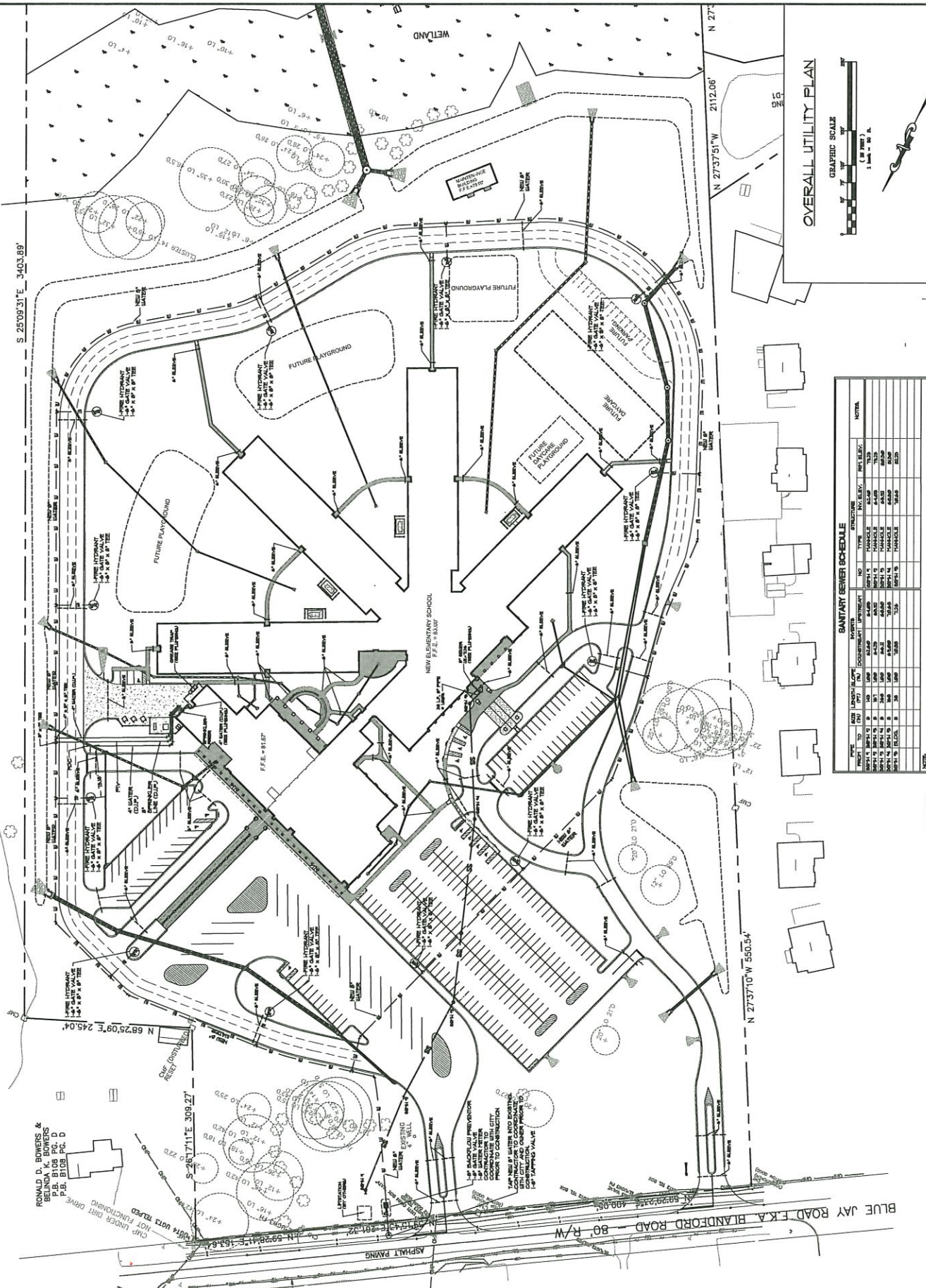
BLUE JAY ELEMENTARY SCHOOL - PHASE I  
 GUYTON  
 EFFINGHAM COUNTY BOARD OF EDUCATION  
 GEORGIA  
 JAMES W. BUCKLEY & ASSOCIATES INC., ARCHITECTS, CIVIL ENGINEERS  
 SCHOOL CODE: 69-1893

OVERALL UTILITY PLAN

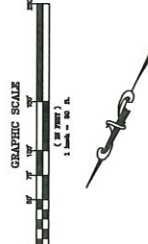


PROJECT NUMBER	242535
DATE	04/15/2014
CHECKER	DAVID G. BOWERS
DATE	04/15/2014
DESIGNER	JAMES W. BUCKLEY
DATE	04/15/2014
PROJECT NAME	BLUE JAY ELEMENTARY SCHOOL - PHASE I
PROJECT LOCATION	GUYTON, GA
PROJECT NUMBER	242535
DATE	04/15/2014
CHECKER	DAVID G. BOWERS
DATE	04/15/2014
DESIGNER	JAMES W. BUCKLEY
DATE	04/15/2014
PROJECT NAME	BLUE JAY ELEMENTARY SCHOOL - PHASE I
PROJECT LOCATION	GUYTON, GA

C4.0



OVERALL UTILITY PLAN



**SANITARY SEWER SCHEDULE**

NO.	SIZE	DEPTH	LENGTH	TYPE	REMARKS
1	12"	4'-0"	100'	NEW	FROM EXISTING TO BUILDING
2	12"	4'-0"	150'	NEW	FROM EXISTING TO PLAYGROUND
3	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND
4	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND
5	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND
6	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND
7	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND
8	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND
9	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND
10	12"	4'-0"	100'	NEW	FROM EXISTING TO PLAYGROUND

NOTE: \*\* EXISTING FROM PINE CREEK

FRANK D. BOWERS &  
 BRAND K. BOWERS  
 P.B. B108 P.C. D  
 P.B. B108 P.C. D  
 P.B. B108 P.C. D  
 NOT UNDER PART DRIVE  
 DATA NOT TO BE USED

SEE NEW WATER AND SEWER  
 CONSTRUCTION TO COORDINATE  
 CONSTRUCTION WITH CITY  
 CONTRACTOR TO COORDINATE  
 CONSTRUCTION WITH CITY  
 CONTRACTOR TO COORDINATE  
 CONSTRUCTION WITH CITY  
 CONTRACTOR TO COORDINATE  
 CONSTRUCTION WITH CITY

BLUE JAY ROAD E.K.A. BLANFORD ROAD - 80' R/W  
 N 6829-237' 490.95'  
 N 6829-237' 490.95'

S 2509-31'E 3403.89'

N 2737-51'W 212.06'

N 2737-10'W 550.54'

S 2417-11'E 309.27'

N 6825-09'E 245.04'

ASPHALT PAVING

NEW ELEMENTARY SCHOOL  
 F.F.E. = 8410'

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 F.F.E. = 8410'



432-41



6/11/2024

Roads

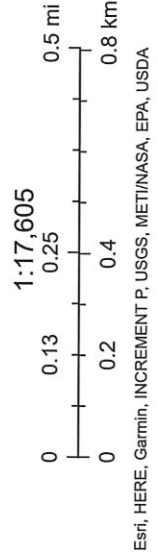


Tax Parcels



Map-Parcel Ids (PINs) Municipal Boundaries

1:17,605



Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

432-41



6/11/2024

1:8,802

Roads	R-1	Other
AR-1	R-6	Municipal Boundaries
AR-2	I-1	

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA