



### RZN-24-52

Rezoning Application

Status: Active

Submitted On: 8/2/2024

### Primary Location

3975 Georgia Highway 119 South  
Guyton, GA 31312

### Owner

Jack E Ramsey, SR Trust  
3975 GA Hwy 119 Guyton, GA  
31312

### Applicant

MICHAEL RAMSEY  
 615-210-9894  
 michael@wegrowhair.com  
 4533 Winfield Drive  
Nashville, Tennessee 37211

## Staff Review

Planning Board Meeting Date\*

09/10/2024

Board of Commissioner Meeting Date\*

10/01/2024

Notification Letter Description \*

to allow for residential development.

Map #\*

272

Parcel #\*

32

Staff Description

Georgia Militia District

10

Commissioner District\*

3rd

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 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\*

Michael S Ramsey

Applicant Email Address\*

Michael@WeGrowHair.com

Applicant Phone Number\*

6152109894

Applicant Mailing Address\*

4533 Winfield Drive

Applicant City\*

Nashville

Applicant State & Zip Code\*

Tennessee 37211

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## Property Owner Information

Owner's Name\*

Michael S Ramsey

Owner's Email Address\*

Michael@WeGrowHair.com

Owner's Phone Number\*

6152109894

Owner's Mailing Address\*

4533 Winfield Drive

Owner's City\*

Nashville

Owner's State & Zip Code\*

Tennessee, 37211

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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\*

R-1 (Single Family Residential)

Map & Parcel \*

02720032

Road Name\*

GA Hwy 119 South

Proposed Road Access\* 

GA Hwy 119 South and Honey Ridge Rd

Total Acres \*

279.71

Acres to be Rezoned\*

279.71

Lot Characteristics \*

Flat land. Approx 1/4 pasture, 1/4 wet, 1/2 wooded

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

More demand for single family homes in area

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

North\*

R-1 & AR-1

South\*

AR-2 & AR-1

East\*

AR-1

West\*

R-1

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

Residential home

**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.\***

PUD - Planned Unit Development / single family homes

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

PUD / Single family homes

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

Adjacent properties are small housing developments, single family homes and agricultural mixed in.

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?\*

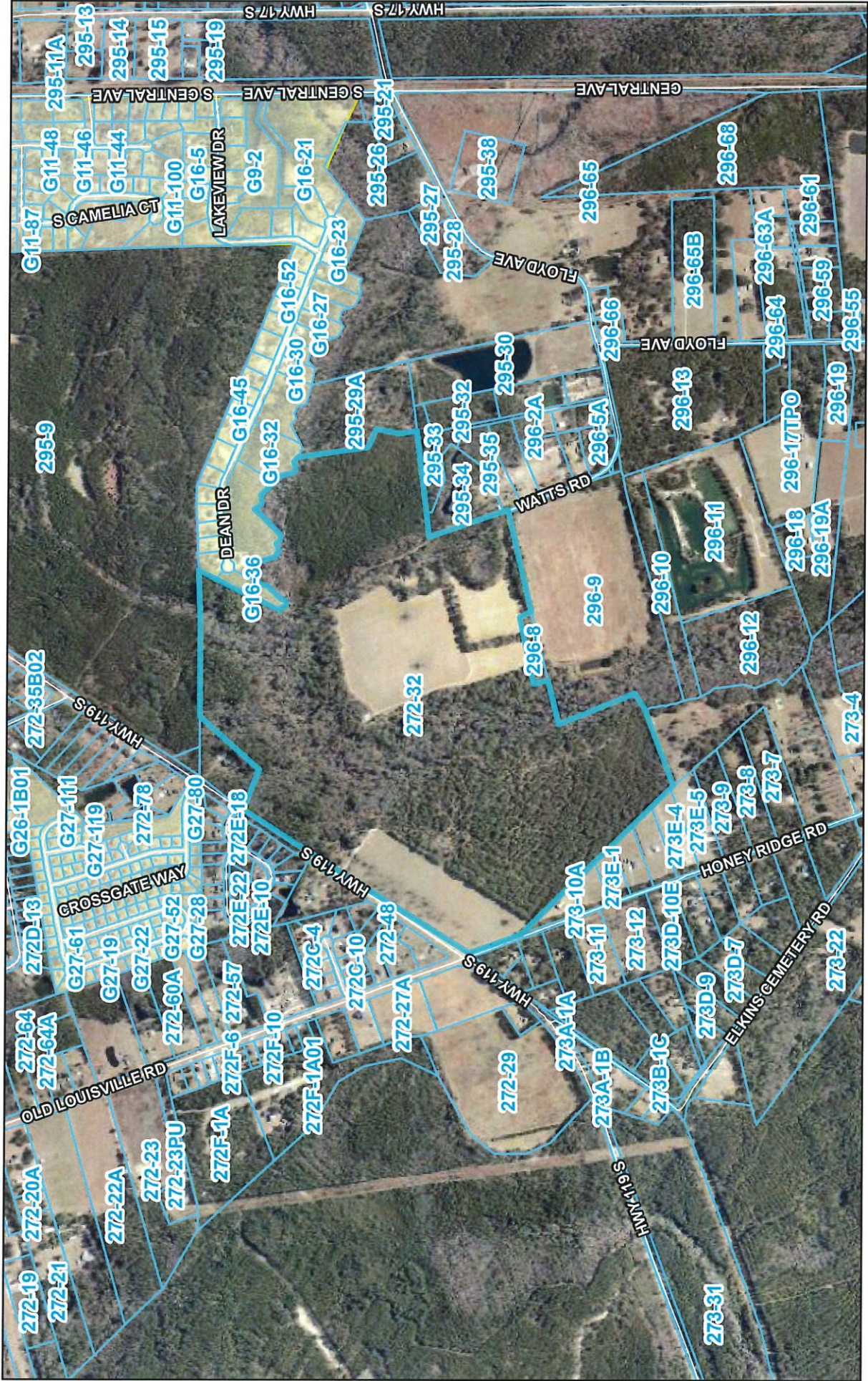
planned development to provide residents of Guyton/Effingham County more single-family homes, local shops, restaurants, business centers, and parks to enhance the lifestyles of these residents in the area

Digital Signature\*

 Michael S Ramsey

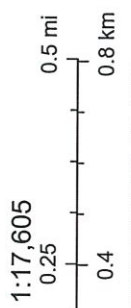
Aug 1, 2024

272-32



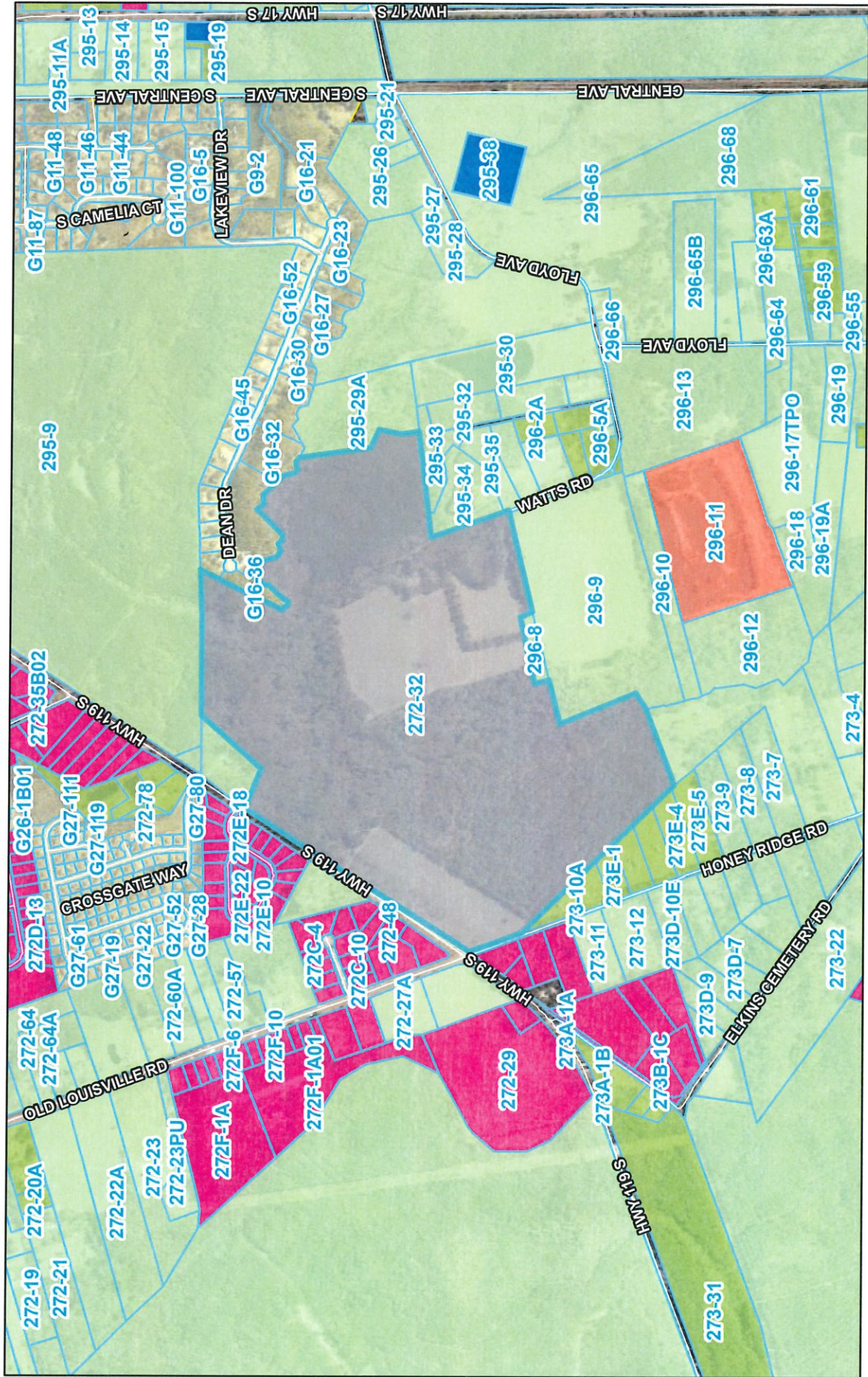
8/5/2024

- Roads
- Parcels
- Municipal Boundaries



Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

# 272-32



8/5/2024

**Effingham County Zoning**

- R-1
- B-2
- I-1
- AR-1
- AR-2
- Other
- Municipal Boundaries

**Roads**

**Parcels**

Scale: 1:17,605

0 0.13 0.25 0.5 mi  
0 0.2 0.4 0.8 km

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, 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 \_\_\_\_\_

DISAPPROVAL X \_\_\_\_\_

Of the rezoning request by applicant **Michael Ramsey (Map # 272 Parcel # 32)** from **AR-1** to **R-1** 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?

D.B.





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B.S.



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*1 voted against data 3-2*

CHECK LIST:

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APPROVAL \_\_\_\_\_

DISAPPROVAL X

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*Impossible w/ what was submitted*

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*R.T.*



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APPROVAL \_\_\_\_\_

DISAPPROVAL  \_\_\_\_\_

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A.7.



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL PET

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*P.M.*  
*Ben Higgins PET*



