



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*

Map & Parcel *

AR-2 (Agricultural Residential Less than 5 Acres)

428-2

Road Name*

Proposed Road Access* ?

Log Landing Road

Existing Access

Total Acres *

Acres to be Rezoned*

7.625

7.625

Lot Characteristics *

Wooded areas with two homes.

Water Connection *

Sewer Connection

Private Well

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*

South*

AR-2

AR-2

East*

West*

AR-2

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?*

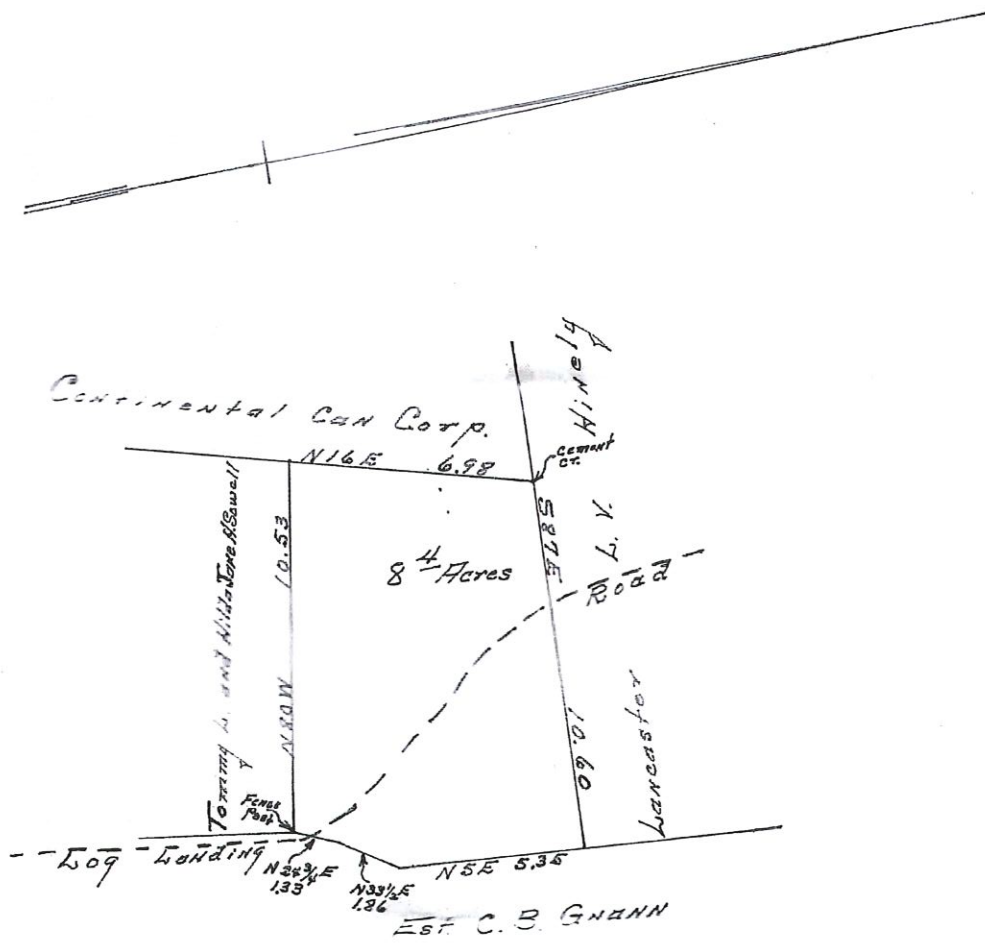
Rezoning will make the use of the property the same as neighboring properties.

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. Hinely. 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	N25°46'48"W	173.22'	663.07'	15°00'40"	87.36'	181.57'
C2	N25°46'48"W	119.23'	663.07'	10°19'00"	58.86'	110.89'
C3	N30°10'38"W	724.39'	148.72'	17°05'32"	110.89'	83.35'
C4	S30°10'38"E	148.72'	148.72'	4°31'05"	27.2800'	181.57'
C5	S28°33'01"E	352.40'	743.07'			

LINE	BEARING	HORIZ DIST
L1	N19°26'41"E	157.75'
L2	N19°30'11"E	103.75'
L3	N13°24'48"E	47.72'
L4	S38°46'52"W	103.31'
L5	N38°46'52"W	105.39'
L6	S88°04'14"E	15.88'

ZONING: AR - 2
 B.S.L. FRONT = 50'
 SIDE = 15'
 REAR = 25'



VICINITY MAP (NOT TO SCALE)

- THE FIELD DATA WAS COLLECTED USING A TOPCON-ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BR66 GPS.
- PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS SHOWN ON FEMA FLOOD MAP (13103C0257E) EFFECTIVE DATE: 03/16/2015. THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA.
- THIS PLAT HAS BEEN WAITED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- TO THE BEST OF MY KNOWLEDGE, OPINION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS, DIMENSIONS 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 1978.

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

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL RECORDING AGENCY ANNOTATED (OCGA 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.

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 PURELY A PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A WARRANTY. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF ANY KIND.

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

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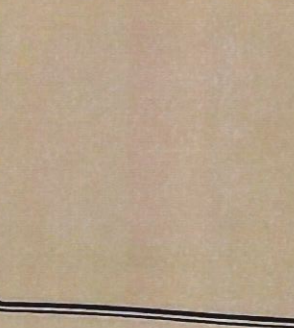
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

WILLIAM MARK GLISSON RLS #3316
 DATE 7/10/2024
 GRAPHIC SCALE 1" = 150'

STATE OF GEORGIA
 LSF # 1404



TRACT #1
 AREA = 2.350 ACRES

TRACT #2
 AREA = 2.513 ACRES

TRACT #3
 AREA = 2.00 ACRES

LOG LANDING ROAD 80' R/W C5

ONE WELLS HOUSE

MOBILE HOME

PROPERTY OWNERS:
 JAMES C. & KATHERINE HELMSLEY
 PARCEL # (04280001) (DB 2708 PG 872)

CODY A. WEST
 PARCEL # (04280008) (DB 2568 PG 766) (PB A338 PG 1)

DAVID & LAURIE OUTINE
 PARCEL # (04280001) (DB 2887 PG 94) (DB 28 PG 728)

THOMAS L. & MYRA S. DUNLOP
 PARCEL # (041A033) (DB 308 PG 144)

BRADERICK SHUMAN
 PARCEL # (04280004) (DB 231 PG 988) (PB A219 PG C)

STUART S. & CAROLYN J. DURLAND
 PARCEL # (04280003) (DB 2168 PG C) (PB A219 PG C)

COURTNEY E. LANG
 PARCEL # (04280039) (DB 16 PG 543) (PB B185 PG B)

REFERENCES:
 1. DB 2859 PG 85
 2. PB 11 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 OCSMS REGULATIONS FOR BASIC APPURTENANCES FOR 0-3 OR 4 BEDROOMS WITH BASIC APURTENANCES FOR EACH LOT MUST BE RESIDENCE PRIOR TO THE COMMENCEMENT OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY _____ TITLE _____ DATE _____

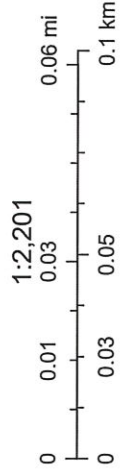
PREPARED BY:
GLISSON LAND SURVEYING
 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 RINCONI, (012) 826 - 8245
 WMGLISSON@BELL.SOUTH.NET

428-2



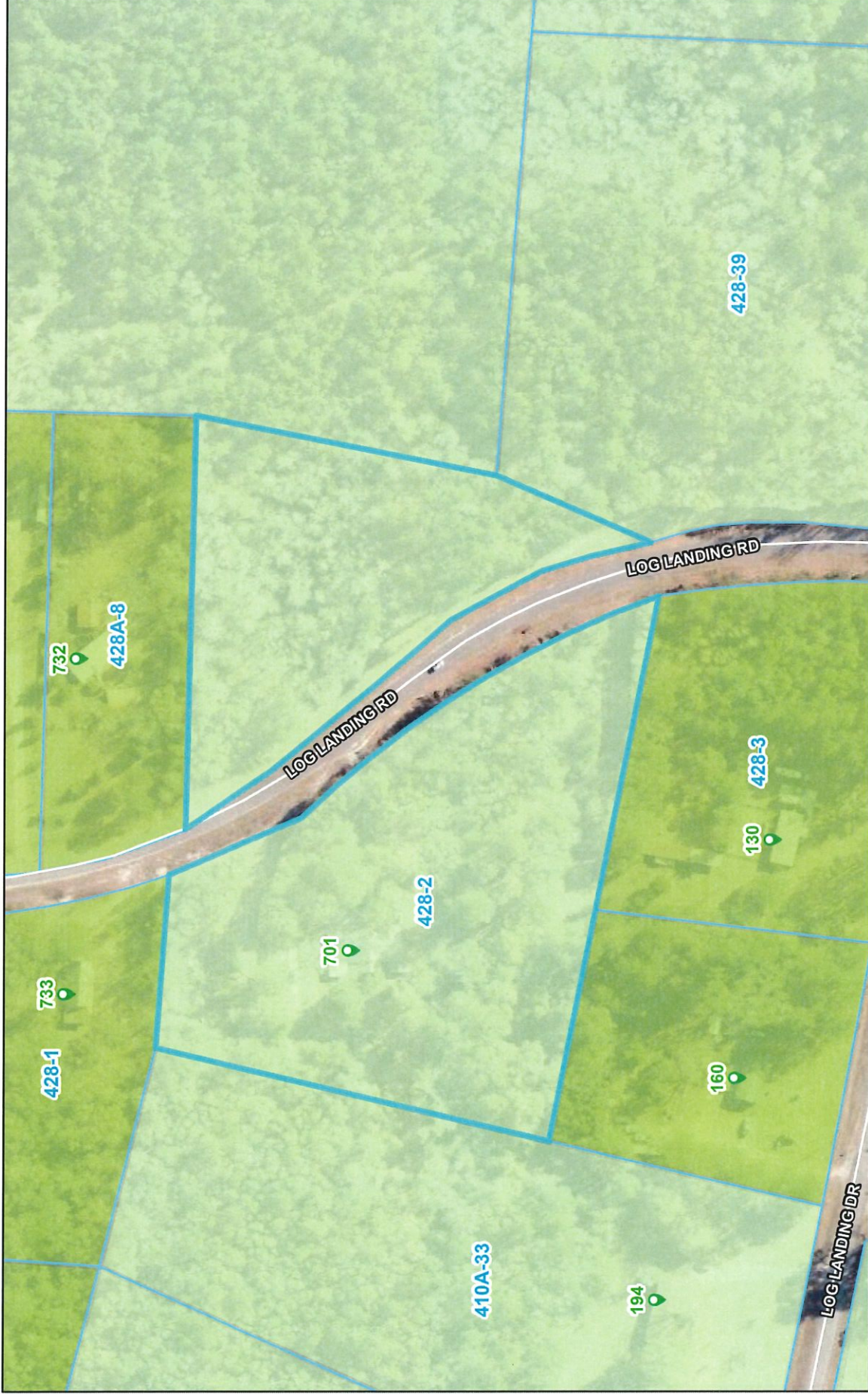
8/2/2024

📍 Addresses 🛣️ Roads 📐 Parcels



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

428-2



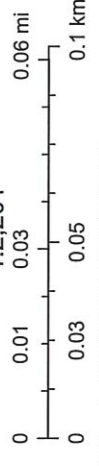
8/2/2024

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

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH

DISAPPROVAL _____

Of the rezoning request by applicant **Kevin Usher (Map # 428 Parcels # 2)** from AR-1 to AR-2 zoning.

- Yes No ? 1. Is this proposal inconsistent with the county's master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

P.M.
Kevin Usher

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D.B

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B.S.

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R.T.

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A.7.

