



RZN-24-68

Rezoning Application

Status: Active

Submitted On: 9/24/2024

Primary Location

32.248332, -81.283582

Owner

No owner information

Applicant



William Martin



912-655-1493



wdm@jwbuckley.com



114 North Green St.

Swainsboro, GA 30401

Staff Review

🏛️ Planning Board Meeting Date*

08/12/2025

🏛️ Board of Commissioner Meeting Date*

09/02/2025

🏛️ Notification Letter Description *

school construction

🏛️ Map #*

416

🏛️ Parcel #*

22

🏛️ Staff Description

🏛️ Georgia Militia District

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🏛️ Commissioner District*

2nd

🏛️ Public Notification Letters Mailed

07/14/2025

🏛️ Board of Commissioner Ads

08/13/2025

🔒 Planning Board Ads

07/16/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

No

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

Property Owner Information

Owner's Name*

Effingham County Board of Education

Owner's Email Address*

rwomack@effingham.k12.ga.us

Owner's Phone Number*

912.754.6491

Owner's Mailing Address*

405 North Ash St.

Owner's City*

Springfield

Owner's State & Zip Code*

GA 31329

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

PD (Planned Development)

Proposed Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel *

04160022

Road Name*

Hodgeville Rd

Proposed Road Access* 

Yes

Total Acres *

25

Acres to be Rezoned*

25

Lot Characteristics *

Lot accessed by easement in the midst of IDA property.

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

We were told property needed to be rezoned for the purposes of constructing a school.

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

North*

I1

South*

I1

East*

I1

West*

I1

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

Vacant timberland

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.*

Construction of a building to serve the Effingham County Board of Education
Maintenance property maintenance division.

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

Vacant timber land surrounding this property. Single family residential along Hodgeville in the vicinity.

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

Will be utilized to serve the neighborhood schools in Effingham County.

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.
Sep 24, 2024

POINT OF COMMENCING
N 818799.05
E 928718.96
NAD 83
REF. (P.C. C57, PG. E-1)

HUGH D. WIGGINS

HARVEY J.
FREYERMUTH

L.M. NEASE, JR.

S 40°22'38"E
38.68'

3/4" PIPE-F
3/4" PIPE-F

S 55°39'38"W 1024.48'

5/8" RBF
N 84°59'11"W
236.56'

POINT OF BEGINNING

N 55°39'39"E 1043.01'

3/4" PIPE-F

HODGEVILLE ROAD (C.R.# 140) 80' R/W

L2
50'
100'

L1

303.77'

525.35'

N 34°42'34"W 829.12'

CENTERLINE OF
PROPOSED 100' INGRESS-EGRESS
& UTILITIES EASEMENT

25.00 ACRES

EFFINGHAM COUNTY INDUSTRIAL AUTHORITY
TRACT 3

S 55°39'38"W 1036.02'

EFFINGHAM COUNTY INDUSTRIAL AUTHORITY
TRACT 3

Curve	Radius	Length	Chord	Chord Bear.
C1	3533.00'	221.74'	221.70'	N 38°30'45" W
C2	3383.00'	334.72'	334.58'	S 37°32'57" E

Course	Bearing	Distance
L1	S 55°17'28" W	150.00'
L2	N 34°42'32" W	303.75'

NOTES:

1. ALL CORNERS SHOWN AS "••" ARE 5/8 INCH REBAR UNLESS OTHERWISE SHOWN.
2. WOOD ROADS NOT SHOWN.

REFERENCES:

PLAT CABINET C-57, SLIDES D1, E1 & F1
PLAT CABINET C-58, SLIDES A1 & B1
PLAT BOOK 13, PAGE 181
DEED BOOK 1548, PAGE 81
PLAT CABINET C-101, SLIDES D1, E1 & F1

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

George B. Stone
ZONING ADMINISTRATOR

9-26-2008
DATE



200 0 200 400 600
GRAPHIC SCALE - 1 INCH = 200 FEET

ERROR OF CLOSURE:
FIELD DATA 1/ 62,269
ANGULAR ERROR 01' PER ^ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/ 417,334
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER

REVISED: SEPT. 24, 2008.

