

RZN-24-25

Rezoning Application

Status: Active

Submitted On: 3/27/2024

Primary Location

0

Owner**Applicant** AmSon Group LLC 912-695-9687 @ amsongroupllc@gmail.com 8142 Old Highway 21

Port Wentworth , GA

31407

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 #***

460C

 **Parcel #***

11

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

9

 **Commissioner District***

4th

 **Public Notification Letters Mailed**

04/15/2024

 **Board of Commissioner Ads**

05/15/2024

🔒 Planning Board Ads

04/17/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

AmSon Group LLC

Applicant Email Address*

AmSonGroupLLC@gmail.com

Applicant Phone Number*

9126959587

Applicant Mailing Address*

8142 Old Highway 21

Applicant City*

Port Wentworth

Applicant State & Zip Code*

GA 31407

Property Owner Information

Owner's Name*

Shirley White

Owner's Email Address*

JeraldShirley@gmail.com

Owner's Phone Number*

9122938106

Owner's Mailing Address*

1573 GA HWY 178

Owner's City*

Lyons

Owner's State & Zip Code*

GA 30436

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 *

0460C011

Road Name*

LAMONS DR

Proposed Road Access* 

Lamons Dr

Total Acres *

5.55

Acres to be Rezoned*

5.55

Lot Characteristics *

5.55 acres of vacant land at the corner of Long Acres and Lamons Drive - approximately 1500 feet of road frontage on Lamons Drive, approximately 135 feet of road frontage on Long Acres. Land is approximately 175 ft wide. A majority of parcels in the area are zoned AR-1 or AR-2.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

We are proposing for this parcel to be rezoned from AR-1 to AR-2 so the parcel can be subdivided into 4 tracts of land, each 1+ acre or larger.

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.*

Vacant Land

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

The currently zoned AR-1 land offers limited economic uses, primarily supporting agricultural activities and low density residential development. The viability of these uses heavily relies on market demand and the lands suitability for farming. Proposing to rezone the land to AR-2 and having the ability to subdivide the land into four residential lots aims to optimize its economic value, catering to a growing demand for rural living spaces with sustainable features. This rezoning effort is envisioned to better align the land's use with market trends and potential homeowners' preferences, enhancing its overall marketability and economic return.

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

The proposed use of the land after rezoning involves subdividing the parcel into four individual lots, each being over one acre in size. The plan is to ensure that each lot is large enough to accommodate the installation of suitable wells and septic systems, adhering to county guidelines regarding the minimum distance between existing wells and septic systems on adjacent properties. The intention behind this development is to dedicate these lots exclusively for residential use. In addition to this, we will be requesting the board to waive the sidewalk requirement, as it would not be necessary in this rural area. This approach aligns with the rural character of the area.

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

The vicinity targeted for rezoning features a diverse mix of residential home sites, including both stick-built and mobile 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?*

The rezoning proposal aims to allow for the development of additional residential homes on similar or larger lots than many of the adjacent home sites, aligning with the area's rural development character. By doing so, it supports the rural atmosphere, maintains open spaces, and ensures that the new development harmonizes with the existing landscape. This approach respects the low-density pattern of development prevalent in nearby properties.

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?*

The proposed zoning change, aimed at subdividing the parcel into four residential lots, will not overly burden existing infrastructure, including streets, utilities, or schools, due to the minimal increase in usage from just four additional houses.

