

RZN-24-27

Rezoning Application

Status: Active

Submitted On: 4/9/2024

Primary Location

2613 Midland Road


Guyton, GA 31312

Owner

Jon G. Burn Jr. as Trustee

PO Box 1628 Springfield,

Georgia 31329

Applicant Troy Smith 912-220-1631 troy@greenland-developers.com 1750 HWY 21 N
Springfield, Georgia
31329

Staff Review **Planning Board Meeting Date***

05/14/2024

 **Board of Commissioner Meeting Date***

06/04/2024

 **Notification Letter Description ***

Subdivision to create new home sites.

 **Map #***

373

 **Parcel #***

17

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

1559

 **Commissioner District***

4th

🔒 Public Notification Letters Mailed

05/15/2024

🔒 Board of Commissioner Ads

05/15/2024

🔒 Planning Board Ads

05/17/2024

🔒 Request Approved or Denied

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Troy N. Smith

Applicant Email Address*

troy@greenland-developers.com

Applicant Phone Number*

912-220-1631

Applicant Mailing Address*

PO Box 1628

Applicant City*

Springfield

Applicant State & Zip Code*

GA 31329

Property Owner Information

Owner's Name*

Jon G. Burns as Trustee

Owner's Email Address*

jon@georgiaexportscompany.com

Owner's Phone Number*

912-213-4583

Owner's Mailing Address*

PO Box 1628

Owner's City*

Springfield

Owner's State & Zip Code*

GA 31329

Rezoning Information

Present Zoning of Property*

I-1 (Industrial)

Proposed Zoning of Property*

R-1 (Single Family Residential)

Map & Parcel *

03730017

Road Name*

Midland Road

Proposed Road Access* 

Existing Road to 60-ft Access Easement

Total Acres *

16

Acres to be Rezoned*

5.799

Lot Characteristics *

five 1.066 to 1.617 acre single family home lots

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Effingham County

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

North*

I-1

South*

AR-1

East*

AR-1

West*

I-1

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

Inactive portion of a permitted surface mine

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.*

single family residential

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

active surface mine to the north and west, timberland to the east and south


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

The adjacent surface mining operation will be complete in the next 6-12 months. This area will function as an approximately 30-acre lake post reclamation. The adjacent timber areas allow for the construction of single-family 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*

 Troy N. Smith
Apr 8, 2024

THE SUBDIVISION PLAT KNOWN AS BROOKS STONE SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE REGULATIONS AND WAS APPROVED AT A PUBLIC HEARING OF THE EFFINGHAM COUNTY PLANNING COMMISSION ON THE _____ OF _____ FOR RECORDING IN THE OFFICE OF CLERK OF COURT OF EFFINGHAM COUNTY, GEORGIA.

(ZONING ADMINISTRATOR) _____ (COUNTY ADMINISTRATOR) _____
DATE _____
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS; THAT THE MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.
BY: _____ (REGISTERED SURVEYOR) _____ (DATE) _____
TERRY JACK COLEMAN, GEORGIA R.L.S. 2486

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREIN, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.
WITNESSES: _____ (NAME) _____ (NAME)
_____ (DATE) _____ (DATE)
_____ (OWNER)



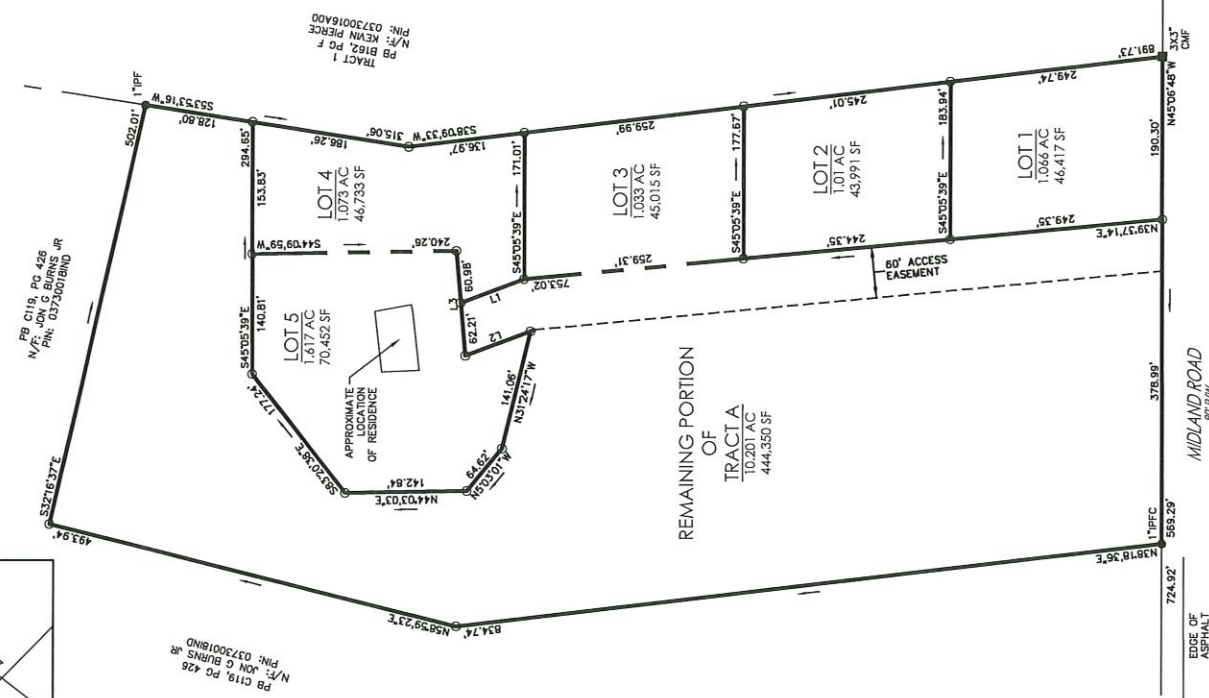
SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION ACT AND APPLICABLE LOCAL ORDINANCES FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS, STAMPS, OR STATEMENTS SHALL BE THE SOLE AUTHORITY OF THE PURCHASER OR USER OF THIS PLAT AS TO THE ACCURACY OF ANY UNRECORDED PLAT SURVEY. THE SURVEYOR'S PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DON EDWARD TAYLOR, JR., INC.
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

LINE #	LENGTH	DIRECTION
L1	78.43'	N24°59'25"E
L2	81.06'	S29°23'08"W
L3	123.19'	N50°01'14"W



- LEGEND**
- BENCH MARK
 - IRON PIPE FOUND
 - IRON PIPE FOUND CAPPED
 - IRON PIPE FOUND LEANING
 - IRON PIPE SET
 - CONCRETE MONUMENT FOUND
 - RIGHT-OF-WAY
 - PLAT BOOK
 - PARCEL IDENTIFICATION NUMBER
 - PIN

