



RZN-24-67

Rezoning Application

Status: Active

Submitted On: 9/4/2024

Primary Location

1027 Nease Road
Guyton, GA 31312

Owner

DAVIS MARSHALL III AND MARY
MICHAEL
NEASE RD 907 GUYTON, GA
31312

Applicant

Marshall Davis III
 706-844-6986
 mdavis3@me.com
 907 Nease Road
Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

10/08/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description *

to allow for subdivision to create new home sites.

Map #*

375

Parcel #*

29D

Staff Description

Georgia Militia District

1559

Commissioner District*

2nd

Public Notification Letters Mailed

09/16/2024

Board of Commissioner Ads

10/16/2024

🔒 Planning Board Ads

09/18/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Marshall Davis III

Applicant Email Address*

MDavis3@me.com

Applicant Phone Number*

7068446986

Applicant Mailing Address*

907 Nease Road

Applicant City*

Guyton

Applicant State & Zip Code*

GA 31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

North*

South*

AR2

R1

East*

West*

AR1

AR1

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

Personal land. Trees and forts for my kids.

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

Residence for my in-laws house.

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

Residence for my in-laws.

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

Personal land my family enjoys.

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

It's the same as all the other houses in the area.

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*

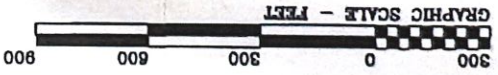
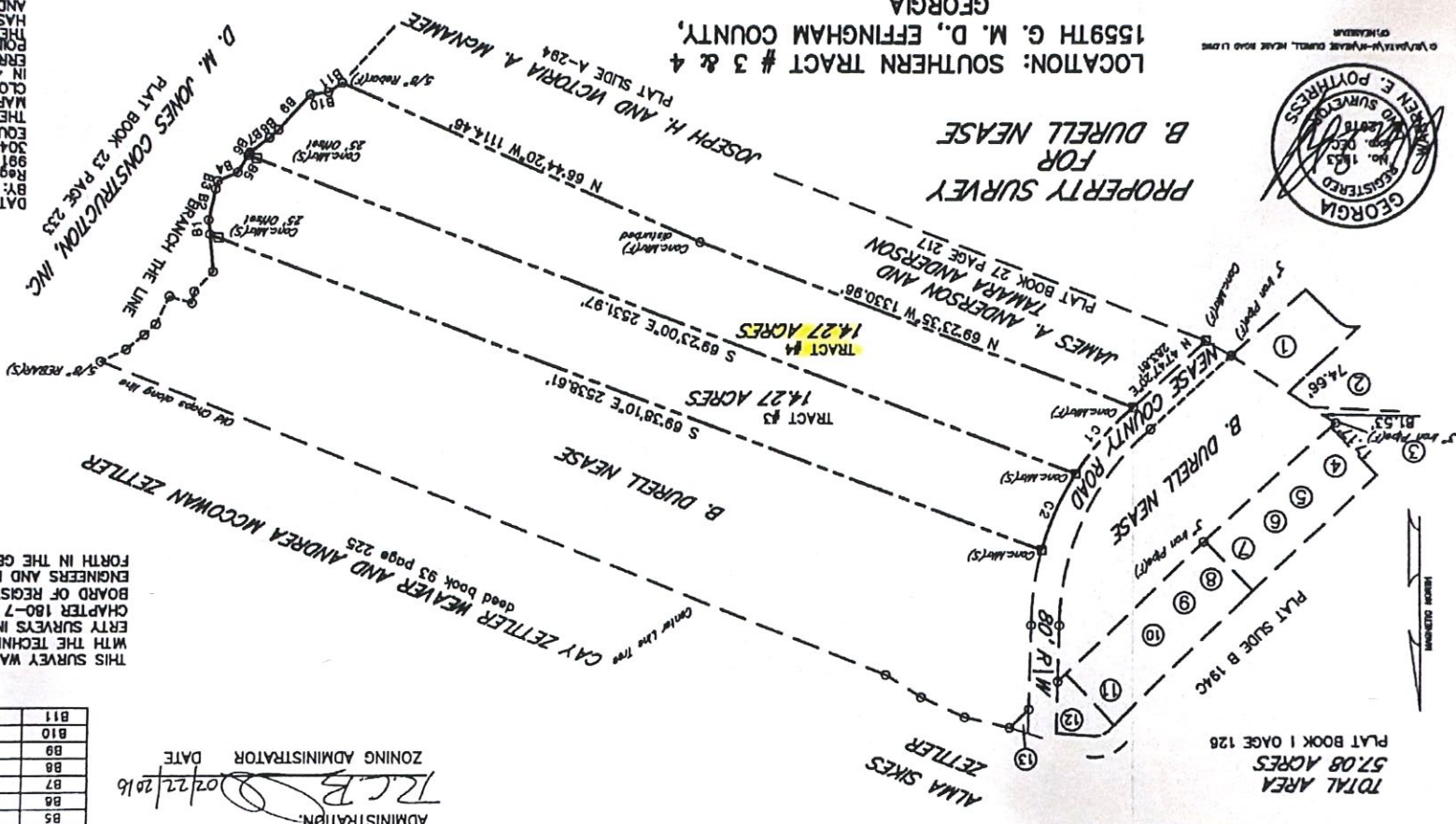
 Marshall Dean Davis III
Sep 4, 2024



0 VERNALY-V-VEAR CURVE, NEAR ROAD U.D.M.

LOCATION: SOUTHERN TRACT # 3 & 4
1559TH G. M. D., EFFINGHAM COUNTY, GEORGIA

PROPERTY SURVEY
FOR
B. DURELL NEASE



Curve	Radius	Tangent	Chord	Chord Bear.
C2	814.26'	120.52'	238.44'	N 23°58'29" E
C1	814.20'	127.53'	251.90'	N 41°17'38" E

BRANCH TRAVERSE

Course	Bearing	Distance
B1	S 04°51'22" E	40.97'
B2	S 12°09'25" W	90.65'
B3	S 15°58'30" W	29.67'
B4	S 65°49'19" W	61.20'
B5	S 30°47'17" W	56.75'
B6	S 30°47'17" W	8.65'
B7	S 52°16'38" W	69.31'
B8	S 48°33'47" W	33.63'
B9	S 42°28'34" W	136.09'
B10	S 80°41'30" W	51.18'
B11	S 57°05'43" W	47.14'

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION:
[Signature]
DATE: 02/22/2016
ZONING ADMINISTRATOR

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

LIZABETH Z. HURLEY
CLERK O.C.G.A.

FILED FOR RECORD
D168-152
2016 FEB 22 PM 3:00

DATE: FEBRUARY 16, 2016
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
981 Hunters Road, Swanton, 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 40435 FEET AND ANGULAR
ERROR OF 06 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPARISON RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN 142350 FEET.



GA. Reg. L.S. LIC. NO. 1323 8-29-24 DATE
Adolph N. Michellis

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced hereon.
 Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies 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.

ADOLPH N. MICHELLIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PHONE: (912) 829-3972

