

RZN-23-19**Rezoning Application**

Status: Active

Submitted On: 12/20/2023

Primary Location3768 Old Dixie Highway South
Springfield, GA 31329**Owner**WEST PENNY BARNES
P O BOX 704 SPRINGFIELD,
GA 31329**Applicant** Penny West 912-678-2603 pennywest1100@gmail.com 360 Clyo Shawnee Rd
Springfield, Georgia
31329**Staff Review** **Planning Board Meeting Date***

02/13/2024

 Board of Commissioner Meeting Date*

03/05/2024

 Staff Description

Creating another home site

 Georgia Militia District*

11

 Commissioner District*

3rd

 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*

PENNY WEST

Applicant Email Address*

PENNYWEST1100@GMAIL.COM

Applicant Phone Number*

9126782603

Applicant Mailing Address*

PO BOX 704

Applicant City*

SPRINGFIELD

Applicant State & Zip Code*

GA 31329

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 *

339 6

Proposed Road Access*

OLD DIXIE HWY

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

WOODED

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

CREATING OF ANOTHER HOME SITE

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

North*

South*

AR1

AR1

East*

West*

AR1

AR1

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

RESIDENTIAL

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

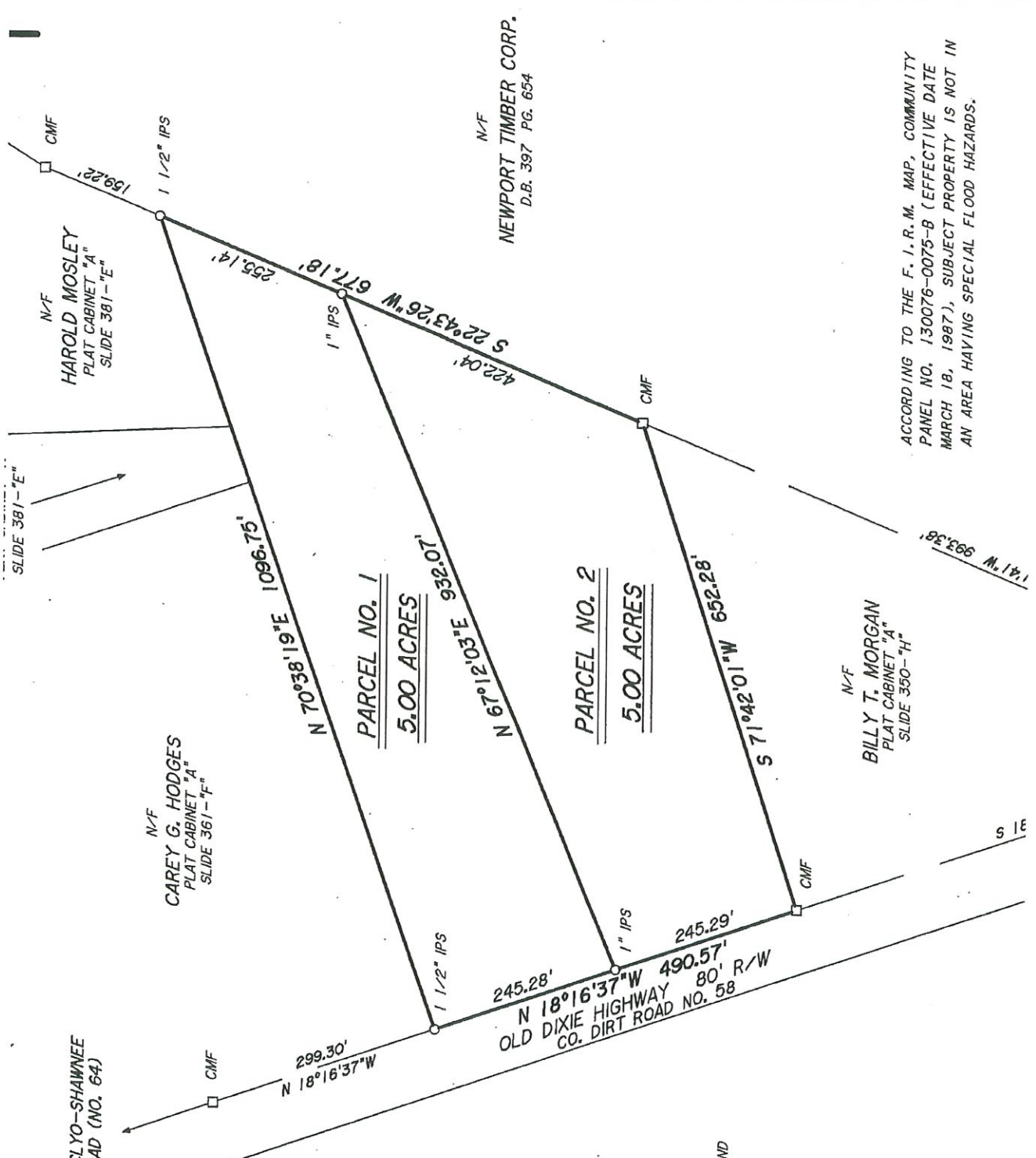
YES

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

RESIDENTIAL

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

RESIDENTIAL

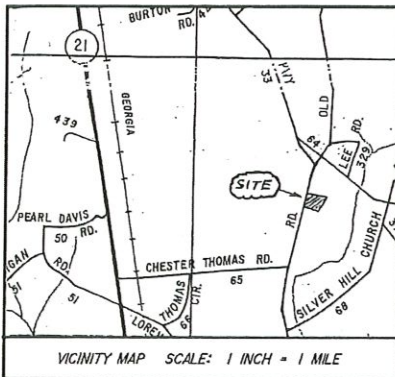


FIELD EOC = 1' IN 68,458'
 ANGULAR ERROR = 03' / Δ PT.
 ADJUSTED BY COMPASS RULE
 PLAT EOC = 1' IN 752,369'
 EQUIPMENT USED:
 TOPCON GTS-303
 FC-48 DATA COLLECTOR
 MAGNETIC LOCATOR

LEGEND:

- CMF CONCRETE MONUMENT FOUND
- N/F NOW OR FORMERLY
- IPS IRON PIPE SET

ACCORDING TO THE F.I.R.M. MAP, COMMUNITY
 PANEL NO. 130076-0075-B (EFFECTIVE DATE
 MARCH 18, 1987), SUBJECT PROPERTY IS NOT IN
 AN AREA HAVING SPECIAL FLOOD HAZARDS.



VICINITY MAP SCALE: 1 INCH = 1 MILE

FIELD EOC = 1' IN 68,458'
ANGULAR ERROR = 03°/Δ p1.
ADJUSTED BY COMPASS RULE
PLAT EOC = 1' IN 752,369'
EQUIPMENT USED:
TOPCON GTS-303
FC-48 DATA COLLECTOR
MAGNETIC LOCATOR

CMF	CONCRETE MONUMENT FOUND
N/F	NOW OR FORMERLY
IPS	IRON PIPE SET

NEVIL LAND SURVEYING, INC.

519 MILLER ST. EXT.
STATESBORO, GA. 30458
PHONE: 912-764-9096
FAX: 912-764-0492
MOBILE: 912-682-7551
MARLIN NEVIL, GA. R.L.S. NO. 2524

10.00 ACRES OF LAND IN THE 11TH.
G.M. DISTRICT OF EFFINGHAM
COUNTY, GEORGIA.

TRACY ROWE
PATRICIA A. HYMAN

DATE: MAY 16, 1996
-REVISED APRIL 4, 2000 TO SHOW 2 PARCELS

SCALE: 1" = 200'



N/F
CAREY G. HODGES
PLAT CABINET "A"
SLIDE 361-"F"

N/F
 RICK L. HARRIS
 MONA L. HARRIS
 PLAT CABINET "A"
 SLIDE 381-"E"

N/F
HAROLD MOSLEY
PLAT CABINET "A"
SLIDE 30 L-5"

PARCEL NO. 1
5.00 ACRES

PARCEL NO. 2
5.00 ACRES

N/F
BILLY T. MORGAN
PLAT CABINET "A"
SLIDE 350-"H"

ACCORDING TO THE F.I.R.M. MAP, COMMUNITY
PANEL NO. 130076-0075-B (EFFECTIVE DATE
MARCH 18, 1987), SUBJECT PROPERTY IS NOT IN
AN AREA HAVING SPECIAL FLOOD HAZARDS.

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT
OF PUBLIC DIVISION OF ENGINEERING
AND SANITATION.

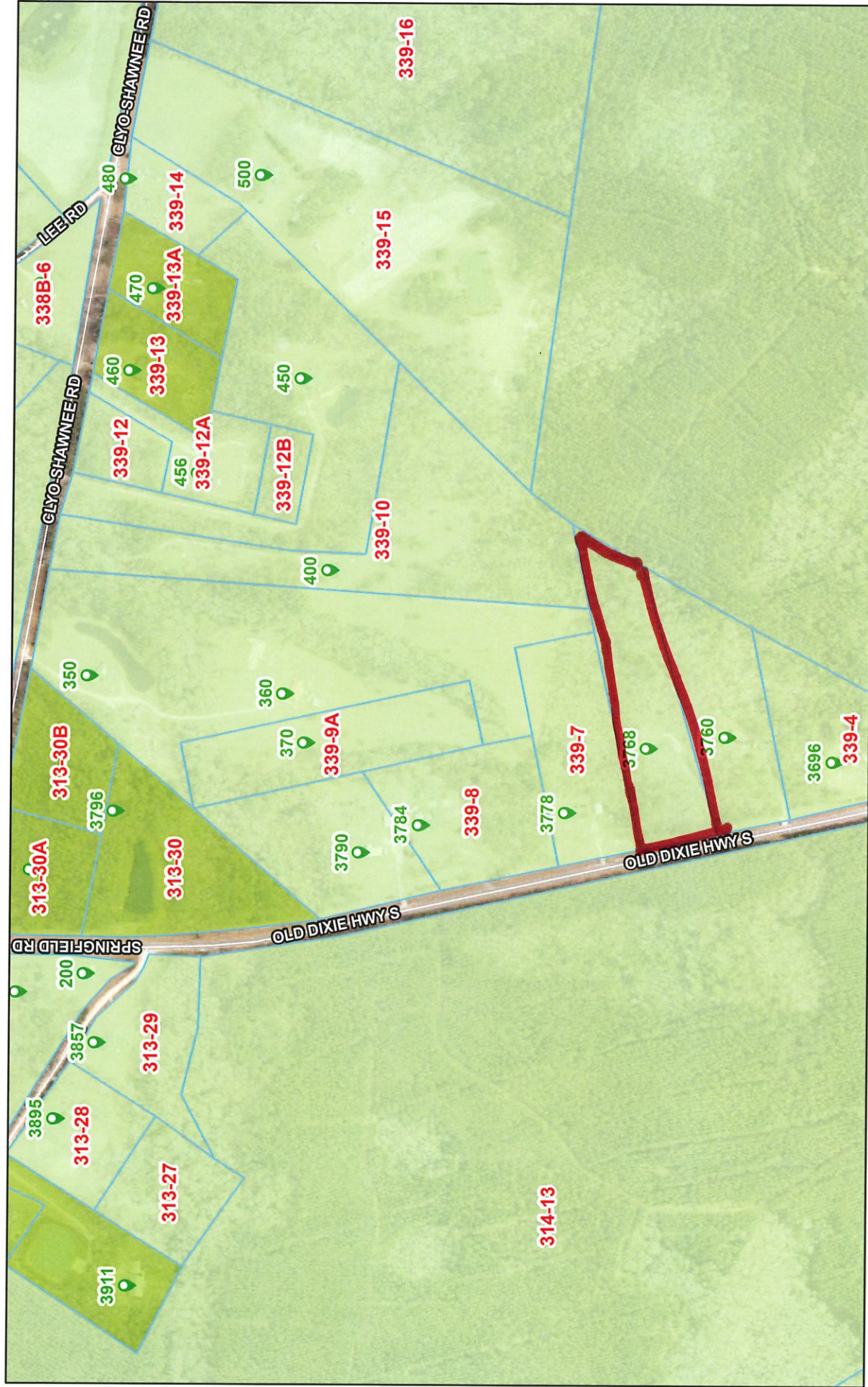
James R. Whelan 4-19-2001
DIRECTOR DATE

APPROVED FOR RECORDING BY THE EFFINGHAM
COUNTY ZONING ADMINISTRATION.

Joseph J. Poiri 4/19/00
LOVING ADMINISTRATOR DATE

F.N. 960516PH

3768 OLD DIXIE HWY S (339-6)



12/20/2023

Addresses

Tax Parcels

Roads

Tax Parcel Labels

Effingham County Zoning

AR-2

AR-1

Efn_fin_cache

AR-1

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

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

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