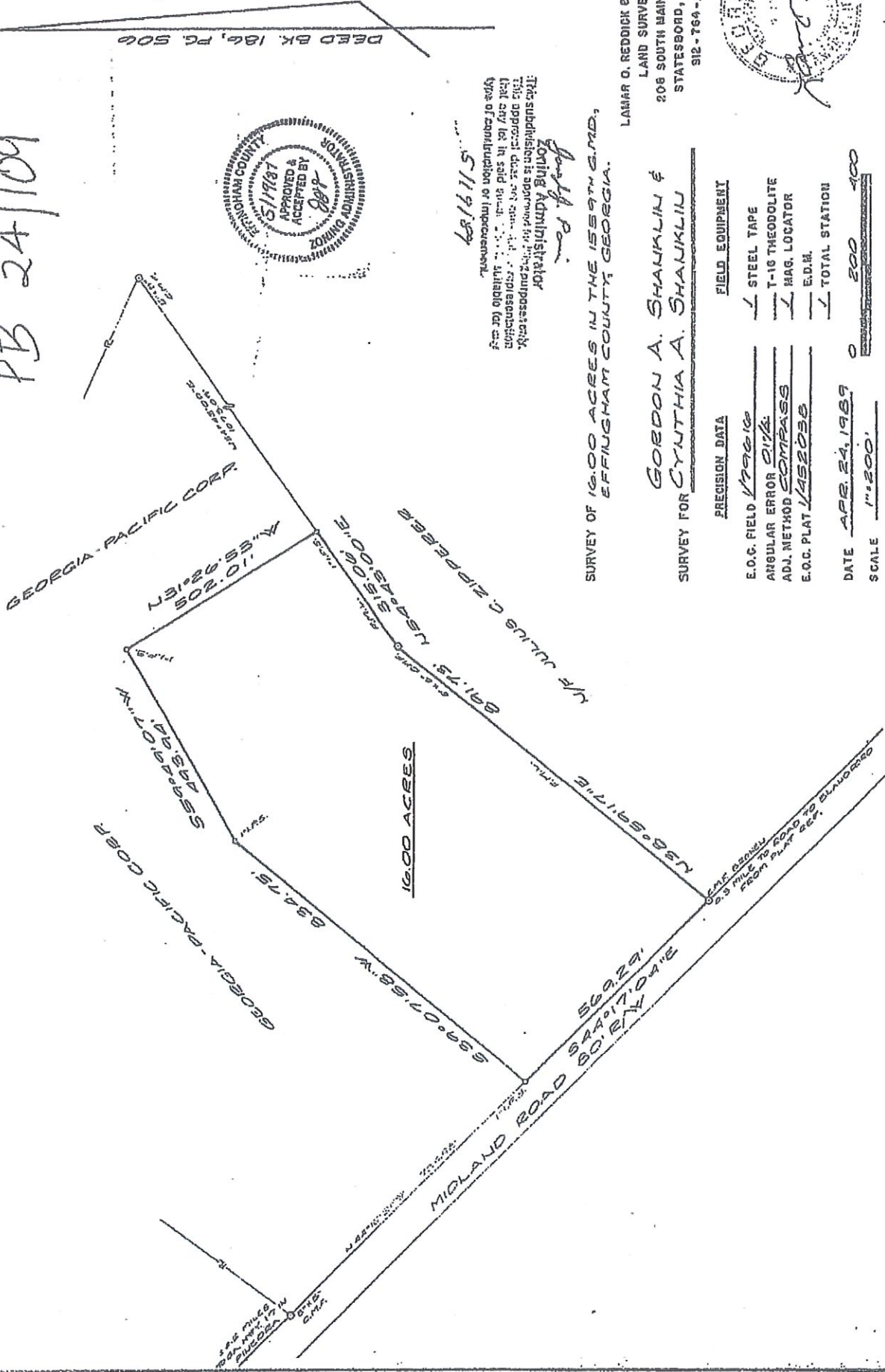
- NOTES:**
- THIS SUBDIVISION CONTAINS SIX LOTS.
 - TOTAL AREA: 16.00 ACRES; 698,658 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 2613 MIDLAND ROAD
 - PARENT PARCEL IDENTIFICATION NUMBER: 03730017
 - THIS PROPERTY IS CURRENTLY ZONED L-1 BASED ON GRID NORTH.
 - GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS AREA IS DESIGNATED IN ZONES A, NO. 6, SPECIAL FLOOD HAZARD AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 131030385E, EFFECTIVE DATE: 03/16/2015. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE FLOOD HAZARD AGENCY FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
 - LOTS TO BE SERVED BY CITY OF _____ WATER AND SANITARY _____
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, AND INTERESTS OF RECORD.
 - THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 - PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
 - GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL POSITIONS OF THE MONUMENTS. THE HORIZONTAL NETWORK IS ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS +/- 2CM PER MILLION. VERTICAL PRECISION IS +/- 20MM.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER _____

- REFERENCE:**
- PLAT BOOK 24, PAGE 149
 - PLAT BOOK C119, PAGE E1
 - PLAT BOOK 29, PAGE 469
 - PLAT BOOK B162, PAGE F

SURVEY DATE: 03/04/2024
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ADJUSTED BY COMPASS RULE:
FLAT ERROR OF CLOSURE: 1/27,030
FIELD ERROR OF CLOSURE: 1/10,000+

PB 24/109



DEED BK. 186, PG. 506



621615

This subdivision is subject to the provisions of the Georgia Subdivision Act, which requires that a subdivision be approved by the local authority having jurisdiction. This approval does not constitute a warranty of any kind by the State of Georgia or any of its agencies. The State of Georgia is not responsible for the accuracy of the information contained herein.

L. O. Reddick
 County Administrator

SURVEY OF 16.00 ACRES IN THE 1559TH S.W.D.,
 EFFINGHAM COUNTY, GEORGIA.

LAMAR O. REDDICK & ASSOCIATES
 LAND SURVEYORS
 208 SOUTH MAIN STREET
 STATESBORO, GEORGIA
 912-764-4214

GORDON A. SHANKLIN &
 CYNTHIA A. SHANKLIN

PRECISION DATA	FIELD EQUIPMENT
E.O.C. FIELD <u>1/4\"/> </u>	



FILE NO. A-87-106 RE

SCALE IN FEET

DATE APR 24, 1987 0 500 100
 SCALE 1\"/>

373-17

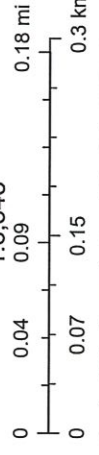


4/9/2024

Roads
Tax Parcels

Tax Parcel Labels Efn_fin_cache
Red: Band_1
Green: Band_2
Blue: Band_3

1:6,545



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

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 X

DISAPPROVAL _____

Of the rezoning request by applicant Troy Smith as agent for Jon Burns—
(Map # 373 Parcels # 17) from I-1 to R-1 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?

B.S.

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DISAPPROVAL

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Dave S

9.5

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APPROVAL

DISAPPROVAL

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APPROVAL X DISAPPROVAL _____

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