

RZN-23-22

Rezoning Application

Status: Active

Submitted On: 12/28/2023

Primary Location

165 Briarwood Court
Guyton, GA 31312

Owner

SCHAFFNER WILLIAM E
165 BRIARWOOD CT
GUYTON, GA 31312

Applicant

 William Schaffner
 912-658-4850
 mrbillyschaffner@gmail.com
 165 Briarwood Ct
Guyton, GA 31312

Staff Review

 Planning Board Meeting Date*

02/13/2024

 Board of Commissioner Meeting Date*

03/05/2024

 Notification Letter Description *

subdivision to create new home sites.

 Map #*

398C

 Parcel #*

11

 Staff Description

 Georgia Militia District*

1559

 Commissioner District*

2nd

 Public Notification Letters Mailed

01/15/2024

 Board of Commissioner Ads

02/21/2024

📁 Planning Board Ads

01/17/2024

📁 Request Approved or Denied

—

📁 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

William Schaffner

Applicant Email Address*

mrbilyschaffner@gmail.com

Applicant Phone Number*

912-658-4850

Applicant Mailing Address*

165 Briarwood Ct

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 *

398C-11

Road Name*

Briarwood Ct

Proposed Road Access* 	Total Acres *
Existing	8.16
Acres to be Rezoned*	
2	
Lot Characteristics *	
partially wooded, dry	
Water Connection *	Sewer Connection
Private Well	Private Septic System
Justification for Rezoning Amendment *	
desire to set aside 2 one acre lots for owner's children to build on	

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

North*	South*
AR-1	AR-1
East*	West*
AR-1	AR-1

Describe the current use of the property you wish to rezone.*
not currently in use

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 a single family home

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

Most properties in the neighborhood are 1-2 acres with single family homes. Some are grandfathered in as AR-1 but would be AR-2 otherwise. There are also several R-1 lots with single family homes on the same street.

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 use will be identical to the surrounding 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?*

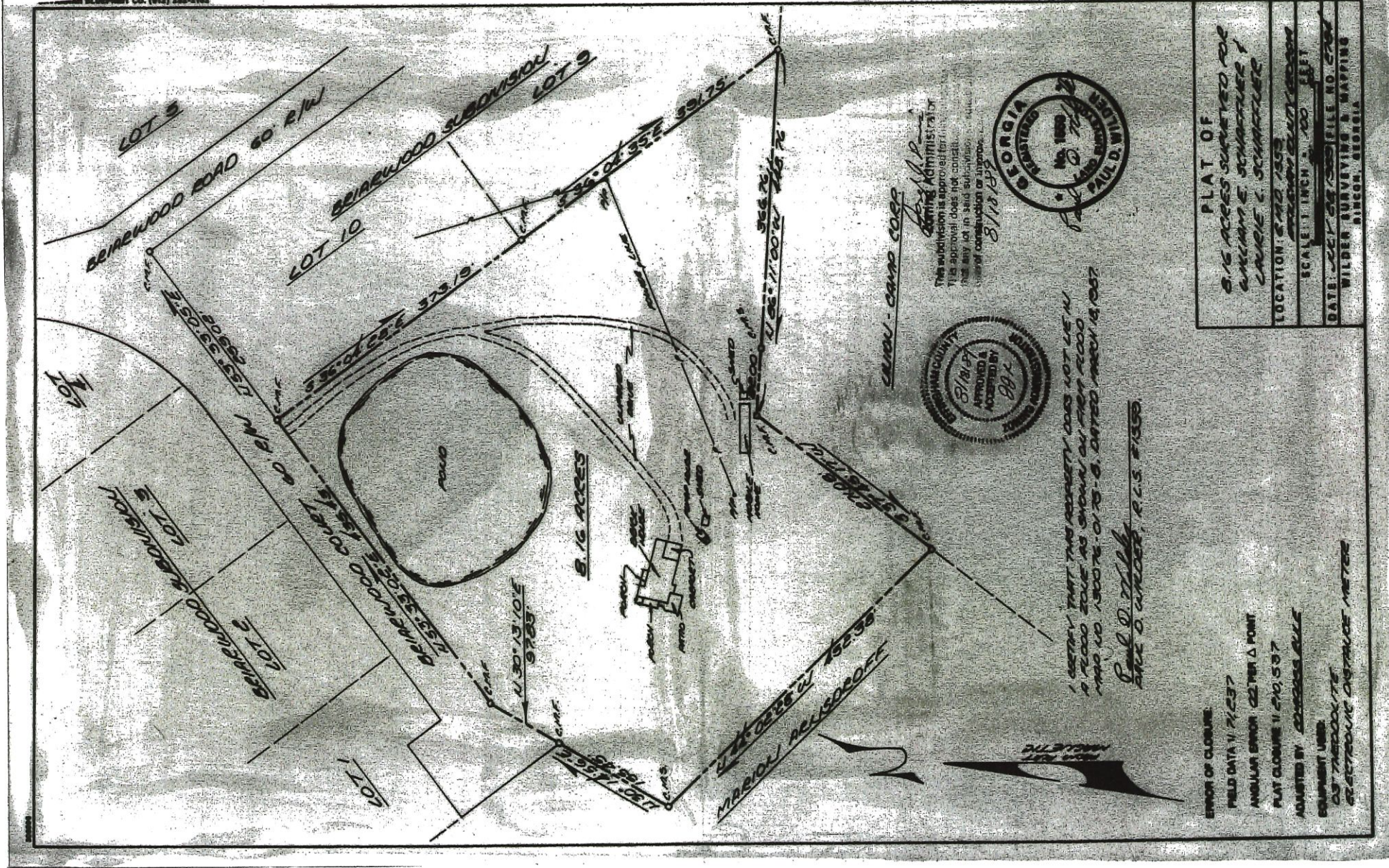
none at all

Digital Signature*



William Earl Schaffner

Dec 28, 2023



PROPERTY EXHIBIT FOR:
BILLY SCHAFFNER

LOCATION: 1559TH, G.M.D., EFFINGHAM CO., GA.

SURVEYED: JUNE 29, 2023

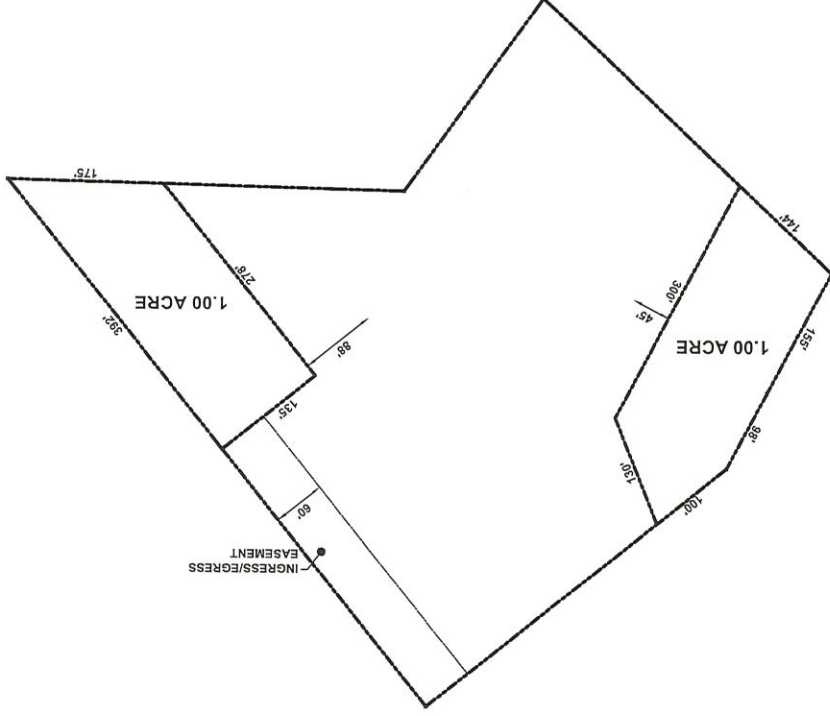
DRAWN DATE: JUNE 29, 2023

BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280

SCALE: 1" = 100'



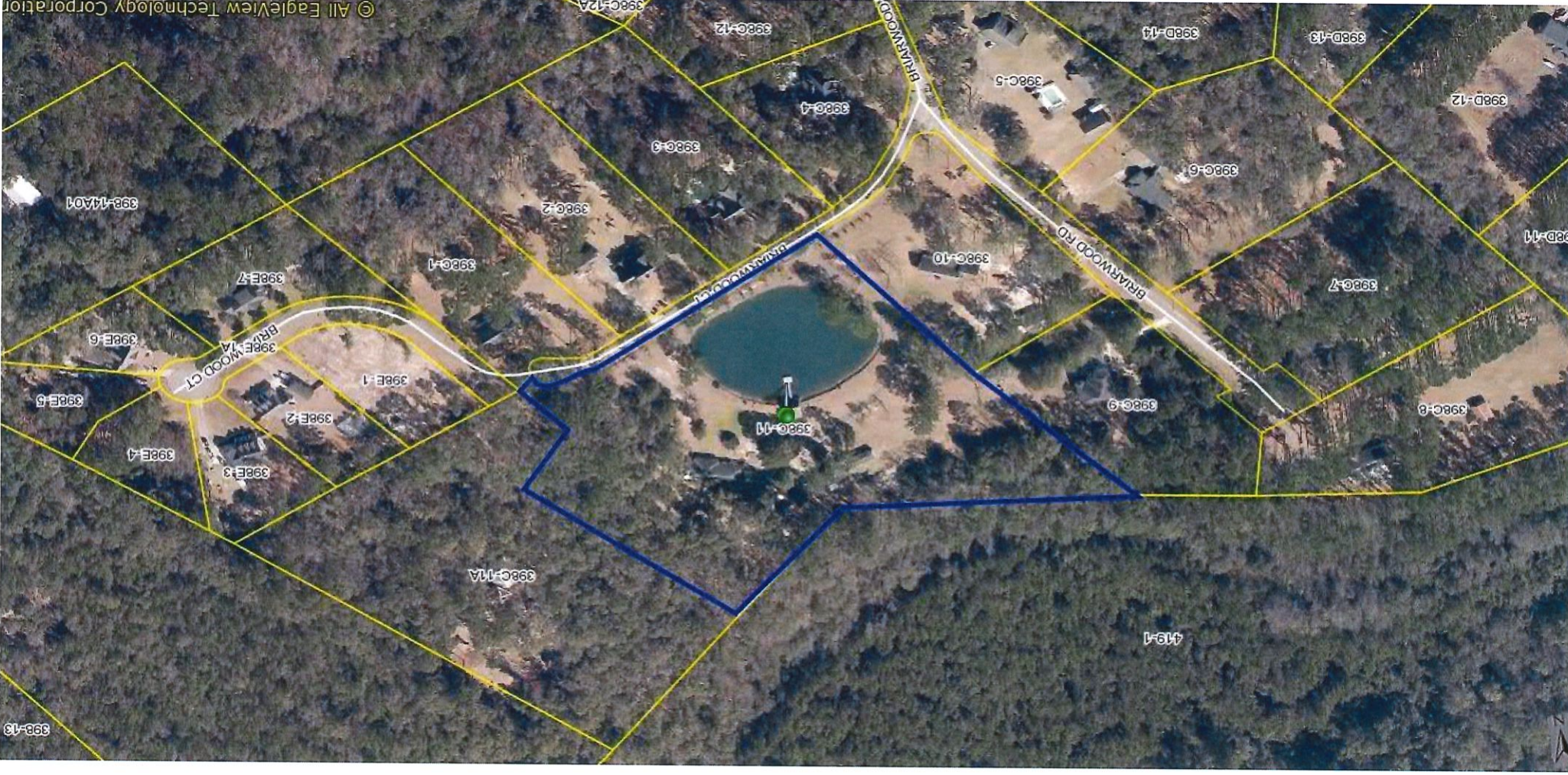
JN23049.CRD & JN23049EXHIBIT.DWG



JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATSBORO, GA. 30459
PHONE: (912) 764-2002



398C-11



This aerial map displays a residential development with various lots and roads. The roads shown include Briarwood Rd, Briarwood Ct, and Twin Oak Dr. The lots are labeled with codes such as 398B-7, 398C-1 through 398C-12A, 398D-1 through 398D-16, and 398-14A01 through 398-15. A red outline highlights a specific area, and a pink shaded area is labeled 398-14A01.

12/29/2023

Roads
Tax Parcels

Tax Parcel Labels

Effingham Co
AR-1
AR-2

Effingham County Zoning

R-1

cache

Red: Band 1
Green: Band 2

Blue: Band₃

1:6,545