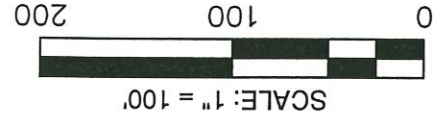
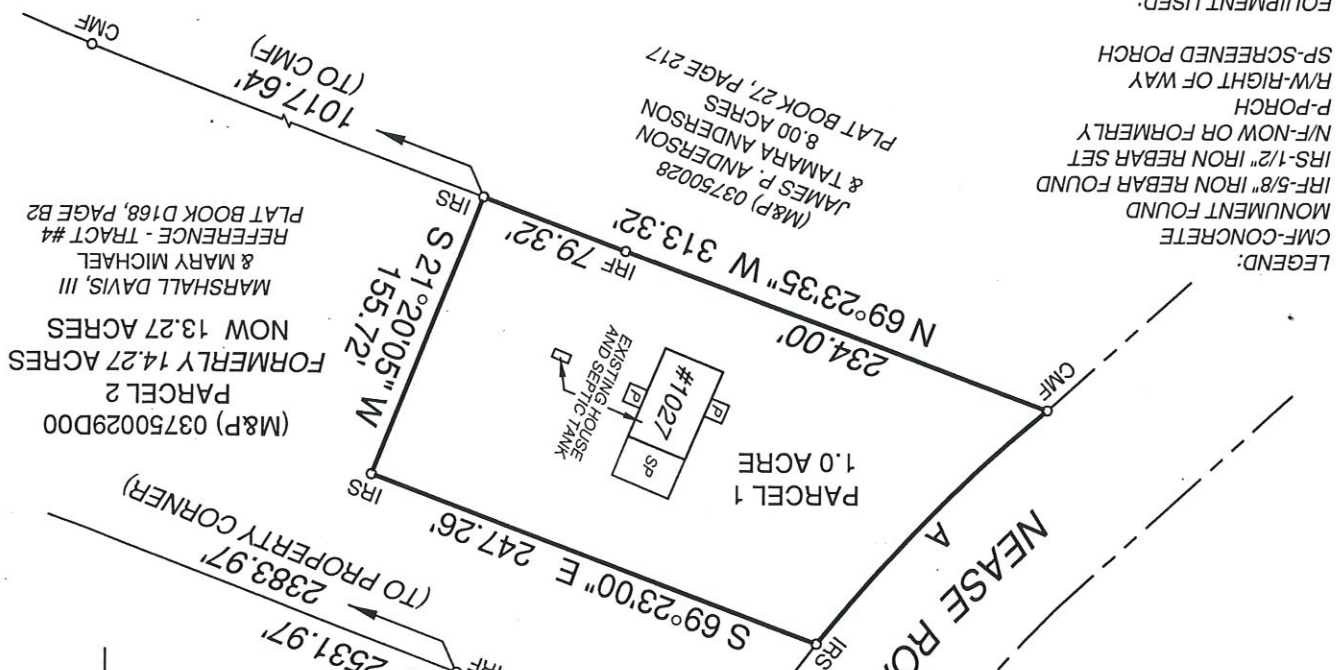
RESERVED FOR CLERK OF COURT

WATER SERVICE BY EFFINGHAM COUNTY
 SEWER SERVICE BY EXISTING SEPTIC SYSTEM
 REFERENCES:
 PLAT BOOK D168, PAGE B2
 PLAT BOOK D168, PAGE B1
 PLAT BOOK 29, PAGE 217

A ARC=170.27'
 RADIUS=814.26'
 BEARING=N 44°12'19" E
 CHORD=169.96'

B ARC=82.73'
 RADIUS=814.26'
 BEARING=N 35°18'07" E
 CHORD=82.69'

REFERENCE NORTH
 (PLAT BOOK D168, PAGE B2)



THIS PROPERTY IS A PART OF TRACT #4 AS SHOWN ON A PROPERTY SURVEY FOR B. DURELL NEASE BY WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR #1853, RECORDED IN PLAT BOOK D168, PAGE B2, EFFINGHAM COUNTY RECORDS.

EQUIPMENT USED:
 TOPCON 303 TOTAL STATION
 ERROR OF CLOSURE: 1:100,000+
 PLAT NOT ADJUSTED

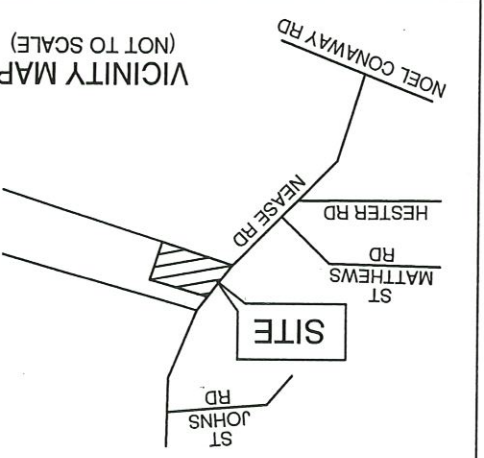
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0355E, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOOD PLAIN.

