



### RZN-24-61

Rezoning Application

Status: Active

Submitted On: 8/12/2024

### Primary Location

4397 Old Dixie Highway South  
Springfield, GA 31329

### Owner

The Harold A. Dickerson  
Revocable Living Trust  
LOG LANDING RD 789  
SPRINGFIELD, GA 31329

### Applicant

Janelle Drawdy  
 912-826-7100 ext. 215  
 jdrawdy@carellaslaw.com  
 P.O. Box 2599  
Rincon, GA 31326  
Attorney, Georgia 31326

## Staff Review

Planning Board Meeting Date\*

09/10/2024

Board of Commissioner Meeting Date\*

10/01/2024

Notification Letter Description \*

to allow for subdivision to create new home sites.

Map #\*\*

313

Parcel #\*\*

18

Staff Description

Georgia Militia District

12

Commissioner District\*

3rd

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

09/21/2024

🔒 Request Approved or Denied

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🔒 Plat Filing required\* [?](#)

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Christopher L. Murphy

Applicant Email Address\*

cmurphy@carellaslaw.com

Applicant Phone Number\*

9128267100

Applicant Mailing Address\*

P.O. Box 2599

Applicant City\*

Rincon

Applicant State & Zip Code\*

GA 31326

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## Property Owner Information

Owner's Name\*

The Harold A. Dickerson Revocable  
Living Trust

Owner's Email Address\*

cmurphy@carellaslaw.com

Owner's Phone Number\*

9126671144

Owner's Mailing Address\*

789 Log Landing Road

Owner's City\*

Springfield

Owner's State & Zip Code\*

GA 31329

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## 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 \*

03130018

Road Name\*

South Old Dixie Highway

Proposed Road Access\* 

South Old Dixie Highway

Total Acres \*

4.25

Acres to be Rezoned\*

4.25

Lot Characteristics \*

Triangular in shape with frontage on S. Old Dixie Hwy on the entire eastern border. One homesite currently; a pond in southeastern corner.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

**Justification for Rezoning Amendment \***

Subdivision of parcel into 3 separate parcels; since it is less than 5 acres, it must first be rezoned.

***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 property with one (1) homesite.

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

Yes, as a residential homesite.

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

Subdivide the property into three (3) residential homesites.

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

Residential; agricultural

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

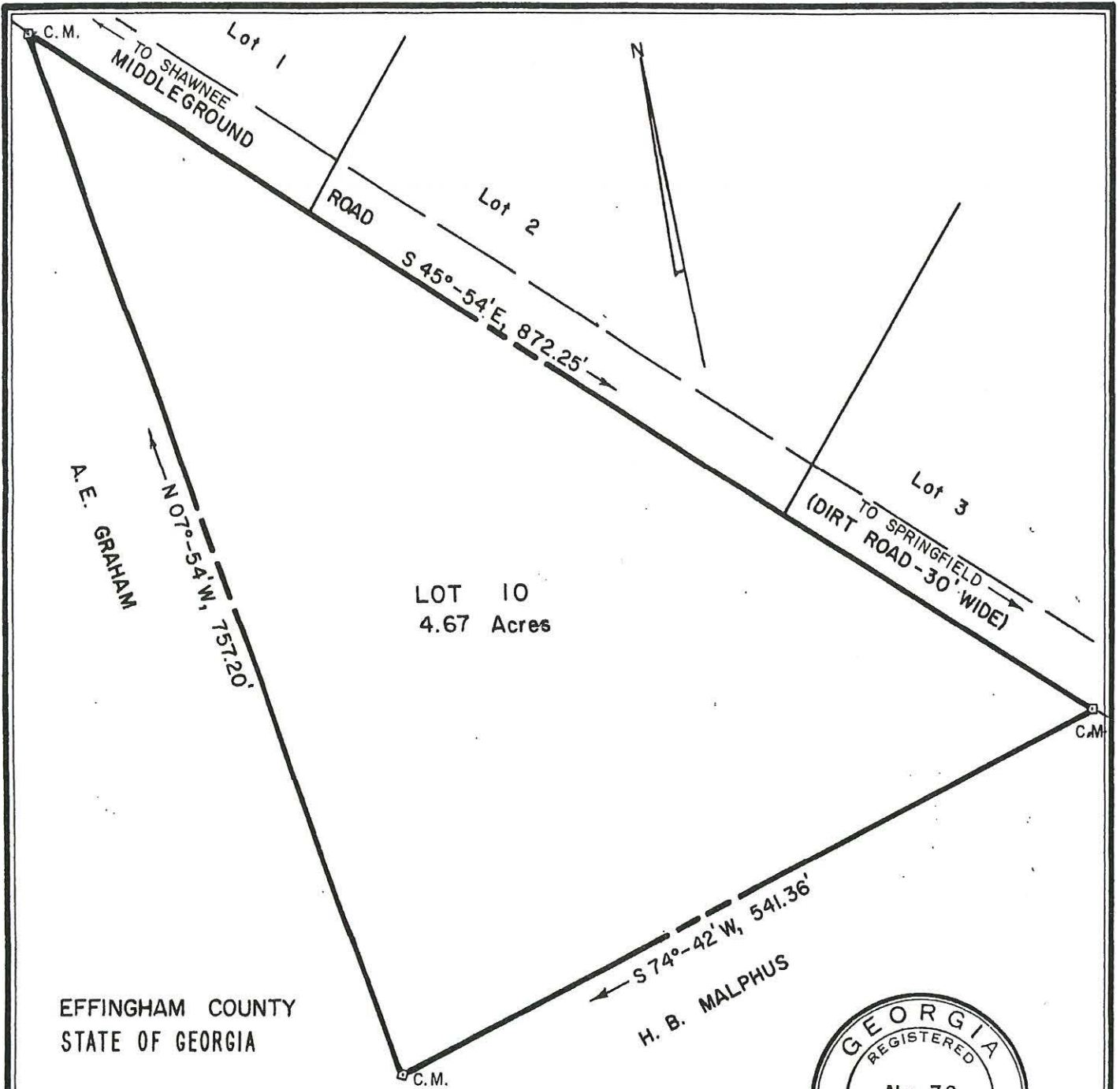
If approved and subdivided, the use of the properties will continue to be residential property (as it is now), which conforms to a similar use as the adjacent properties.

**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, the use will remain the same and the increase in homesites should not be a material burden.

**Digital Signature\***

Christopher L. Murphy  
Aug 12, 2024



LOT 10  
4.67 Acres

EFFINGHAM COUNTY  
STATE OF GEORGIA

PLAT OF: LOT 10 OF A SUBDIVISION OF THE RUTH SPEARS TRACT (FORMERLY HOMER ROBERTS TRACT), CONTAINING 47.87 ACRES.

FOR:

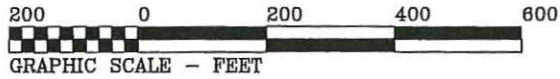
I Certify That In My Opinion This Is A Correct Representation Of The Land Platted And Has Been Prepared In Conformity With The Minimum Standards And Requirements Of Law.

*Leigh Gignilliat*  
R. L. S. GA. NO. 70



LEIGH GIGNILLIAT  
REG. LAND SURVEYOR  
SAVANNAH, GEORGIA

Date: FEBRUARY 27, 1974  
Scale: 1" = 100'



DATE: DECEMBER 16, 2023  
 By: Warren E Poythress  
 Registered Land Surveyor No. 1953  
 Address: 991 Hunters Road  
 Sylvania, Georgia 30467  
 Cell Phone - 912-531-1453  
 Telephone: 912-857-3288  
 Equipment - Sokia GRS2 - GPS  
 FINAL PLAT CLOSURE = 119872

**SURVEYOR'S CERTIFICATION**

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 by approval certificated, signatures, stamps or statements 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.

*Warren E. Poythress*  
 WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953  
 12-18-23  
 DATE

Curve	Radius	Length	Chord	Chord Bear.
C1	1894.21'	262.50'	262.29'	S 52°32'50" E

Course	Bearing	Distance
L1	S 55°16'13" W	188.60'
L2	S 78°00'42" W	175.40'
L3	S 55°16'13" W	152.60'
L4	S 78°00'41" W	114.89'
L5	S 48°59'32" E	138.82'
L6	S 48°59'32" E	164.74'
L7	S 48°59'32" E	262.38'
L8	N 11°45'02" W	200.78'
L9	N 11°45'02" W	137.49'
L10	N 11°45'01" W	369.13'

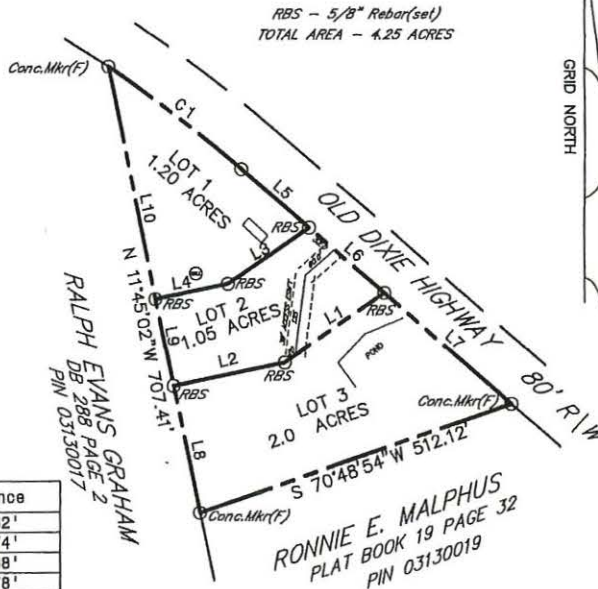
**APPROVAL EFFINGHAM COUNTY:**

APPROVED FOR RECORDING BY  
 EFFINGHAM COUNTY ZONING  
 ADMINISTRATION.

ZONING ADMINISTRATOR DATE



Course	Bearing	Distance
L5	S 48°59'32" E	138.82'
L6	S 48°59'32" E	164.74'
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L8	N 11°45'02" W	200.78'
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**SUBDIVISION SURVEY  
 FOR  
 HAROLD ASHLEY DICKERSON**

LOCATED IN THE 12TH G. M. D.,  
 EFFINGHAM COUNTY, GEORGIA

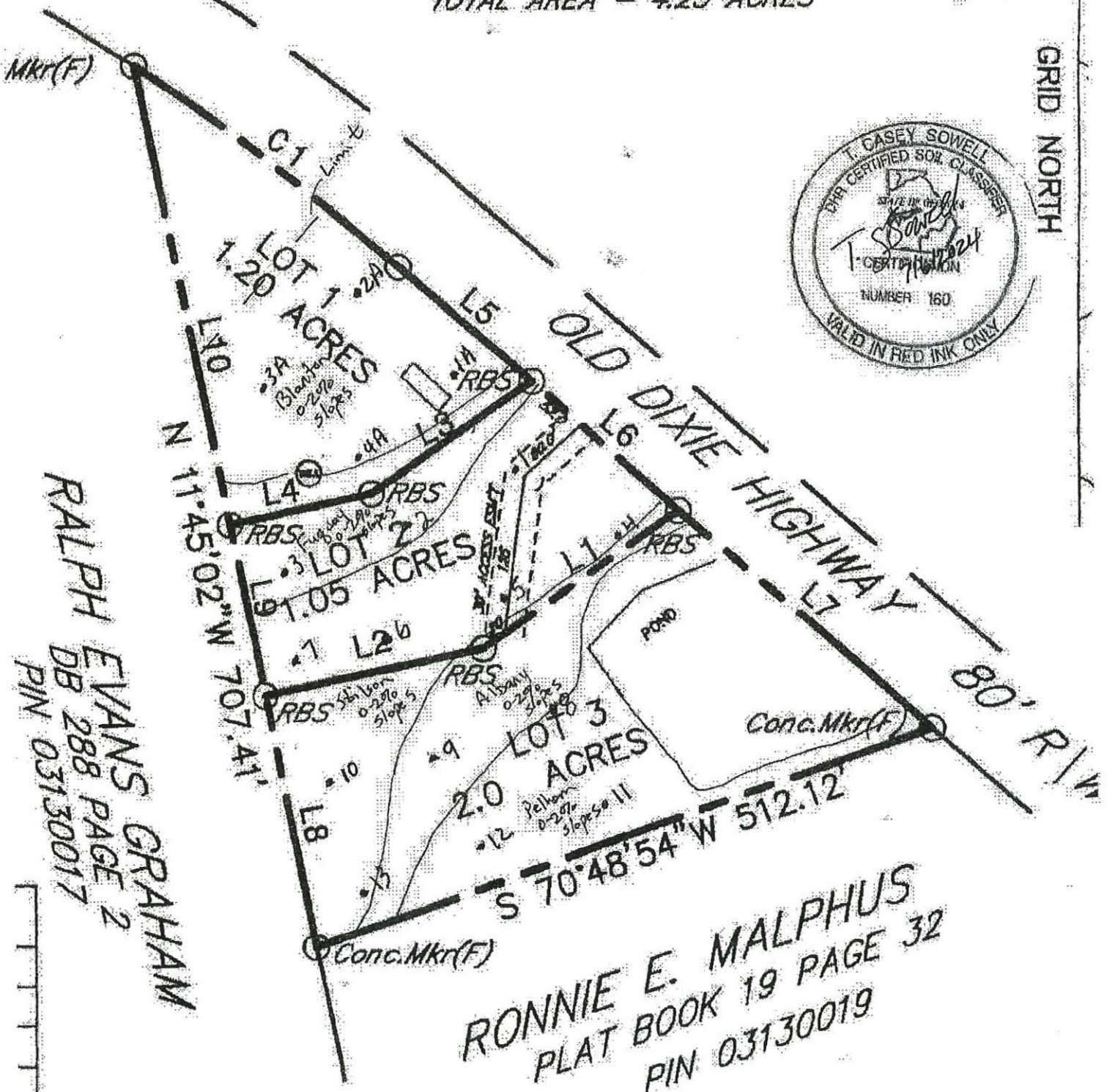
Signing Authority \_\_\_\_\_ Title \_\_\_\_\_

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 OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

RBS - 5/8" Rebar(set)  
TOTAL AREA - 4.25 ACRES

1" = 100'  
# Data Points

GRID NORTH



RALPH EVANS GRAHAM  
DB 288 PAGE 2  
PIN 03130017

RONNIE E. MALPHUS  
PLAT BOOK 19 PAGE 32  
PIN 03130019

# SUBDIVISION SURVEY



# 313-18



8/12/2024

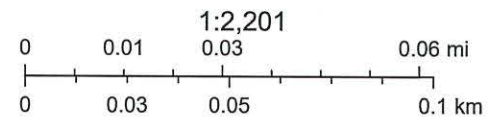


Addresses

Roads



Parcels



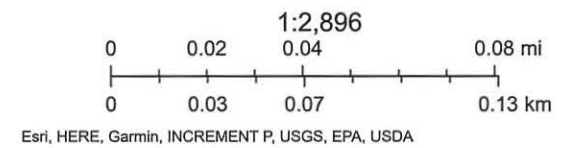
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# 313-18



8/12/2024

- Addresses
- Roads
- Parcels
- Effingham County Zoning
  - AR-1
  - AR-2



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 X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Christopher L. Murphy as agent for The Harold A. Dickerson Revocable Living Trust (Map # 313 Parcels # 18)** 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?

DB.



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B.S



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R. T.





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A.7



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P.41.  
Ben Edman BET

