



RZN-24-50

Rezoning Application

Status: Active

Submitted On: 8/1/2024

Primary Location

701 Log Landing Road
Springfield, GA 31329

Owner

USHER MICHAEL A AND L
KEVIN
695 LOG LANDING RD
SPRINGFIELD, GA 31329

Applicant

Kevin Usher
 912-323-7968
 lkevinu@yahoo.com
 695 Log Landing Road
Springfield, Georgia 31329

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description *

subdivison

Map #*

428

Parcel #*

2

Staff Description

Georgia Militia District

11

Commissioner District*

4th

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?*

Property Owner

Applicant / Agent Name*

Kevin Usher

Applicant Email Address*

lkevinu@yahoo.com

Applicant Phone Number*

912-323-7968

Applicant Mailing Address*

695 Log Landing Rd.

Applicant City*

Springfield

Applicant State & Zip Code*

Georgia 31329

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 *

428-2

Road Name*

Log Landing Road

Proposed Road Access* ?

Existing Access

Total Acres *

7.625

Acres to be Rezoned*

7.625

Lot Characteristics *

Wooded areas with two homes.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Downsizing and selling some of the property.

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

North*

AR-2

South*

AR-2

East*

AR-2

West*

AR-2

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

The property currently consist of two homes and wooded areas.

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

The property currently is mostly wooded areas.

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

The use of the land will be for residential AR-2.

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

Neighboring properties are zoned AR-2

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

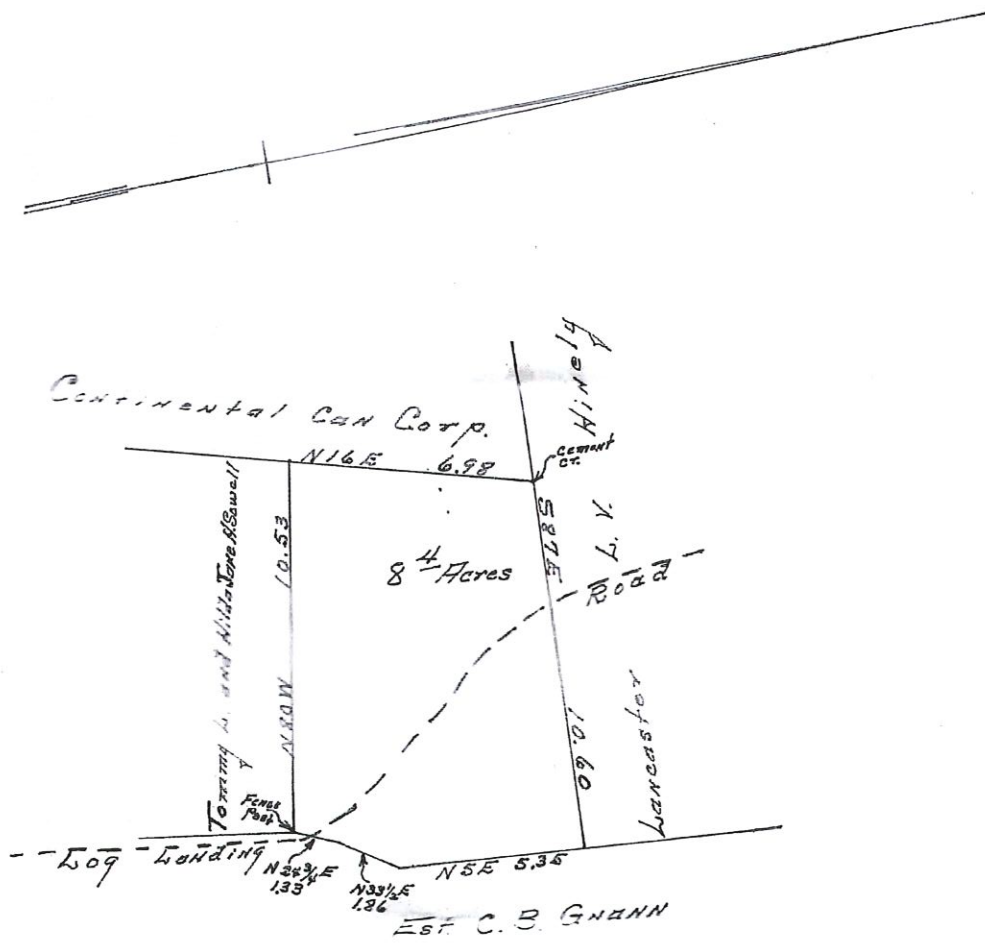
Rezoning will make the use of the property the same as neighboring properties.

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*

 Laurie Kevin Usher
Apr 23, 2024



STATE OF GEORGIA

EFFINGHAM COUNTY

PLAT OF

Eight and four-tenths acres of land in 11th G. M. District
 partly surveyed and plat compiled from former surveys for
 Willie R. and Brenda H. Usher Jr. by direction of Bowman
 E. Hinery.

September 16, 1964.

Scale 5 Ch. Pr. Inch.

Paul Weitman
 Paul Weitman, County Surveyor

Recorded in Book I page 63, Surveyors Records Eff. Co. Ga.

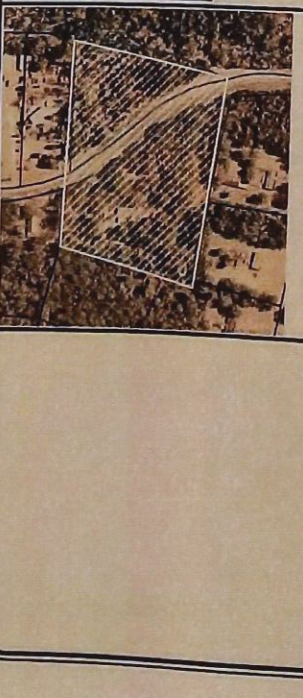
Paul Weitman, County Surveyor
 Effingham County Georgia
 Certified by Ben W. Fortson, Jr.
 Secretary of State

**SURVEY OF PARCEL #:(04280002) BEING
SUBDIVIDED INTO 3 TRACTS LOCATED IN
THE 11th G.M. DISTRICT OF
EFFINGHAM COUNTY, GEORGIA**



CURVE	BEARING	HORIZ. DIST.	RADIUS	ARC	DELTA	TANGENT
C1	N82°46'48"W	173.22'	663.07'	15°00'40"	87.36'	
C2	N52°50'58"W	119.23'	663.07'	10°19'00"	58.86'	
C3	N30°08'00"W	724.39'	193.23'	17°05'32"	110.68'	
C4	S50°10'38"E	186.37'	65.91'	4°31'05"	83.35'	
C5	S28°33'01"E	352.40'	743.07'	27°28'00"	161.57'	

LINE	BEARING	HORIZ. DIST.
L1	N19°26'41"E	157.75'
L2	N19°30'11"E	103.75'
L3	N19°30'11"E	103.75'
L4	N13°24'48"E	47.72'
L5	S38°46'52"W	103.31'
L6	N38°46'52"W	105.39'
L7	S88°04'14"E	15.68'



RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON-ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BR96+ GPS.

2. PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS SHOWN ON THE LATEST FEDERAL FLOOD HAZARD MAPS. THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA.

FLOOD INFORMATION:
FEMA FLOOD MAP: (13103C0257E)
EFFECTIVE DATE: (03/16/2015)
THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA.

FLOOD ZONE:
"X" AREA OF MINIMAL FLOOD HAZARD

3. TO THE BEST OF MY KNOWLEDGE, OPINION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS, DIMENSIONS, DISTANCES AND MONUMENT LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1979.

4. THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL SURVEYING REGULATIONS (OCGA 15-6-67), IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.

5. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS BASED ON THE PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE TO ME.

6. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF ANY KIND AND IS NOT TO BE CONSTRUED AS SUCH.

7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY ME AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDATION AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDATION AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDATION. APPROVALS OR STAMPS FROM ANY SUCH APPROVALS OR APPROVED BY ANY PURCHASER OF THIS PLAT AS TO PRIVATE GOVERNMENTAL BODIES BY FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AND WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

William Mark Glisson
WILLIAM MARK GLISSON RLS #3316
DATE: 7/10/2024

DATE

GRAPHIC SCALE 1" = 150'

0 150' 300'

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR DATE

APPROVED BY: N/F THOMAS L. & MYRA S. DUNLOP PARCEL #:(041A033) (DB 308 PG 144)

APPROVED BY: N/F BRADERICK SHUMAN PARCEL #:(04280004) (DB 231 PG 088) (PB A219 PG C)

APPROVED BY: N/F STUART S. & CAROLYN J. DURLAND PARCEL #:(04280003) (DB 216 PG C) (PB A219 PG C)

APPROVED BY: N/F CODY A WEST PARCEL #:(0428A008) (DB 256 PG 766) (PB A338 PG F)

APPROVED BY: N/F JAMES C. & KATHERINE HELMEY PARCEL #:(043A000) (DB 2708 PG 872)

APPROVED BY: N/F COURTNEY E. LANG PARCEL #:(04280039) (DB 8 PG 543) (PB B185 PG B)

REFERENCES:

1. DB 2859 PG 85
2. PB T1 PG 63

SURVEY FOR:
KEVIN USHER

COUNTY: EFFINGHAM STATE: GEORGIA

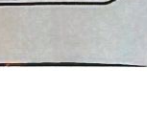
GMD: 111h

DATE: 007/02/2024 SCALE: 1" = 150'

FILE NUMBER: 24259 DRAWN BY: KJ

TOTAL AREA: 6.863 ac.

FIELD SURVEY DATE: 05/31/2024



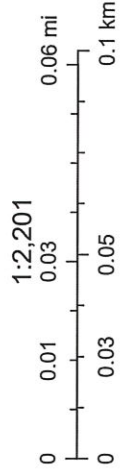
BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE O.G.S.M.S. REGULATIONS FOR THE PLACEMENT OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. EACH LOT MUST BE RESIDED PRIOR TO THE COMMENCEMENT OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

428-2



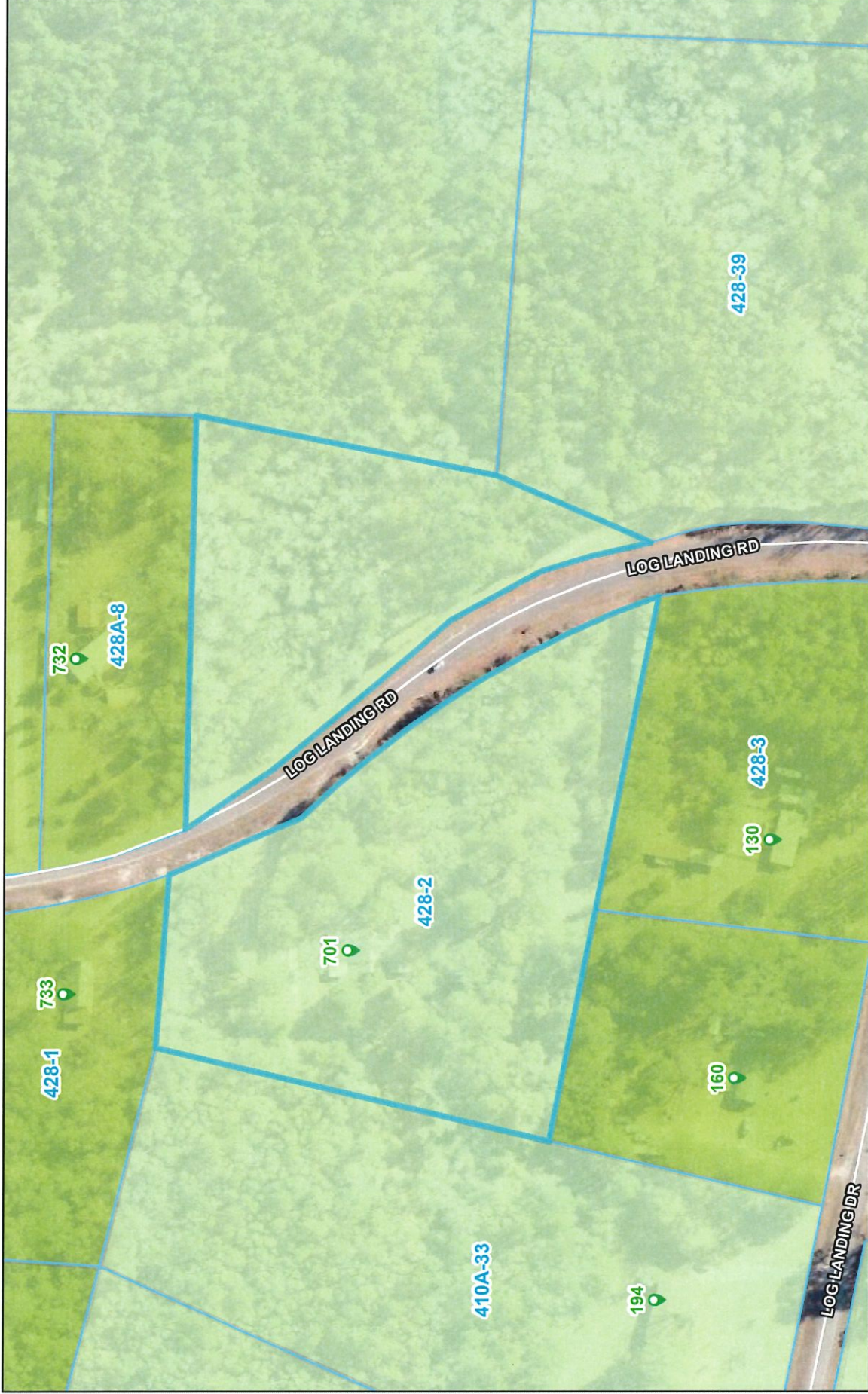
8/2/2024

Addresses Roads Parcels



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

428-2



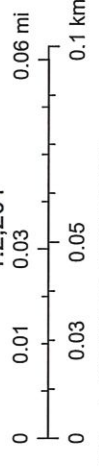
8/2/2024

Legend:

- Addresses (green pin icon)
- Parcels (blue outline icon)
- Roads (grey line icon)
- AR-1 (light green box)
- AR-2 (medium green box)

Effingham County Zoning

1:2,201



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA