

RZN-23-18**Rezoning Application**

Status: Active

Submitted On: 12/19/2023

Primary Location800 Savannah Town Road
Springfield, GA 31329**Owner**BRADFORD SAMUEL J &
KATHY M
800 SAVANNAH TOWN RD
SPRINGFIELD, GA 31329**Applicant** Samuel Bradford 404-859-3285

@ sam.j.bradford@gmail.com

 800 Savannah town rd
Springfield, Ga 31329

Staff Review **Planning Board Meeting Date***

02/13/2024

 Board of Commissioner Meeting Date*

03/05/2024

 Staff Description

REZONING TO CREATE NEW HOME SITES

 Georgia Militia District*

12

 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

—

 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Samuel Bradford

Applicant Email Address*

Sam.j.bradford@gmail.com

Applicant Phone Number*

404 859 3285

Applicant Mailing Address*

800 savannah town rd

Applicant City*

Springfield

Applicant State & Zip Code*

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 *

246-11a

Proposed Road Access*

Savannah town rd

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

One home

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Rezoning for lots subdivided

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

North*

South*

A r 1

A r 1

East*

West*

A r 1

a r 1

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 lots

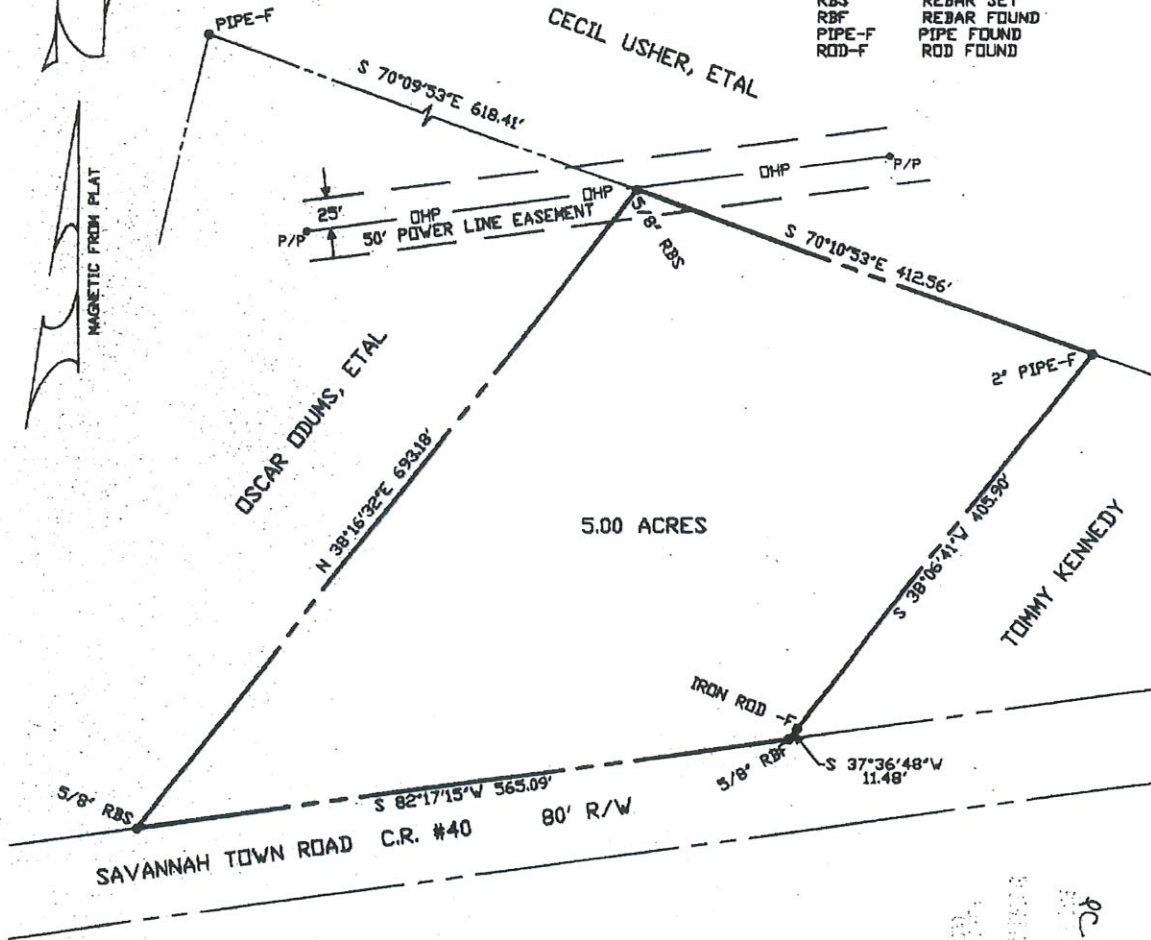
Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Residential

PC C 5L197B-1

LEGEND

P/P	POWER POLE
OHP	OVERHEAD POWER
RBS	REBAR SET
RBF	REBAR FOUND
PIPE-F	PIPE FOUND
ROD-F	ROD FOUND



JAN. 3, 2008

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

[Signature]
ZONING ADMINISTRATOR DATE

ERROR OF CLOSURE:
FIELD DATA 1/ 141,880'
ANGULAR ERROR 03" PER ^ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/ 272,017'
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER

REFERENCES:

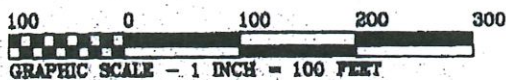
- PLAT OF 24.39 ACRES SURVEYED FOR OSCAR ODUM BY PAUL D. WILDER DATED JULY 20, 1979.
- DEED BOOK 291, PAGES 184-185
- SURVEYOR'S RECORD F, PAGE 470
- DEED BOOK 249, PAGE 403

PLAT OF
5.00 ACRES
DIVIDED FROM THE PROPERTY OF
OSCAR ODUMS, ETAL
SURVEYED FOR
WILLIAM M. & BETTY A. ODUMS

LOCATION: G.M.D. 12,
EFFINGHAM COUNTY, GEORGIA

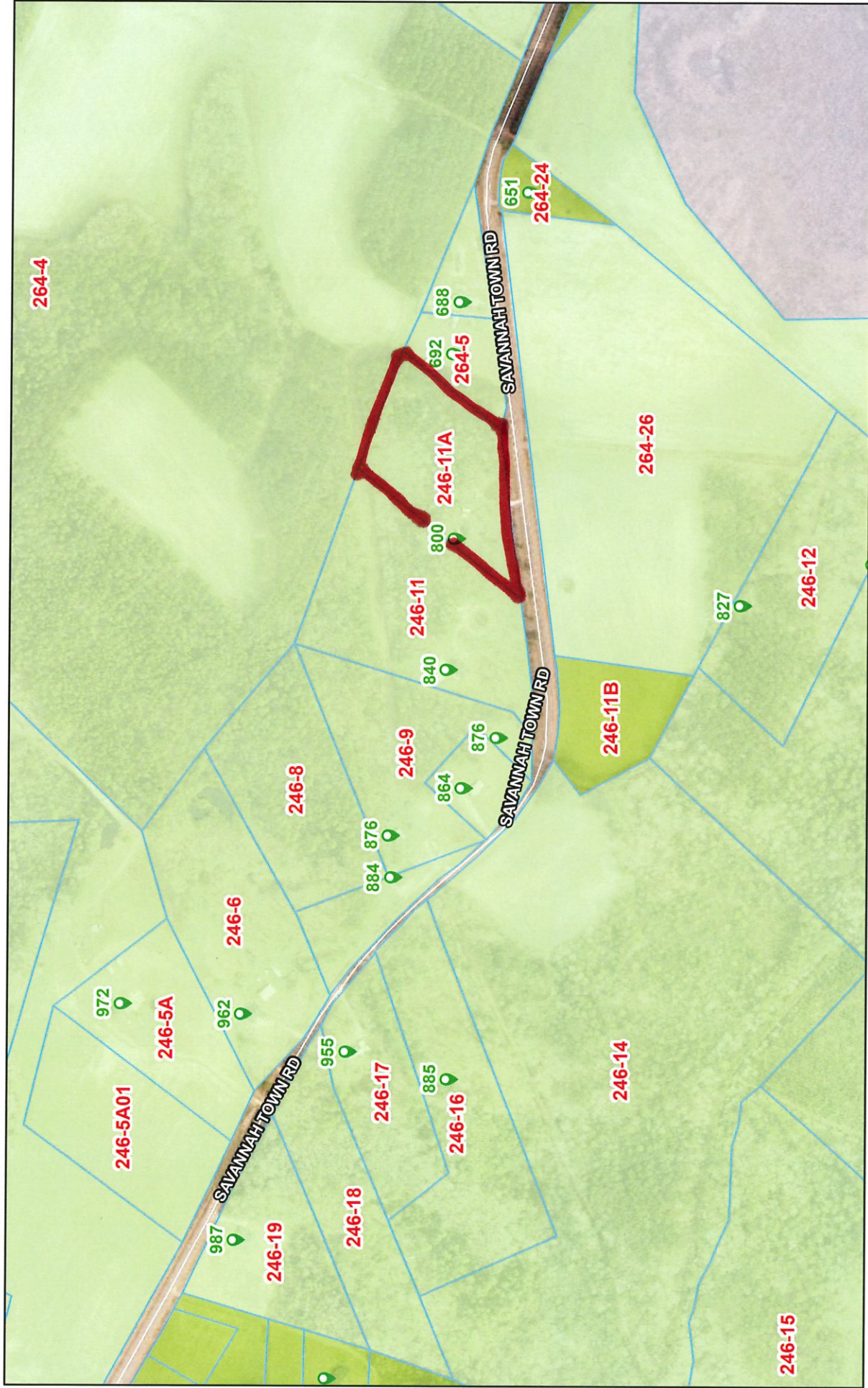
DATE: JANUARY 03, 2008 FILE NO. 01109JH

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



[illegible]

800 SAVANNAH TOWN RD (246-11A)



12/20/2023

Addresses

Tax Parcels

Roads

Effingham County Zoning

AR-1

AR-2

CP

Red: Band_1

Green: Band_2

Blue: Band_3

Efn_fin_cache

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

1:6,545

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

MAP # 246 Parcel # 11A

