

RZN-24-4**Rezoning Application**

Status: Active

Submitted On: 1/5/2024

Primary Location

311 Earl Lain Road

Guyton, GA 31312

Owner

LAIN NOLAN EARL JR

311 EARL LAIN RD GUYTON,

GA 31312

Applicant Ryan Thompson 912-547-5724 thompson.r@tandh.com 50 Park of Commerce
Way

Savannah, GA 31405

Staff Review **Planning Board Meeting Date***

02/13/2024

 Board of Commissioner Meeting Date*

03/05/2024

 Notification Letter Description *

a residential development.

 Map #*

435

 Parcel #*

19

 Staff Description **Georgia Militia District***

9

 Commissioner District*

2nd

 Public Notification Letters Mailed

01/15/2024

 Board of Commissioner Ads

02/12/2024

🔒 Planning Board Ads

02/17/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Fetzer Lakes Developments, LLC (James Dasher)

Applicant Email Address*

James@JamesDasher.com

Applicant Phone Number*

912-663-6239

Applicant Mailing Address*

PO Box 1250

Applicant City*

Rincon

Applicant State & Zip Code*

Georgia 31326

Property Owner Information

Owner's Name*

Nolan Lain, Jr.

Owner's Email Address*

nelain@hotmail.com

Owner's Phone Number*

912-657-3036

Owner's Mailing Address*

311 EARL LAIN RD

Owner's City*

GUYTON

Owner's State & Zip Code*

GA 31312-6252

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

R-5 (Single Family Design Residential)

Map & Parcel *

04350-00000-019-000

Road Name*

Earl Lain Road

Proposed Road Access* ?

Earl Lain Road via Hodgeville and Kolic Helmey

Total Acres *

180.8

Acres to be Rezoned*

180.8

Lot Characteristics *

Typical of the area, mixture of wooded and agricultural field. There is an existing home site on the property.

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier*

Effingham County

Justification for Rezoning Amendment *

To allow for the construction of a quality, planned residential development served by public water and sewer that will also help to reduce the amount of unpaved public roadway in the County.

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

North*

AR-1 and R-1

South*

AR-1 and R-1

East*

R-1

West*

AR-1 and PD

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

Undeveloped land with one existing home.

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.*

A planned, HOA controlled residential community.

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

Residential and agricultural.

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

This development is well suited in that it is a continuation of the residential use development pattern of this area.

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, nothing excessive or burdensome. In fact there will be improvements made to Earl
Lain Road that will benefit the county beyond just the proposed development.

Digital Signature*



James W. Dasher

Jan 5, 2024

SITE INFORMATION

APPLICANT
FEITZER LAKES DEVELOPMENT, LLC
1114 PENNY LANE, GUYTON, GA 31312

OWNER
NOLAN EARL LAIN, JR.

PIN 04350-00000-019-000

CURRENT ZONING
AR-1

PROPOSED ZONING
R-5

FLOOD ZONES
BASED ON FEMA DFIRM MAP 13103C, PORTION OF THIS SITE ARE WITHIN THE FLOOD ZONE A

WETLANDS/TOPO
WETLANDS AND AQUATIC RESOURCES AS SHOWN WERE FIELD DELINEATED AND LOCATED BY RESOURCE AND LAND CONSULTANTS, LLC, AND ARE SUBJECT TO PERMITTING FOR ANY NEEDED IMPACTS. TOPO AND BOUNDARY SURVEY INFORMATION IS AS FIELD SURVEYED BY SHUPE SURVEYING COMPANY.



PREPARED FOR:
FEITZER LAKES
DEVELOPMENT, LLC

J#30019.1000

**WESTGATE PHASE 2 - ZONING
SUBDIVISION CONCEPT PLAN**

EFFINGHAM COUNTY, GA
JANUARY 2024



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31406-1123
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development, which is for informational purposes only. It does not constitute a final engineering or surveying plan. The owner/developer, and its consultants, are responsible for obtaining all necessary permits and approvals. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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+/-260 SINGLE FAMILY DETACHED LOTS
(FINAL YIELD MAY INCREASE OR DECREASE UPON FINAL DESIGN AS LONG AS THE R-5 STANDARDS ARE MET)

SITE SUMMARY
TOTAL SITE = 180.8 AC.
WETLANDS = 69.6 AC.
NET USABLE AC. = 111.2 AC.

OPEN SPACE SUMMARY
MIN R-5 OPEN SPACE REQUIRED = 16.7 AC.
15% OF NET USABLE AREA = 33.5 AC.
OPEN SPACE PROVIDED = 35 AC.

NOTES:
1) WATER AND SEWER WILL BE PROVIDED BY EFFINGHAM COUNTY.
2) DUE TO THE NATURAL CONFIGURATION OF UPLAND/WETLAND ON THE SITE, THIS PLAN REQUEST ANY NECESSARY VARIANCES TO ALLOW FOR THE CUL-DE-SAC AND BLOCK LENGTHS AS SHOWN ON THE LAYOUT.



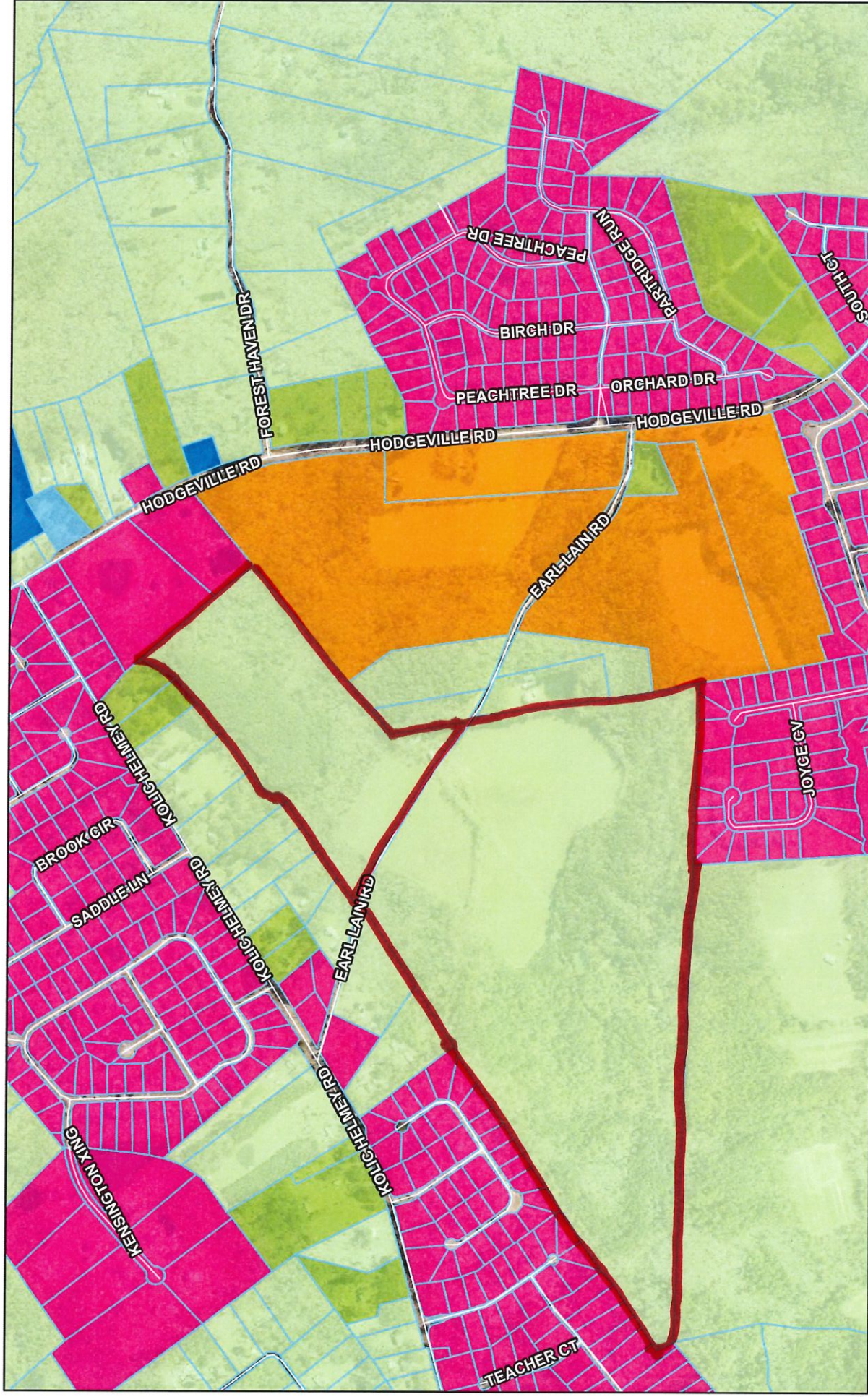
Development Standards	
Detached Single-Family	
Size	6,600 SF minimum
Width	*50' minimum
Max Lot Coverage	45%
Height (Maximum)	35'
Setbacks (Minimum)	
Front	15'
Side (interior)	7.5'
Side (street)	15'
Rear	25'

*As measured at front setback line. Minimum may be reduced for pie shaped lots on cul-de-sacs or tight radii.

435-19 (311 EARL LAIN RD)



435-19 (311 EARL LAIN RD)



1/8/2024

Roads

Tax Parcels

Tax Parcel Labels

AR-1

AR-2

B-3

PD-R

B-2

Red: Band_1

Green: Band_2

Blue: Band_3

Effingham County Zoning

Efn_fin_cache

0 0.07 0.15 0.3 0.6 km

0 0.15 0.3 0.6 mi

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA, Effingham County BOC