



RZN-24-52

Rezoning Application

Status: Active

Submitted On: 8/2/2024

Primary Location

3975 Georgia Highway 119 South
Guyton, GA 31312

Owner

Jack E Ramsey, SR Trust
3975 GA Hwy 119 Guyton, GA
31312

Applicant

MICHAEL RAMSEY
 615-210-9894
 michael@wegrowhair.com
 4533 Winfield Drive
Nashville, Tennessee 37211

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description *

to allow for residential development.

Map #*

272

Parcel #*

32

Staff Description

Georgia Militia District

10

Commissioner District*

3rd

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads


09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Michael S Ramsey

Applicant Email Address*

Michael@WeGrowHair.com

Applicant Phone Number*

6152109894

Applicant Mailing Address*

4533 Winfield Drive

Applicant City*

Nashville

Applicant State & Zip Code*

Tennessee 37211

Property Owner Information

Owner's Name*

Michael S Ramsey

Owner's Email Address*

Michael@WeGrowHair.com

Owner's Phone Number*

6152109894

Owner's Mailing Address*

4533 Winfield Drive

Owner's City*

Nashville

Owner's State & Zip Code*

Tennessee, 37211

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

R-1 (Single Family Residential)

Map & Parcel *

02720032

Road Name*

GA Hwy 119 South

Proposed Road Access* 

GA Hwy 119 South and Honey Ridge Rd

Total Acres *

279.71

Acres to be Rezoned*

279.71

Lot Characteristics *

Flat land. Approx 1/4 pasture, 1/4 wet, 1/2 wooded

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

More demand for single family homes in area

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

North*

R-1 & AR-1

South*

AR-2 & AR-1

East*

AR-1

West*

R-1

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

Residential home

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.*

PUD - Planned Unit Development / single family homes

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

PUD / Single family homes

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 small housing developments, single family homes and agricultural mixed in.

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?*

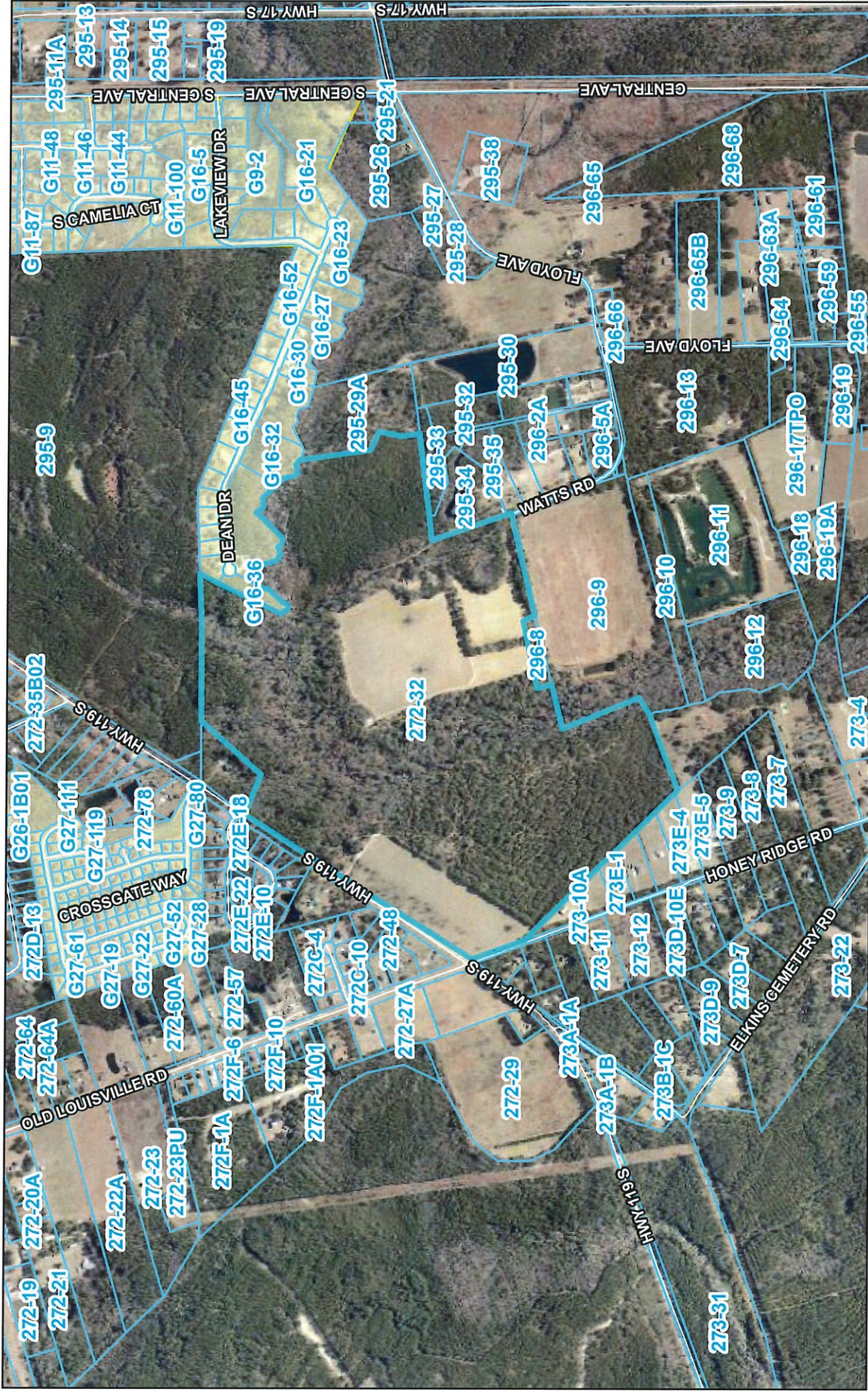
planned development to provide residents of Guyton/Effingham County more single-family homes, local shops, restaurants, business centers, and parks to enhance the lifestyles of these residents in the area

Digital Signature*

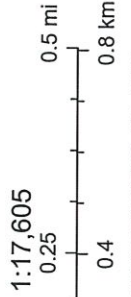
 Michael S Ramsey

Aug 1, 2024

272-32



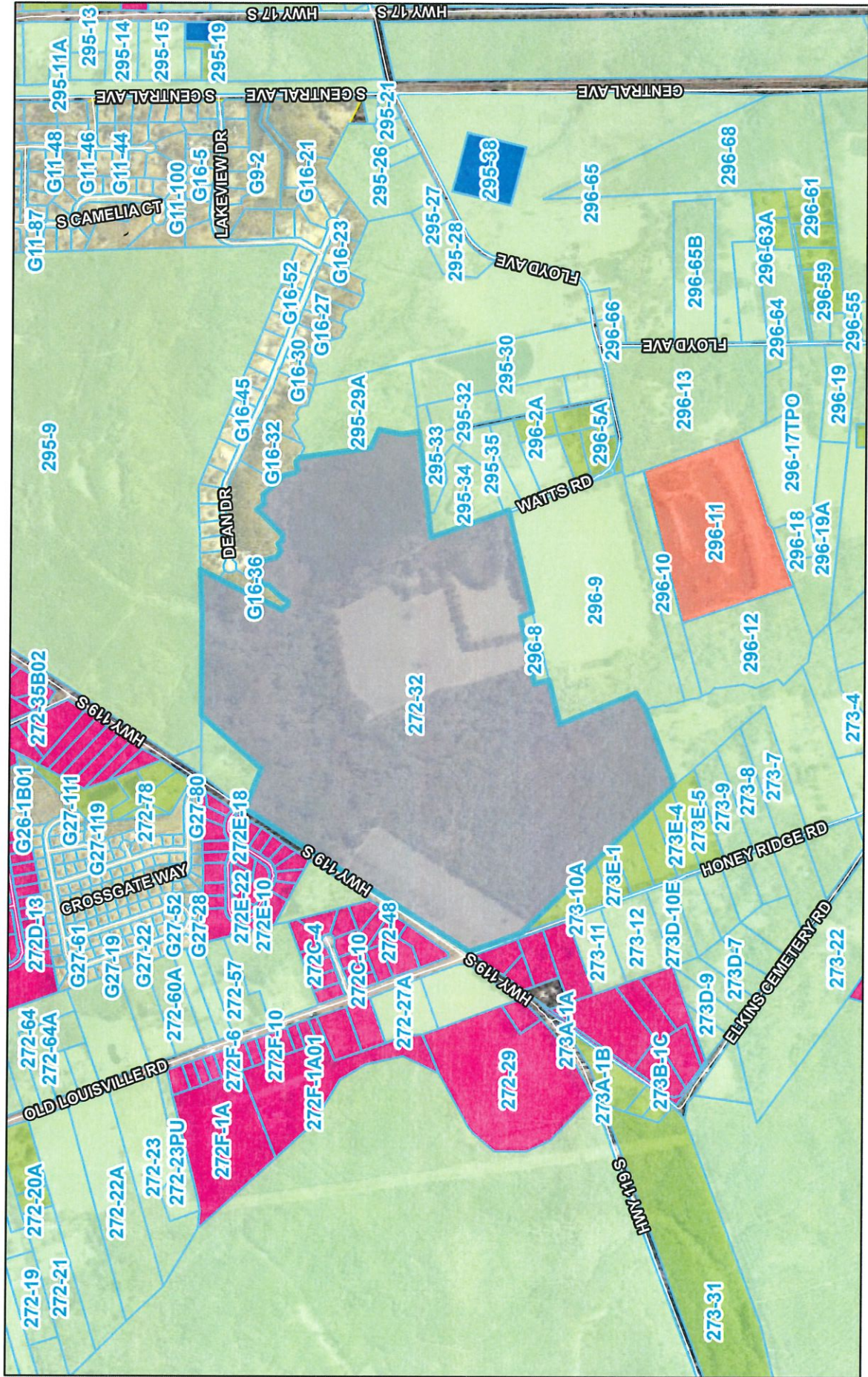
8/5/2024



Roads Municipal Boundaries
Parcels

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

272-32



8/5/2024

Effingham County Zoning

- R-1
- B-2
- I-1
- AR-1
- AR-2
- Other
- Municipal Boundaries

Roads

Parcels

Scale: 1:17,605

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA