

RZN-24-6**Rezoning Application**

Status: Active

Submitted On: 1/23/2024

Primary Location

486 Sisters Ferry Road

Springfield, GA 31329

Owner

L AND P PROPERTY

MANAGEMENT LLC

3443 SEED TICK RD

ELLABELL, GA 31308

Applicant Stephen Lanier 912-547-0045

stephenlanier2011@gmail.com

 170 Miriam street

Guyton, Ga 31312

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 site.

 Map #*

386

 Parcel #*

36

 Staff Description **Georgia Militia District***

11

 Commissioner District*

3rd

 Public Notification Letters Mailed

02/19/2024

 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?*

Property Owner

Applicant / Agent Name*

Stephen Lanier

Applicant Email Address*

Stephenlanier2011@gmail.com

Applicant Phone Number*

9125470045

Applicant Mailing Address*

170 Miriam street

Applicant City*

Guyton

Applicant State & Zip Code*

Ga 31312

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 *

03860036

Road Name*

Sisters Ferry Road

Proposed Road Access* ?

Total Acres *

Existing Access

1.92

Acres to be Rezoned*

1

Lot Characteristics *

Level lot

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Remove acreage

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

North*

South*

Residential

Residential

East*

West*

Residential

Residential

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 for a road to already established home

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

Residence

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?*

Continued access road to additional 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?*

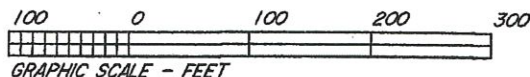
No

Digital Signature*

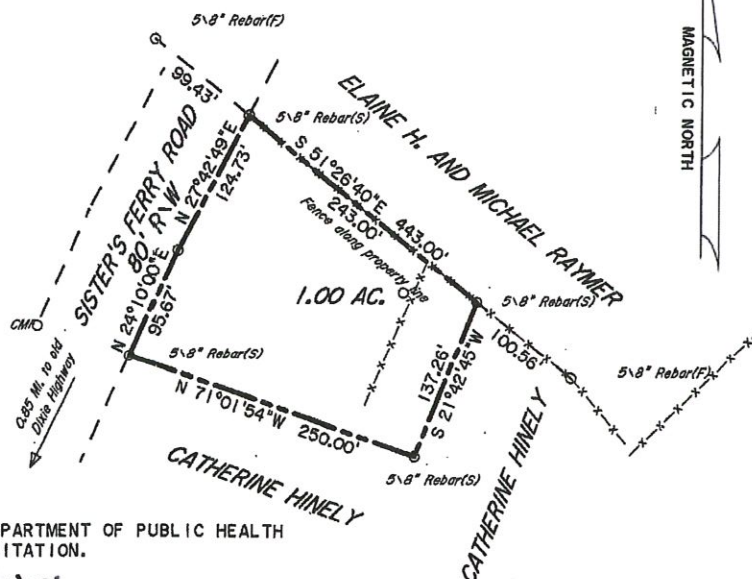
✓ Stephen Lanier
Jan 22, 2024

Received for Record

Book B141 Page D2
Date 9/24/2001



GRAPHIC SCALE - FEET



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

James H. Hearn 7-9-2001
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
ZONING ADMINISTRATION.

Joseph P. Davis 9/24/01
ZONING ADMINISTRATOR DATE

**PROPERTY SURVEY
FOR
CATHERINE HINELY**

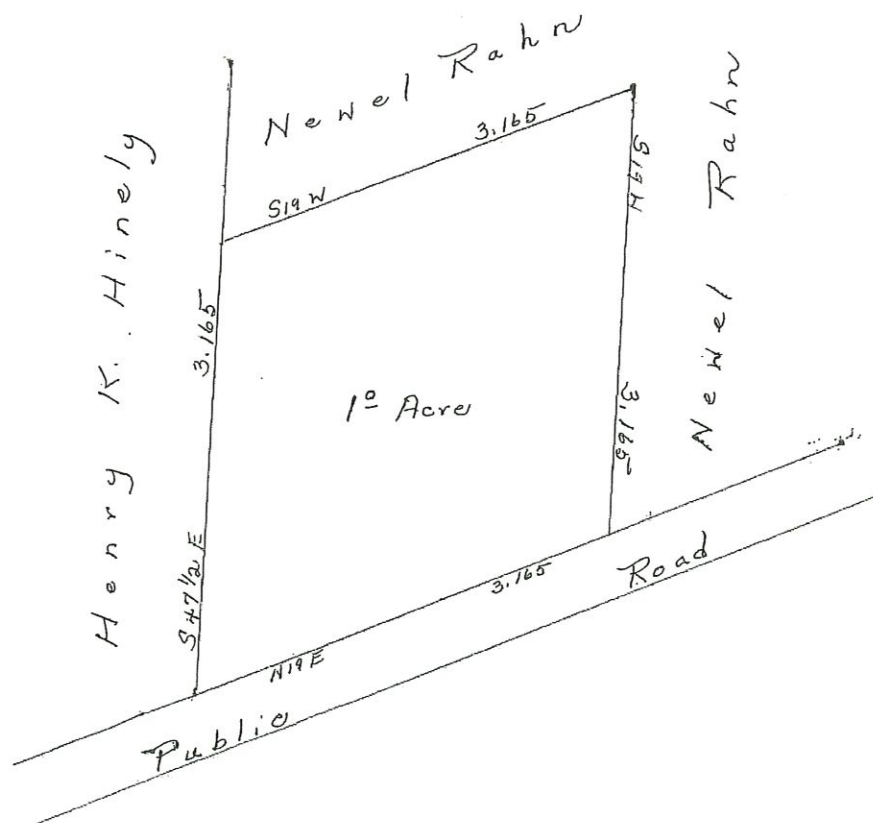


KERNEYM-K-LVERSEYM

**LOCATED IN THE 11TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA**

DATE: JUNE 26, 2001
BY: WARREN E. POYNTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION

THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
26731 FEET, & AN ANGULAR
ERROR OF 06" PER ANGLE POINT &
WAS ADJUSTED USING COMPASS RULE.
THIS MAP OF PLAT HAS BEEN CALCU-
LATED FOR CLOSURE & IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN
85,617 FEET.



State of Ga.

Effingham Co.

Plat of

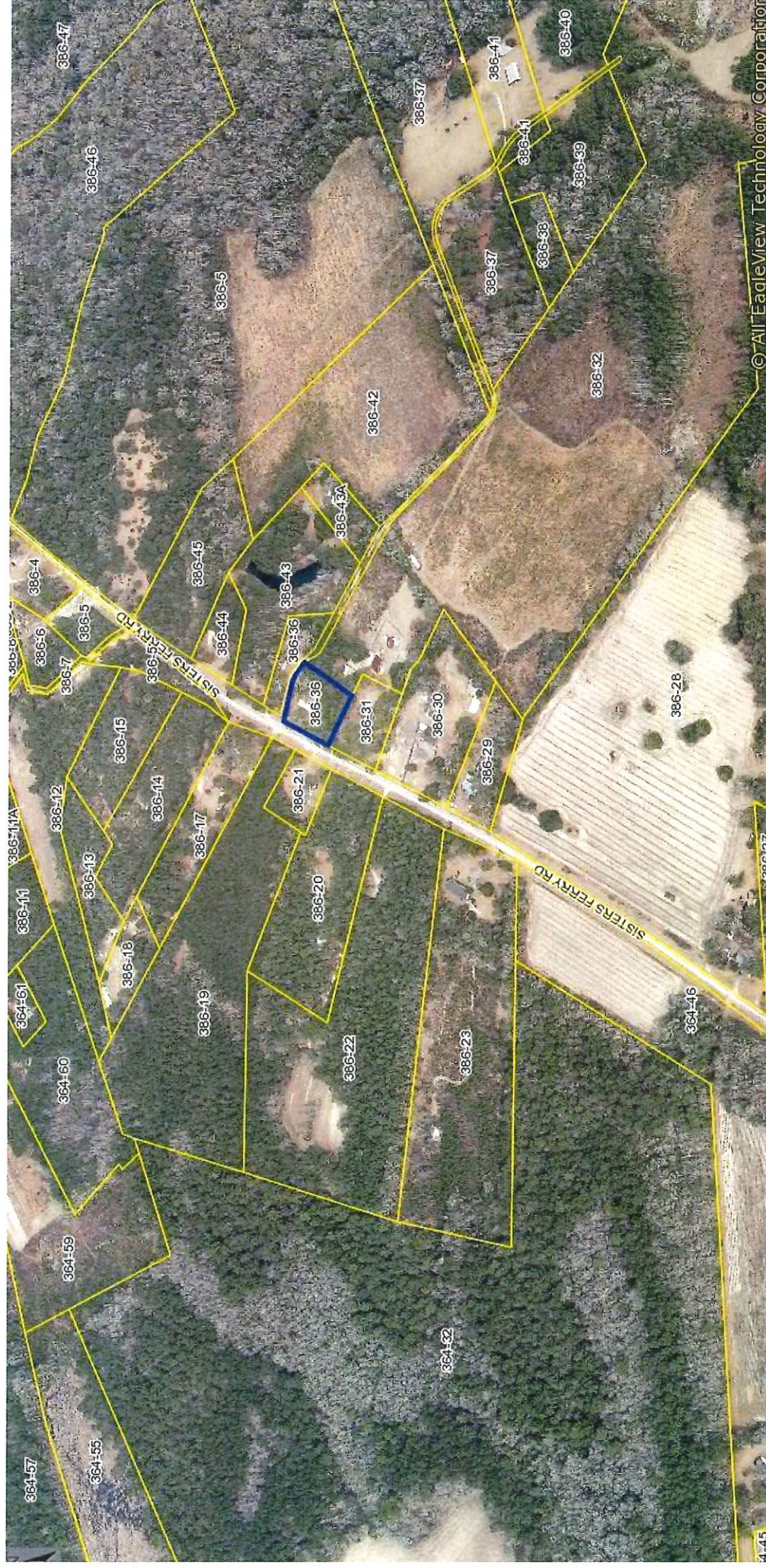
One acre of land in 11th G. M. District surveyed and
plat drawn for Allen A. Rahn by direction of Newel
Rahn out of his lands. July 12, 1958.

Scale 1 ch. pr. inch.

[Signature] C. S. S.

W

486 SISTERS FERRY RD (386-36)



This aerial map displays the Sisters Ferry Road area, featuring several land parcels and their associated identifiers. The road, labeled 'SISTERS FERRY RD', runs diagonally across the center. A red-outlined parcel, labeled '386-36', is highlighted in the center. Other parcels are labeled with red numbers: '386-45' (top left), '386-44' (top left, green), '386-43' (top center), '386-42' (top right), '386-43A' (top right, green), '386-31' (center right), '386-30' (center right), '386-17' (bottom left), and '386-20' (bottom center). Green numbers with location pins are scattered throughout: '512' (top left), '510' (top left), '486' (top center), '492' (center right), '452' (center right), '426' (center right), '408' (bottom right), '407' (bottom right), '435' (bottom center), '475' (bottom center, pink), '509' (bottom left), and '486' (center). A pink-outlined parcel is labeled '475' and is located near the bottom center. A blue-outlined parcel is labeled '408' and is located near the bottom right. The map also shows a body of water in the bottom right corner.