MINOR SUBDIVISION SURVEY FOR **MARSHALL DAVIS, III & MARY MICHAEL**
 A FAMILY SURVEY OF 1.00 ACRE DIVIDED FROM MAP & PARCEL 03750029D00 LOCATED IN 1559TH G.M.D. EFFINGHAM COUNTY, GEORGIA SURVEYED 26 AUGUST 2024
 PLAT PREPARED 27 AUGUST 2024

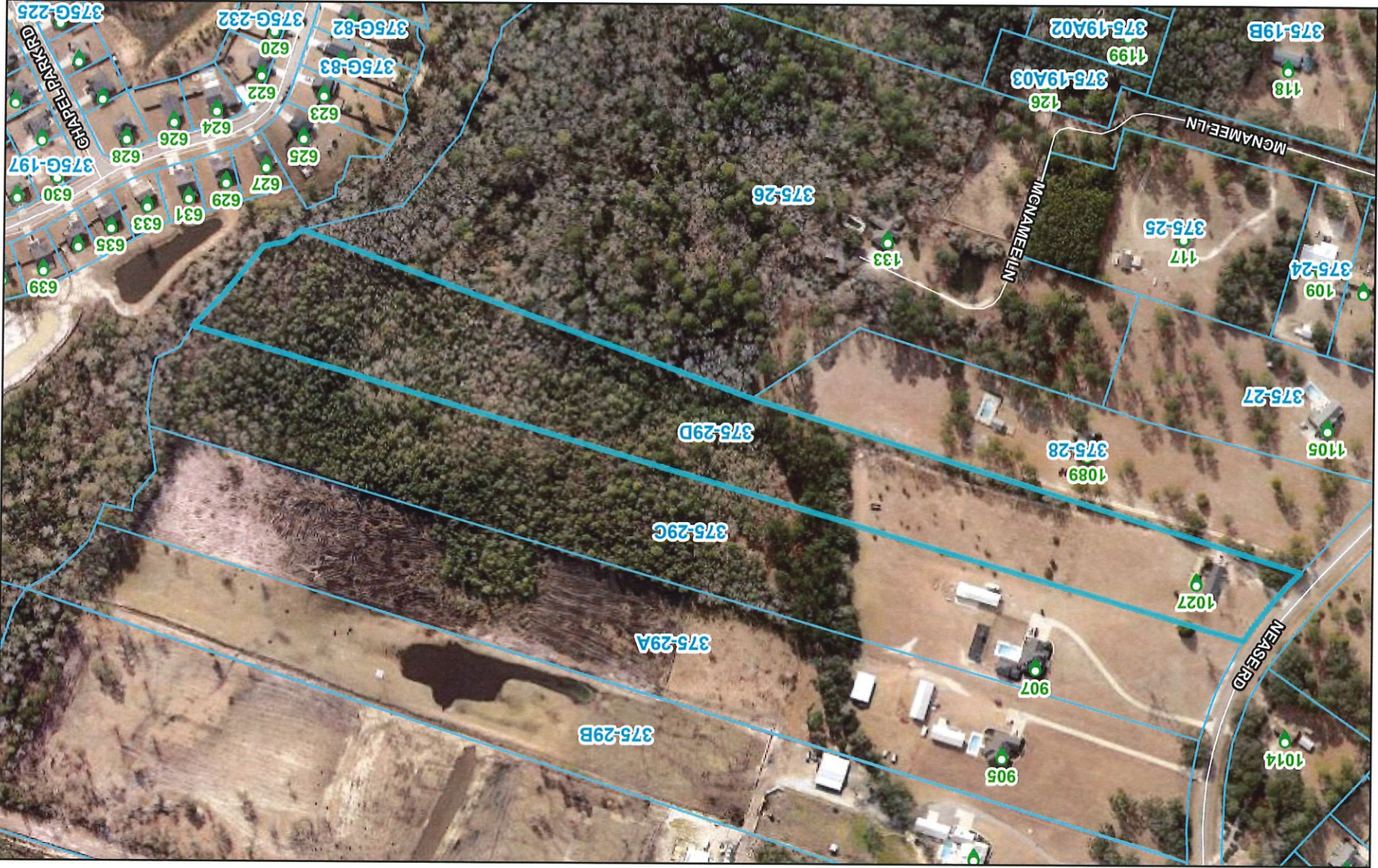
SIGNING AUTHORITY	TITLE	DATE
<i>Adolph N. Michellis</i>	CHC 9/4/24	

ZONING ADMINISTRATOR _____ DATE _____
 ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERE TO AND SUPPLEMENTARY INFORMATION PROVIDED, THIS LOT IS NOT APPROVED FOR CONSTRUCTION DEVELOPMENT.
 THIS LOT HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE REQUIREMENTS OF RULES 511-3-1. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.



375-29D

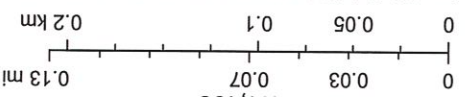


9/6/2024

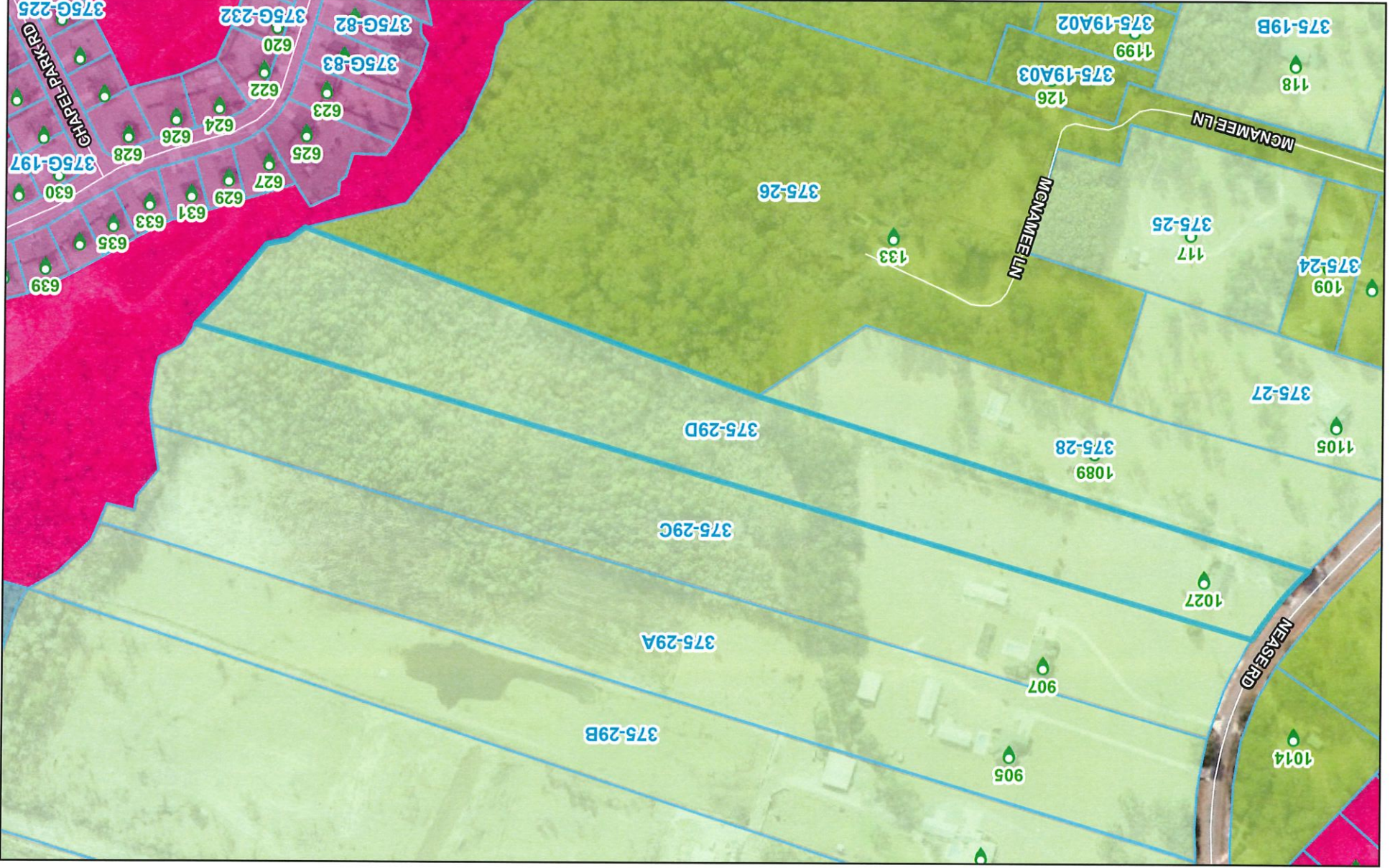
Addresses

Parcels

USDA
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,



1:4,495



375-29D

9/6/2024

- Addresses
- Parcels
- Effingham County Zoning
 - AR-1
 - R-1
 - AR-2
 - R-6
- Roads
- PD

