



## RZN-25-29

### Rezoning Application

Status: Active

Submitted On: 6/13/2025





### Primary Location

570 Old Louisville Road  
Guyton, GA 31312

### Owner

PADGETT BETTY J  
570 OLD LOUISVILLE RD  
GUYTON, GA 31312

### Applicant

 Robin Lance  
 912-657-4680  
 robin@robinlancerealty.com  
 PO Box 1269  
Richmond Hill, GA 31324

## Staff Review

### Planning Board Meeting Date\*

07/08/2025

### Board of Commissioner Meeting Date\*

08/05/2025

### Notification Letter Description \*

To become a conforming AR-2 parcel.

### Map #\*

272

### Parcel #\*

66

### Staff Description

### Georgia Militia District

—

### Commissioner District\*

3rd

### Public Notification Letters Mailed

06/16/2025

### Board of Commissioner Ads



07/16/2025

 Planning Board Ads

06/18/2025

 Request Approved or Denied

—

 Plat Filing required\* 

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Robin Lance - Robin Lance Realtyo

Applicant Email Address\*

robin@robinlancerealty.com

Applicant Phone Number\*

(912) 657-4680

Applicant Mailing Address\*

3766 US HWY 17 S

Applicant City\*

Richmond Hill

Applicant State & Zip Code\*

GA. 31324

## Property Owner Information

Owner's Name\*

Betty J. Padgett (deceased)

Owner's Email Address\*

sgd1982@yahoo.com

Owner's Phone Number\*

(912) 658-8865

Owner's Mailing Address\*

125 Full Moon Lane

Owner's City\*

Savannah

Owner's State & Zip Code\*

GA. 31406

## Rezoning Information

How many parcels are you rezoning?\*

2

Please List all Parcels Zonings\*

570 Old Louisville Road and 600 Old  
Louisville RD

Proposed Zoning of Property\*


AR-2 (Agricultural Residential Less than  
5 Acres)

Map & Parcel \*

02720066

Road Name\*

Old Louisville Road

Proposed Road Access\* 

Old Louisville Road

Total Acres \*

5

Acres to be Rezoned\*

4.07

Lot Characteristics \*

5 acres partially cleared with 1504 sq. ft. brick home on property.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

### Justification for Rezoning Amendment \*

This property as well as the adjoining property (600 Old Louisville Rd) are family owned. Owners trying to sell 600 Old Louisville however a side building set back is needed whereas additional property must be conveyed from 570 Old Louisville. In 1998 40' was conveyed to 600 Old Louisville with a recorded deed however they failed to get the rezoning done and get a new survey. After having a survey completed on 600 Old Louisville, it revealed an additional 5' must be conveyed to meet the 5' building code set back for the side of the property. This zoning change would grant a total of 45' from the property at 570 Old Louisville, therefore reducing its size to 4.07 acres and increasing the property that will convey with 600 Old Louisville Rd to 5.93 acres.

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

North\*

AR-1

South\*

AR-1

East\*

AR-1

West\*

AR-1

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

Residential - Presently has a 2662 sq. ft brick home on the property. AR-1

**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.\***

The use will remain residential. We are only trying to comply with current zoning set backs as required by Effingham County.

**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?\***

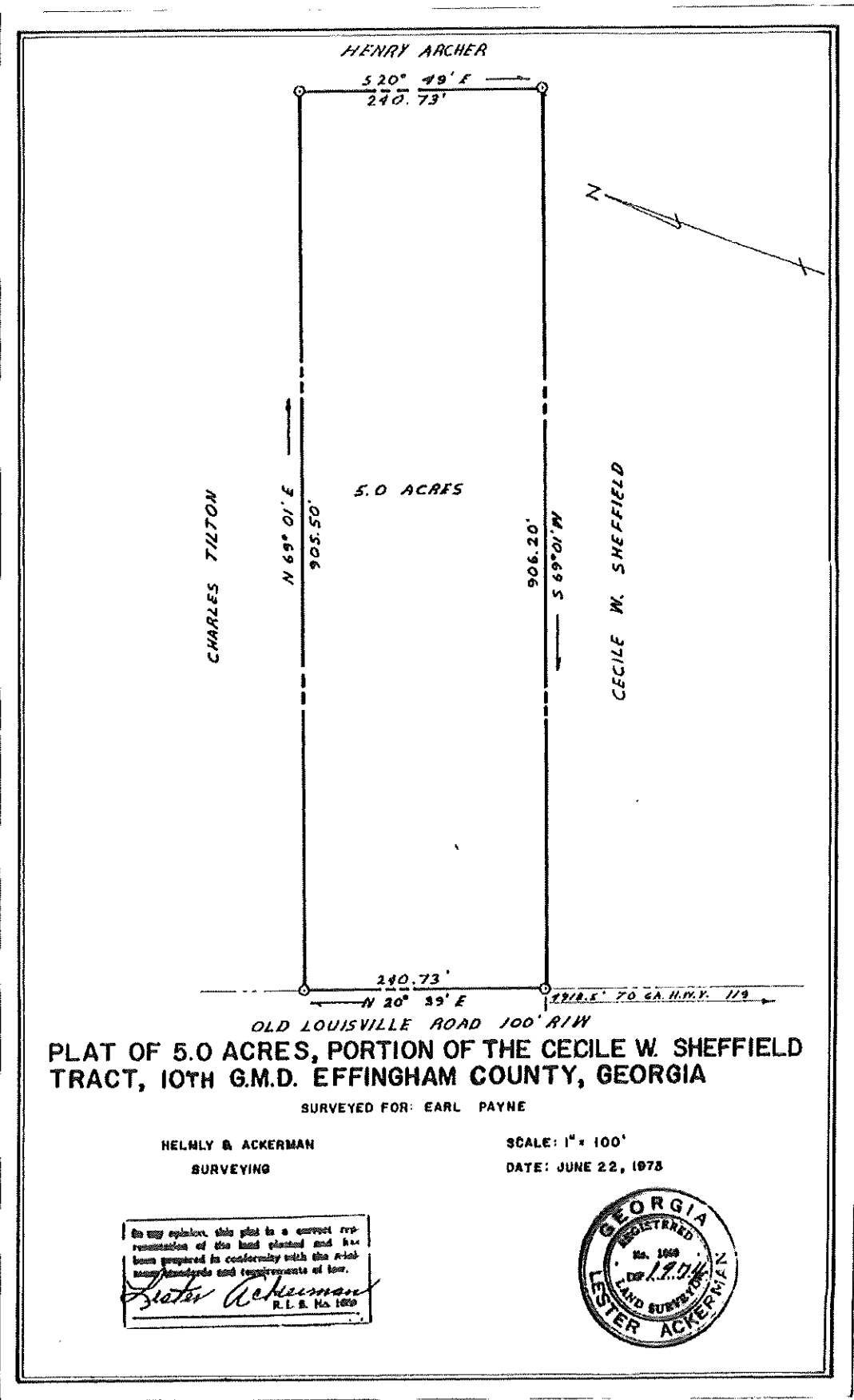
The rezoning will not change the use of either property. Both properties were already zoned as 5 acres tracts, (owned by the same family) One parcel has a utility buildings on it that do not meet the Effingham County Planning and Zoning guidelines for set backs therefore the property needs to be divided as the seller wishes to sell one piece.

**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\***

 Robin Lance  
Jun 12, 2025



HENRY ARCHER

S 20° 49' E  
240.73'

CHARLES TILTON

N 69° 01' E  
905.50'

5.0 ACRES

CECILE W. SHEFFIELD

S 69° 01' W  
906.20'

240.73'

N 20° 59' E

1918.5' TO GA. H.W.V. 11/3

OLD LOUISVILLE ROAD 100' R/W

PLAT OF 5.0 ACRES, PORTION OF THE CECILE W. SHEFFIELD TRACT, 10TH G.M.D. EFFINGHAM COUNTY, GEORGIA

SURVEYED FOR: EARL PAYNE

HELMLY & ACKERMAN  
SURVEYING

SCALE: 1" = 100'

DATE: JUNE 22, 1973

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the highest standards and requirements of law.

*Lester Ackerman*  
R.L.S. No. 1010



LINE	BEARING	HORIZ DIST
L1	S20°38'16"E	40.00'
L2	N20°20'16"W	40.00'

RETRACEMENT SURVEY OF  
PARCEL # 027 20067  
AND THE NORTHERN 40' OF PARCEL # 027 20066  
LOCATED IN THE 10TH G.M.D.  
OF EFFINGHAM COUNTY, GEORGIA



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 BRUIER GPS
- 2 THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FIRM OFFICIAL FLOOD HAZARD MAPS
- 3 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET
- 4 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS 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 CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978
- 5 THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-47 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL
- 6 WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
- 7 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE

#### SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT 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, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316

200' 0 200' 400'

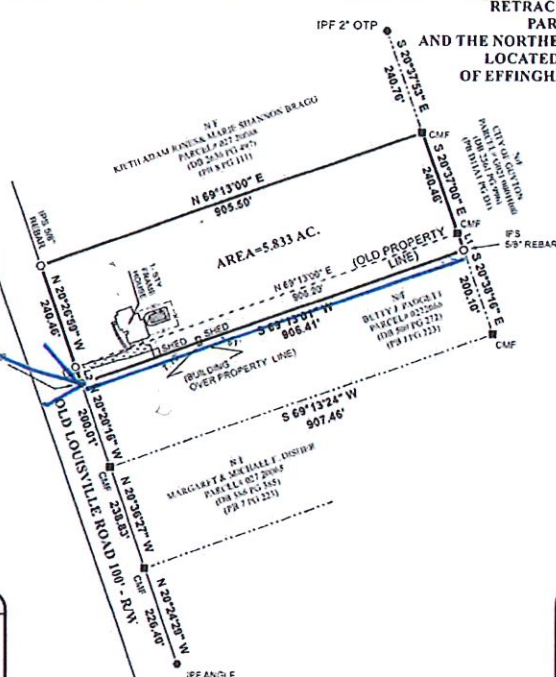
GRAPHIC SCALE 1" = 200'

Traverse PC



STATE OF GEORGIA  
LSF # 1404

REQUESTING  
ADDITIONAL 5' TO  
BE DEEDED MAKING  
A TOTAL OF 45'



PREPARED BY:  
**GLISSON LAND SURVEYING**  
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052  
WMGLISSON@BELLSOUTH.NET

REFERENCES:  
1 DB 420 PG 347  
2 PB 8 PG 123

#### SURVEY FOR:

NICK & MELANIE SANDERS

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 10TH SUBD:

DATE: 6/05/2025 SCALE: 1" = 200'

FILE NUMBER 25266 DRAWN BY: TA

TOTAL AREA = 5.833 AC. LOT:

FIELD SURVEY DATE: 5/30/2025



272-66



6/13/2025

-  FEMA Flood Zone
  - Addresses
  - Roads
  -  Parcels
  - X, AREA OF MINIMAL FLOOD HAZARD
  -  Municipal Boundaries
  - Citations



272-66



6/13/2025

- Addresses
- Parcels
- Municipal Boundaries
- Roads
- Zoning
- Citations
- AR-1

1:2,007  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA