



### RZN-24-57

#### Rezoning Application

Status: Active

Submitted On: 8/5/2024

#### Primary Location

155 Chester Thomas Road  
Springfield, GA 31329

#### Owner

SMITH BENJAMIN H AND  
GAIL K  
P O BOX 427 SPRINGFIELD,  
GA 31329

#### Applicant

Ben Smith  
 912-547-3418 ext. 00000  
 customdesignsurfaces@gmail.com  
 253 Elbert Arnsdorff rd  
Springfield, Ga 31329

## Staff Review

Planning Board Meeting Date\*

09/10/2024

Board of Commissioner Meeting Date\*

10/01/2024

Notification Letter Description \*

to allow for subdivision to create new home sites.

Map #\*

315

Parcel #\*

44

Staff Description

Georgia Militia District

11

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

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🔒 Plat Filing required\* [?](#)

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Ben H Smith

Applicant Email Address\*

Customdesignsurfaces@gmail.com

Applicant Phone Number\*

9125473418

Applicant Mailing Address\*

253 Elbert arnsdorff rd

Applicant City\*

Springfield

Applicant State & Zip Code\*

Ga

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## 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\*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel \*

03150044

Road Name\*

Chester thomas

Proposed Road Access\* ?

Chester Thomas rd

Total Acres \*

11.4

Acres to be Rezoned\*

11.4

Lot Characteristics \*

Wooded

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

Dividing property for more than one home

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

North\*

Residential

South\*

Residential

East\*

Rail road

West\*

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?\*

Residential

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

build more than one house

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?\*

Same as nearby property

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

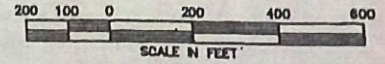
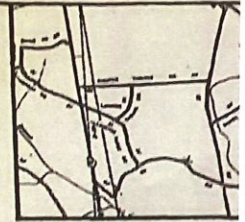
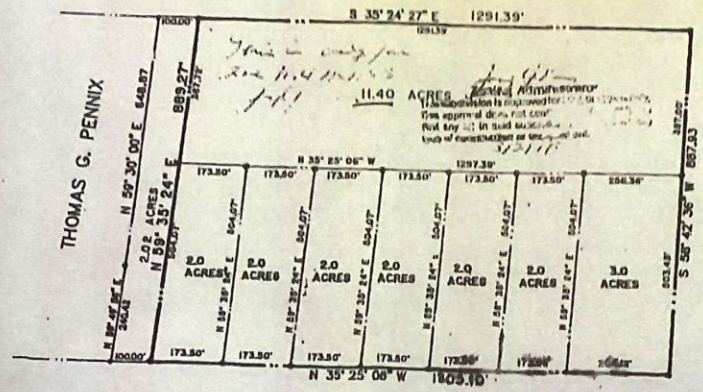
Digital Signature\*

 Benjamin H Smith  
Aug 5, 2024



8624  
P. 179

CSX TRANSPORTATION 100' RIGHT-OF-WAY



"i" INDICATES IRON PNL

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS (IS NOT) WITHIN THE 100 YEAR FLOOD BOUNDARY AS DETERMINED BY FIRM FLOOD INS. MAP.

SURVEY OF 26.40 ACRES OF LAND BEING A PORTION OF THE FORMER THOMAS TRACT, III<sup>rd</sup> G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA.

EQUIPMENT USED: TOPCON GTS 2-08 TOTAL STATION  
LEITZ BET4 TOTAL STATION w/DATA COLLECTOR  
ANGULAR ERROR PER ANGLE POINT: 04"  
ADJUSTED BY LEAST SQUARES METHOD.  
LINEAR ERROR OF CLOSURE: 1" IN 32,865'

SURVEYED FOR: JULIAN E. PACE, JR.

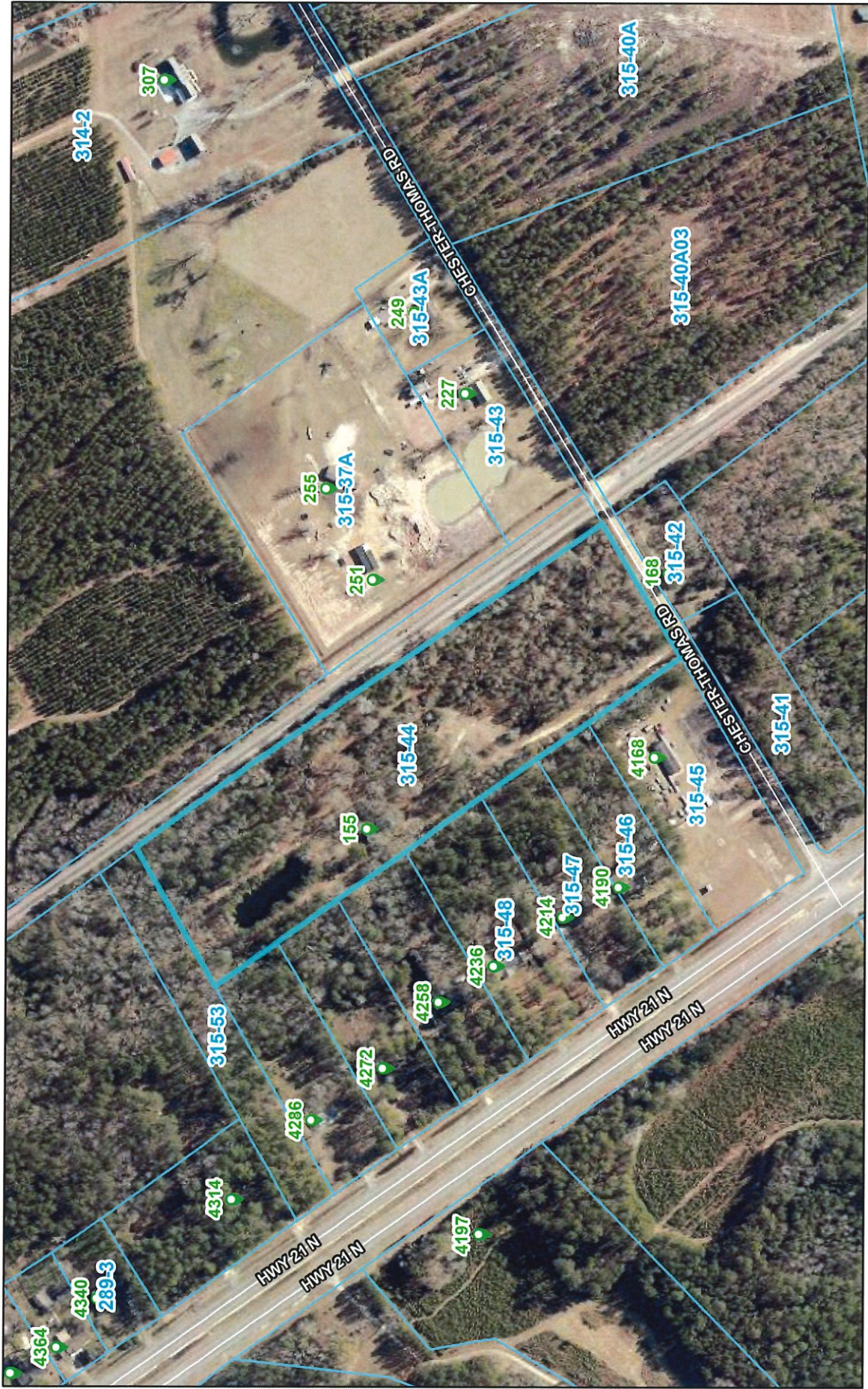


JOHN S. KERN P.E., P.C.  
120 OGLETHORPE PROFESSIONAL C  
P.O. BOX 18179, SAVANNAH, GEORGIA  
TELEPHONE: (912) 334-8400  
ASSOCIATE: CALVIN R. PACE, R.L.S.

SCALE - 1"=200' DATE: 6/16/06  
SURVEY BY: BMS DRAWN BY: CRP APPROVED BY: [Signature]  
ORIENTED TO MAGNETIC PRECISION = P  
AREA: FILE NO. [ ]

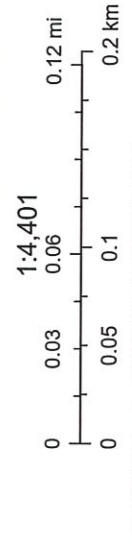


315-44



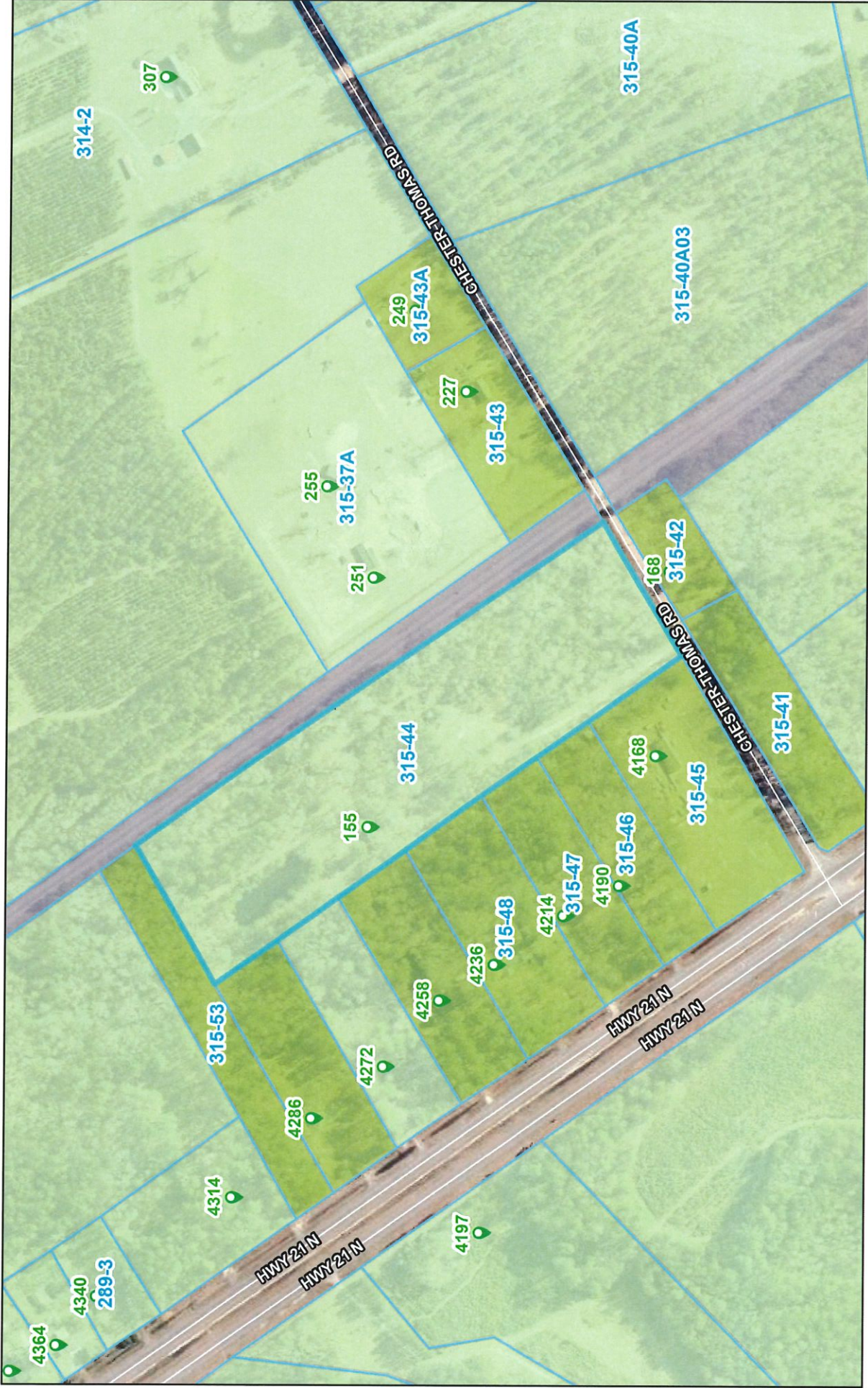
8/8/2024

Addresses Roads Parcels





# 315-44



8/8/2024

- Addresses 
- Parcels 
- AR-2 
- AR-1 
- Other 
- Roads 

1:4,401  
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.2 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA