



RZN-24-66

Rezoning Application

Status: Active

Submitted On: 9/4/2024

Primary Location

210 Hadden Lake Road

Clyo, GA 31303

Owner

MORGAN BETTY L

707 UNION SPRINGS RD CLYO,

GA 31303

Applicant

Lowell Morgan

704-965-5253

lowellmorgan@me.com

16712 Yardarm Lane
Cornelius, NC 28031

Staff Review

Planning Board Meeting Date*

10/08/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description *

to allow subdivison to create new hone sites.

Map #*

441

Parcel #*

7

Staff Description

Georgia Militia District

11

Commissioner District*

3rd

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?*

Agent

Applicant / Agent Name*

Joshua Moody

Applicant Email Address*

Jmoody@effinghamcounty.org

Applicant Phone Number*

9126557446

Applicant Mailing Address*

210 Hadden Lake Road

Applicant City*

Clyo

Applicant State & Zip Code*

Ga. 31303

Property Owner Information

Owner's Name*

Lowell Morgan

Owner's Email Address*

Lowellmorgan@me.com

Owner's Phone Number*

704-965-5253

Owner's Mailing Address*

16712 Yardarm Ln

Owner's City*

Cornelius

Owner's State & Zip Code*

NC. 28031

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 *

441-7

Road Name*

Hadden Lake

Proposed Road Access* 

Hadden Lake

Total Acres *

22.63

Acres to be Rezoned*

2

Lot Characteristics *

Exiting Home

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Subdividing 2 acres for grandson

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

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.*

Residential

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?*

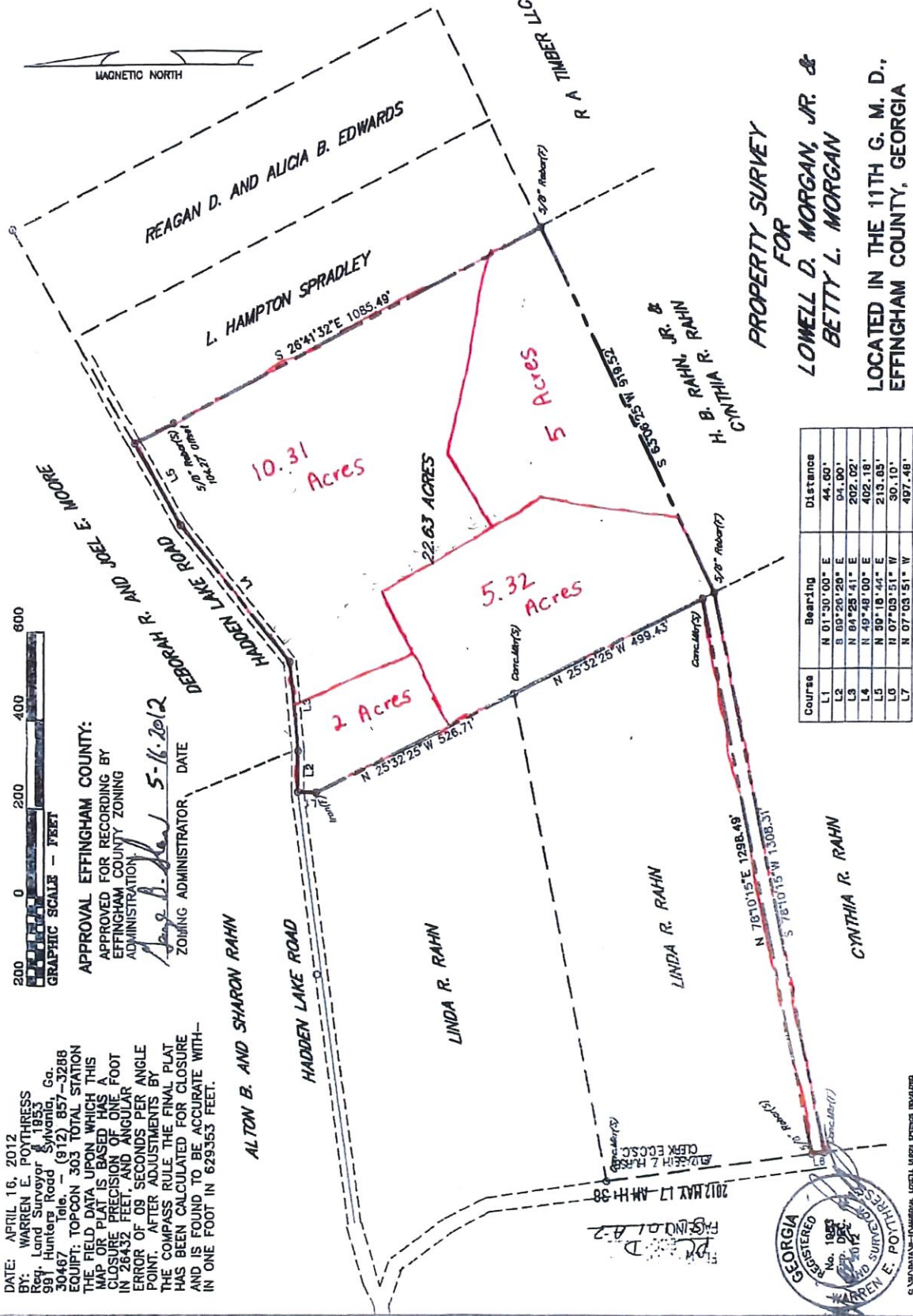
Residential

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?*

Residential

Digital Signature*

 Joshua Moody
Sep 4, 2024



DATE: APRIL 16, 2012
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor No. 1853
 981 Hunting Road
 Sylvan, Ga.
 30487, 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 26432 FEET AND ANGULAR
 ERROR OF 09 SECONDS PER ANGLE
 POINT. AFTER ADJUSTMENTS BY
 THE COMPASS RULE THE FINAL PLAT
 AND IS FOUND TO BE ACCURATE WITH-
 IN ONE FOOT IN 629353 FEET.

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION
 ZONING ADMINISTRATOR
 DATE 5-16-2012

ALTON B. AND SHARON RAHN

LINDA R. RAHN

LINDA R. RAHN

LINDA R. RAHN

LINDA R. RAHN

LINDA R. RAHN

LINDA R. RAHN

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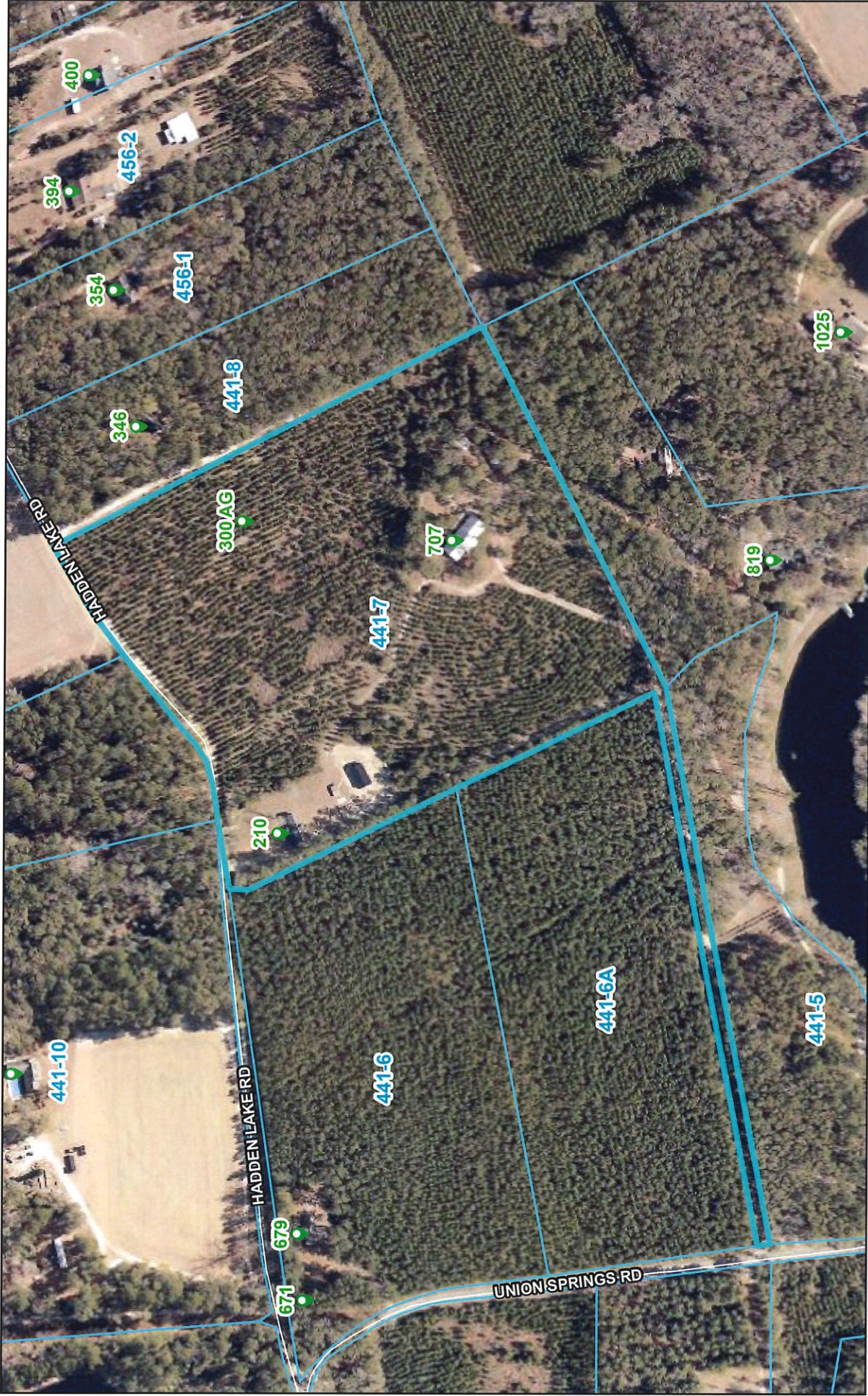
LINDA R. RAHN

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LINDA R. RAHN

LINDA R. RAHN

441-7



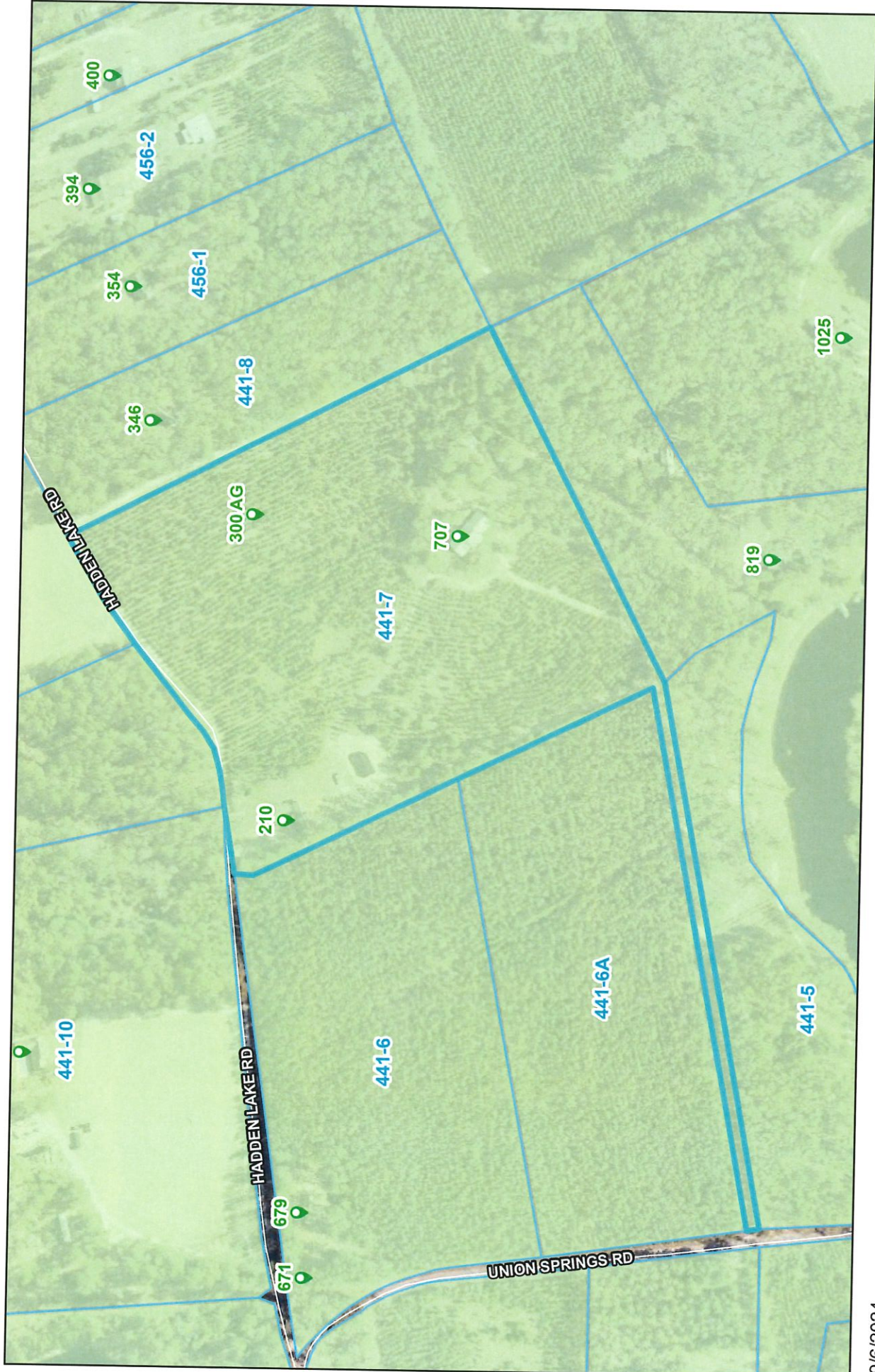
9/6/2024

Addresses Roads Parcels

1:4,495
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

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

441-7



9/6/2024

-  Addresses
-  Parcels
-  Effingham County Zoning AR-1
-  Roads

