

**RZN-23-21**

Rezoning Application

Status: Active

Submitted On: 12/28/2023

Primary Location

Owner

Applicant

 Rebecca Tucker 912-657-1838 rebeccarf99@yahoo.com 61 hidden creek dr  
Guyton, GA 31312

## Staff Review

 Planning Board Meeting Date\*

02/13/2024

 Board of Commissioner Meeting Date\*

03/05/2024

 Notification Letter Description \*

a new home site.

 Map #\*

350

 Parcel #\*

3C

 Staff Description

Rezoning 2 acres to create a new home site

 Georgia Militia District\*

1559

 Commissioner District\*

1st

 Public Notification Letters Mailed

01/15/2024

 Board of Commissioner Ads

02/21/2024

🔒 Planning Board Ads

01/17/2024

🔒 Request Approved or Denied

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🔒 Letter & ZMA Mailed

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Farris Floyd

Applicant Email Address\*

rebeccarf99@yahoo.com

Applicant Phone Number\*

912-728-4470

Applicant Mailing Address\*

138 Dasher Rd

Applicant City\*

Guyton

Applicant State & Zip Code\*

Ga

🏠 Applicant Zip Code\*

31312

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## 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 \*

350-3C

Road Name\*

Low Ground Road

Proposed Road Access\* ?

Total Acres \*

driveway already in place

7

Acres to be Rezoned\*

2

Lot Characteristics \*

Vacant

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

To create a new home site

***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.\*

Wooded land - Vacant

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.\***

To build a new residence on 2 acres of land

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

Residential

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

Residential

**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, traffic will remain the same

**Digital Signature\***

 Rebecca Floyd Tucker  
Dec 28, 2023

BK:28 PG:381-381

P2018000140

FILED IN OFFICE  
CLERK OF COURT  
09/06/2018 01:03 PM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Z. Hursey*

3883633903  
PARTICIPANT ID

RESERVED FOR THE CLERK OF COURT

SURVEY OF 7.00 ACRES BEING  
SUBDIVIDED FROM PARCEL #1  
OF THE ESTATE OF MRS LULA F. ALE  
LOCATED IN THE 1559 TH G.M. DISTRICT  
OF EFFINGHAM COUNTY, GEORGIA

1. THE FIELD DATA WAS COLLECTED USING A TOPCON ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

#### SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AND EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316

DATE

8/12/2018

400' 0' 400' 800'

GRAPHIC SCALE 1"=400'

Transverse PC

STATE OF GEORGIA



PREPARED BY:

GLISSON  
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
377 TUCKER ROAD, CLAYTON, GEORGIA 30417  
RINCIN: (912) 826 - 5283 CLAYTON: (912) 282 - 7052  
WMGLISSON@BELLSOUTH.NET

| LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|
| L1   | S44°09'34"E | 286.81'    |
| L2   | N45°43'22"E | 281.02'    |
| L3   | S45°17'32"E | 256.69'    |
| L4   | N33°08'33"W | 114.01'    |
| L5   | N22°00'39"E | 67.99'     |
| L6   | S22°43'30"W | 682.52'    |



#### REFERENCES:

1. PL BK D-108 PG C-1

APPROVED BY EFFINGHAM COUNTY  
DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING AND SANITATION  
*David J. ...* 8-24-18  
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM  
COUNTY ZONING ADMINISTRATOR.  
*David J. ...* 8/29/18  
ZONING ADMINISTRATOR DATE

#### SURVEY FOR:

FERRIS FLOYD

COUNTY: EFFINGHAM STATE: GEORGIA

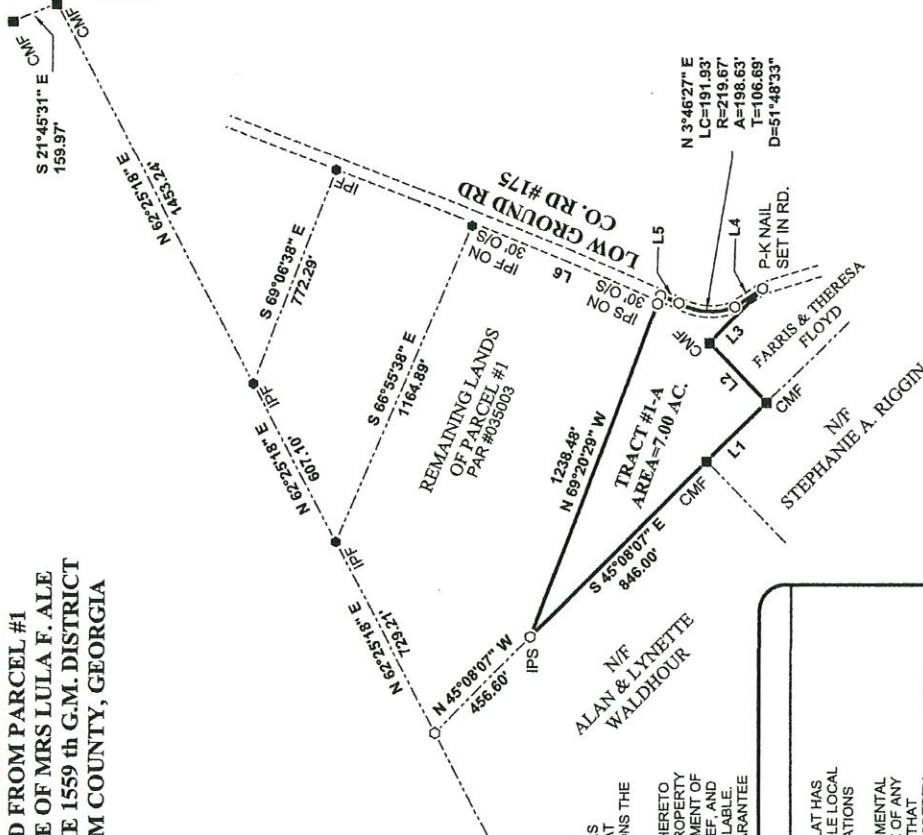
GMD: 1559 TH SUBD:

DATE: 08/08/2018 SCALE: 1"=400'

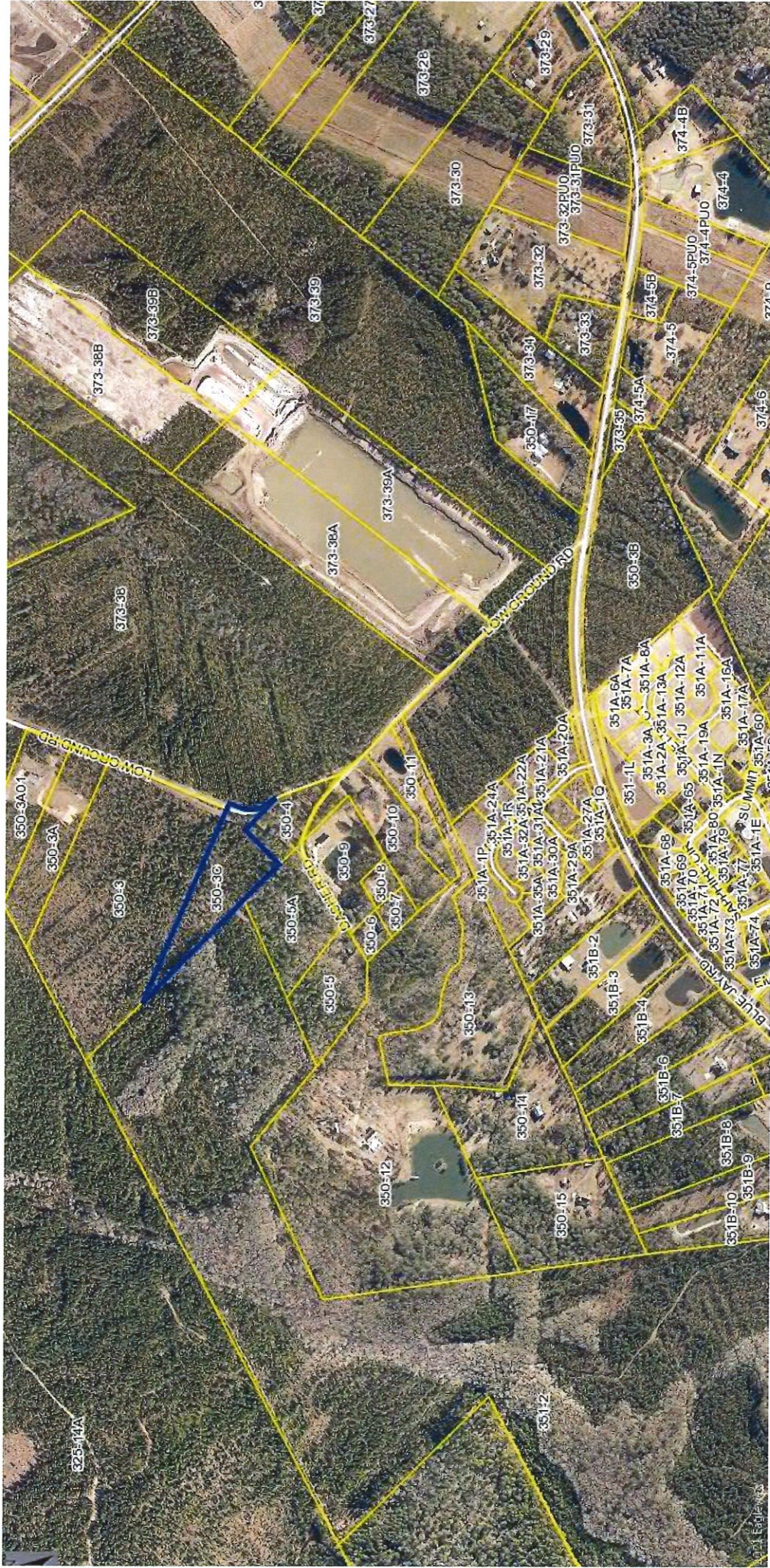
FILE NUMBER: 18301

TOTAL AREA: 7.00 AC. LOT:

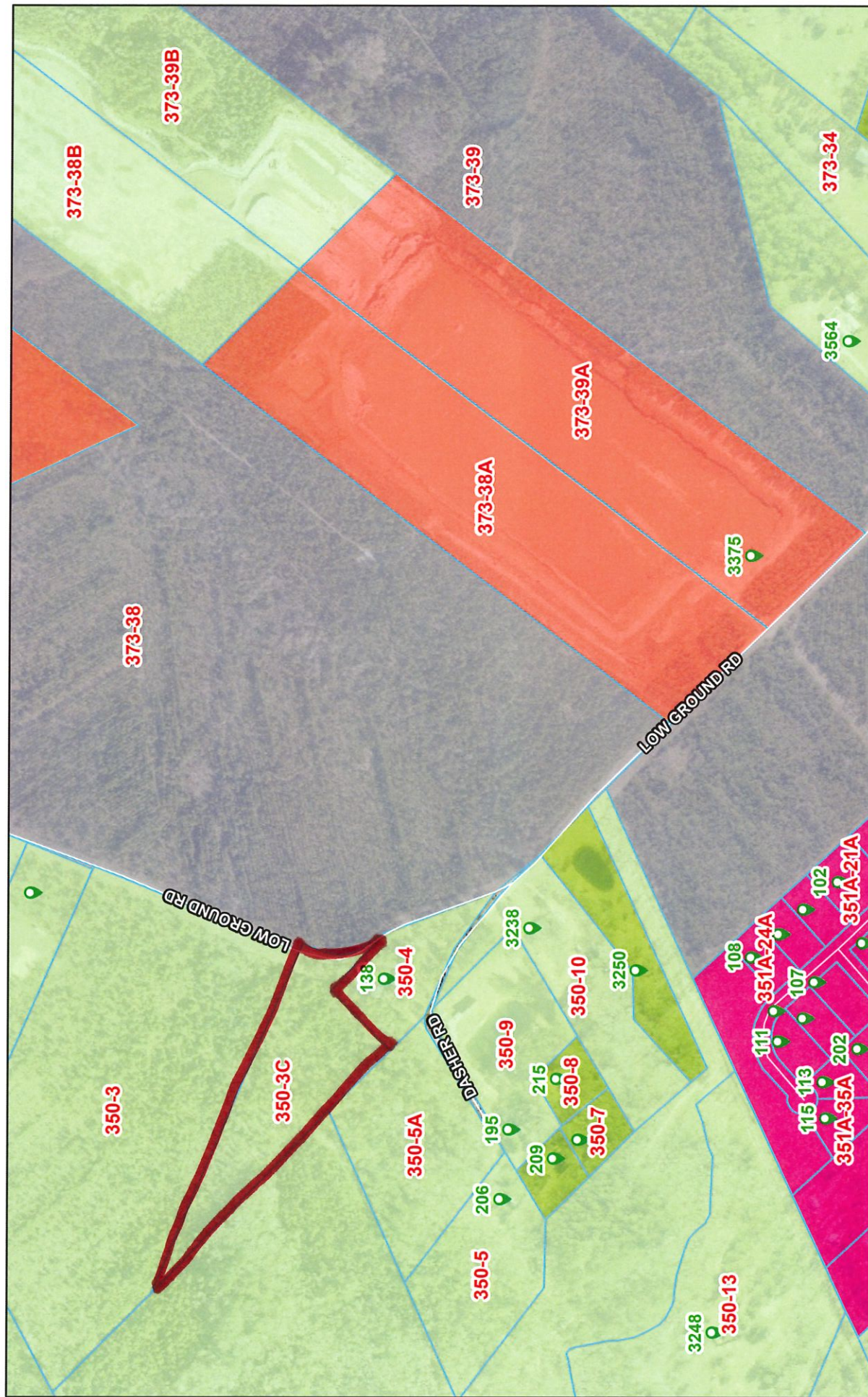
FIELD SURVEY DATE: 08/01/2018



# 350-3C



# 350-3C



12/28/2023

- Addresses
- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- I-1
- Other
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:6,545  
0 0.04 0.09 0.18 mi  
0 0.07 0.15 0.3 km  
Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA