

RZN-24-13**Rezoning Application**

Status: Active

Submitted On: 2/8/2024

Primary Location

136 Harvey Road

Bloomingdale, GA 31302

Owner

HODGE TRED A AND BARTON

WILLIAM EARL JR

413 LIVE OAK CHURCH RD

LOT 19 HINESVILLE, GA 31313

Applicant Vincent Helmly 912-429-9395 ext. 00000 helmlyv@aol.com 129A Burton's Road
Savannah, Ga 31405**Staff Review** **Planning Board Meeting Date***

03/12/2024

 Board of Commissioner Meeting Date*

04/02/2024

 Notification Letter Description *

subdivision to create new home sites.

 Map #*

303

 Parcel #*

28

 Staff Description **Georgia Militia District***

1559

 Commissioner District*

1st

 Public Notification Letters Mailed

02/20/2024

 Board of Commissioner Ads

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Vincent Helmey

Applicant Email Address*

Helmlyv@aol.com

Applicant Phone Number*

9124299395

Applicant Mailing Address*

129A Burton Rd

Applicant City*

Savannah

Applicant State & Zip Code*

Ga 31405

Property Owner Information

Owner's Name*

William earl Barton Jr & tread Hodge

Owner's Email Address*

Helmlyv@aol.com

Owner's Phone Number*

9123209098

Owner's Mailing Address*

413 live oak church rd lot 19

Owner's City*

Hinesville

Owner's State & Zip Code*

GA 31313

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 *

303-28

Road Name*

Harvey Rd

Proposed Road Access* ?

Harvey Rd

Total Acres *

2.94

Acres to be Rezoned*

2.94

Lot Characteristics *

210 frontage on Harvey road

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

In order to divide into two owners

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.*

Residential

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.*

Residential /

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?*

Adjacent properties are residential , a nearby property is 0.45 acres (c pb b page 187 b1)

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

Digital Signature*

 Vincen Helmly

Feb 8, 2024

BK:28 PG:638-638
P2019000173

FILED IN OFFICE
CLERK OF COURT
08/23/2019 03:33 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Edmund J. Hursey

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

REFERENCE

1. DB 245, PAGE 132
2. DB 317, PAGE 54
3. PRB 5, PAGE 200
4. PRB 5, PAGE 236

ACCORDING TO F.I.R.M. MAP NO. 131030034-E
EFFECTIVE DATE 3/18/2015, THIS PARCEL SHOWN
HEREON LIES IN ZONE ZONE X
NOT A SPECIAL FLOOD HAZARD AREA

This plat is a relinquishment of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other documents which created the parcel or parcels are noted hereon. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PLANNED DEVELOPMENT.** Furthermore, the undersigned local surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia to set forth the rules and regulations of the Georgia Board of Professional Professional Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Vincent Helmy 7/3/19
VINCENT HELMY NO. 1862 DATE:



SURVEYORS NOTE:
THE EFFINGHAM COUNTY TAX MAP DOES NOT
PROPERLY SHOW THE SURVEYED PREMISES ON
THE MAP DOWNLOADED 7/22/2018.

ERROR OF CLOSURE:
 FIELD: 1/34,862
 ANGULAR ERROR OF 2" PER
 ANGLE POINT AND ADJUSTED
 BY COMPASS METHOD
 PLAY CLOSURE 1:154,783
 EQUIPMENT: TOPCON GTS230V
 TOTAL STATION; SINGLE PRISM

18570

- HT-IRON ROD FOUND
- HT-IRON PIPE FOUND
- HT-IRON ROD SET

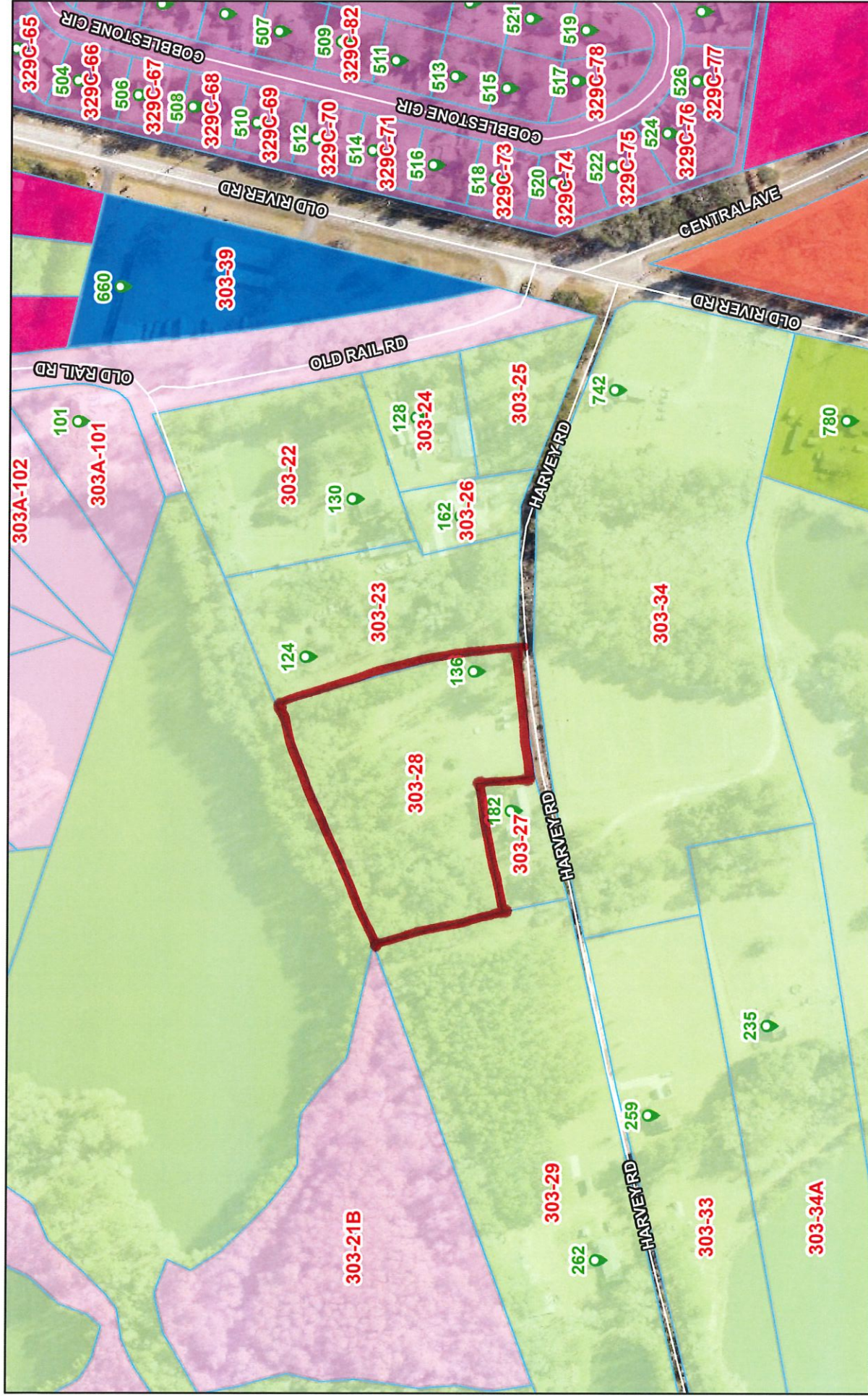
0' 60'

SCALE: 1"=50 FT

A RETRACEMENT SURVEY OF THE
WILLIAM E. BARTON, SR. TRACT
1559TH G.M. DISTRICT,
EFFINGHAM COUNTY, GEORGIA
PRK 03030025
Surveyed For: WILLIAM E. BARTON, SR.
ER RD.

Vincent Helmly
129-A BURTON ROAD
SAVANNAH, GEORGIA 31405
(912) 925-3523
FIELD SURVEY DATE : 7/20/18
DATE : 7/31/19 JOB No. 18-152

303-28



2/9/2024

- Addresses
- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-2
- B-2
- I-1
- PD
- Efn_fin_cache
- Red: Band_1
- Green: Band_2
- Blue: Band_3