Digital Signature*

Lyndsay D Smith

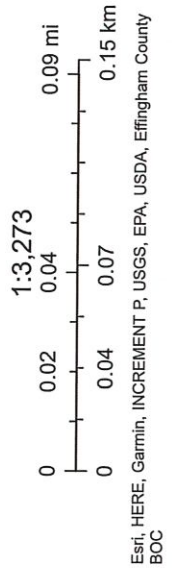
Mar 26, 2024

460C-11

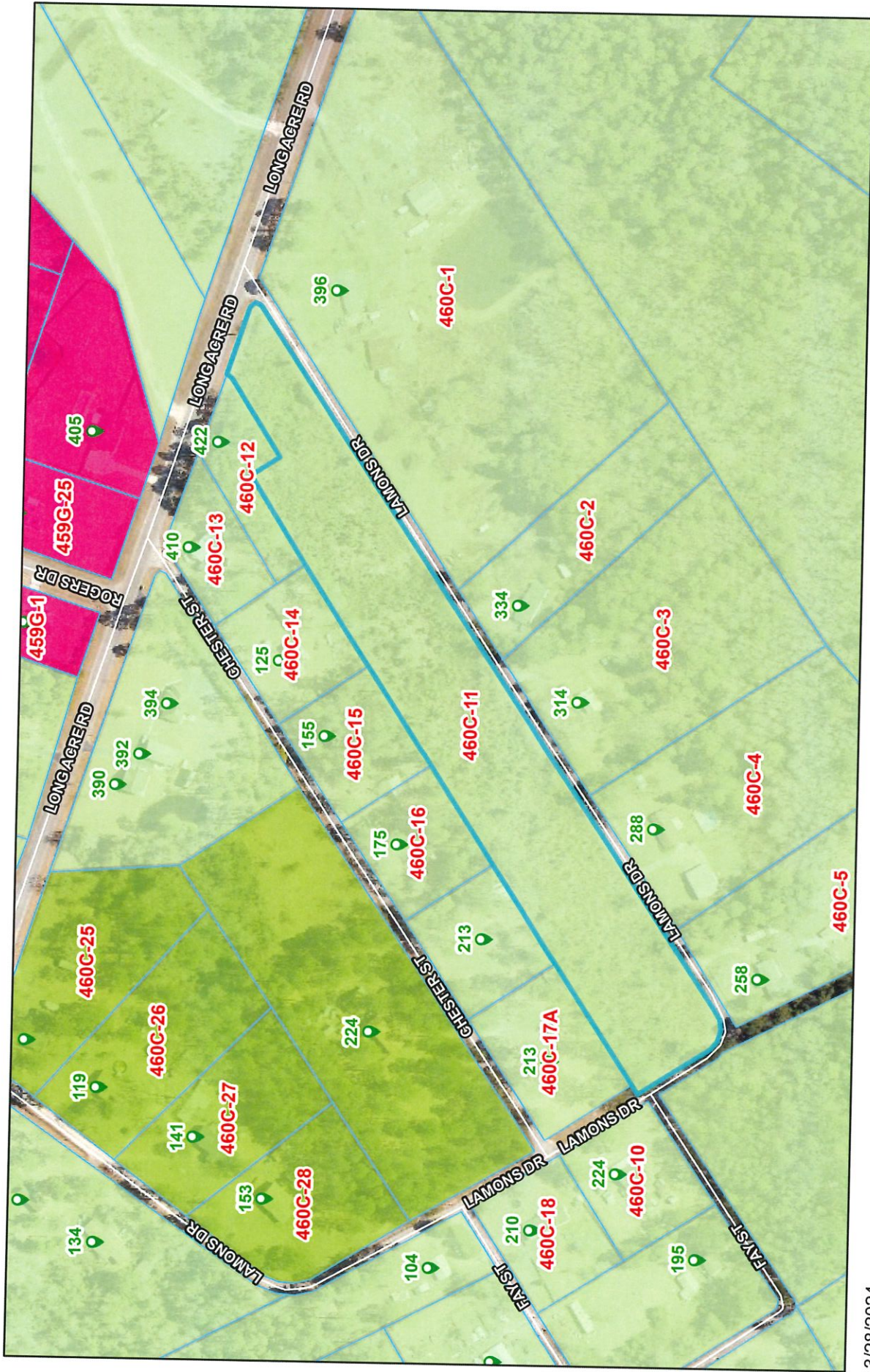


3/28/2024

- Addresses
- Roads
- Tax Parcels
- Tax Parcel Labels
- Efn_fin_cache
- Red: Band_1
- Green: Band_2
- Blue: Band_3



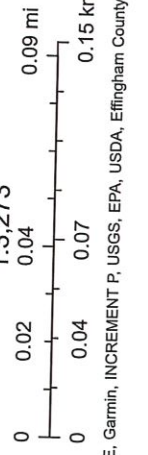
460C-11



3/28/2024

● Addresses
 Tax Parcels
 Roads
 Tax Parcel Labels
 Effingham County Zoning
 AR-1
 AR-2
 R-1
 AR-1
 Efn_fin_cache
 Red: Band_1
 Green: Band_2
 Blue: Band_3

1:3,273



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

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 AmSon Group LLC as agent for Shirley White – (Map # 460C Parcels # 11) from AR-1 to AR-2 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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APPROVAL ✓

DISAPPROVAL

Of the rezoning request by applicant **AmSon Group LLC as agent for Shirley White – (Map # 460C Parcels # 11)** from **AR-1** to **AR-2** zoning.

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A.Z.

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D.B.

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R.T.