PLAT OF
25.00 ACRES DIVIDED FROM TRACT 3
OF THE B.L. & M.H. RAHN TRACT
ALSO KNOWN AS THE
RINCON RESEARCH TRACT
SURVEYED FOR
THE EFFINGHAM COUNTY
BOARD OF EDUCATION

LOCATION: G.M.D. 9
EFFINGHAM COUNTY, GEORGIA

DATE: MAY 12, 2008 FILE NO. 08111

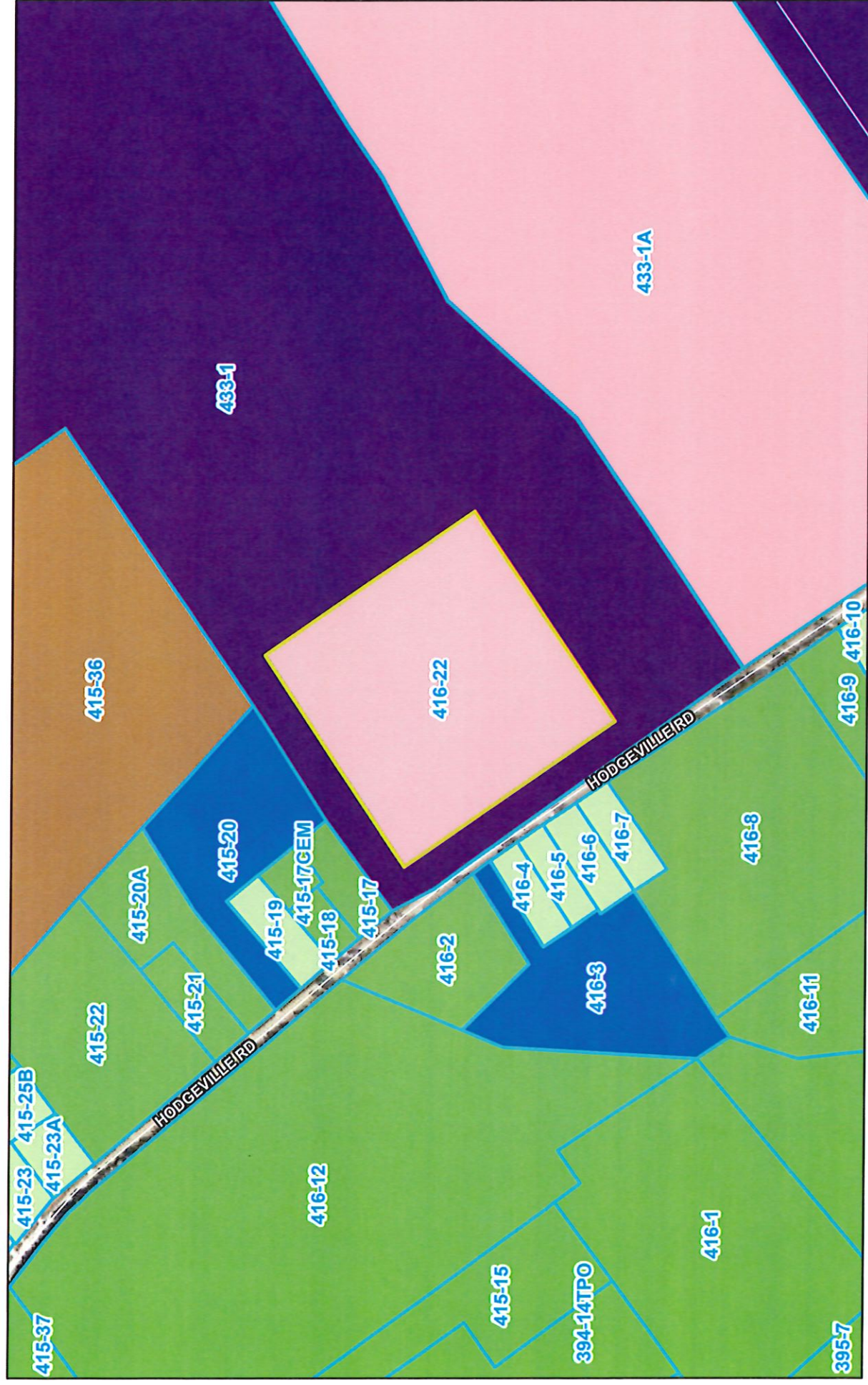
WILDER & STONE LAND SURVEYORS, INC.
(912) 826-5412, PO BOX 1490 RINCON, GA 31326

An aerial photograph of a rural area with numerous land parcels outlined in blue. A single parcel, labeled 416-22, is highlighted with a yellow border. The parcels are labeled with numbers such as 415-37, 415-23, 415-25B, 415-23A, 415-22, 415-20A, 415-20, 415-19, 415-17CEM, 415-18, 415-17, 415-12, 416-1, 416-15, 394-14TPO, 416-11, 416-8, 416-9, 416-10, 416-7, 416-6, 416-5, 416-4, 416-3, 416-2, 416-1A, 433-1, and 433-1A. A road labeled 'HODGEVILLE RD' runs diagonally across the middle of the map. The terrain is mostly forested with some cleared areas and buildings.

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USA

416-22



7/7/2025

1:8,026

0	0.05	1:8,026	0.1	0.2 mi
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Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA