



RZN-24-57

Rezoning Application

Status: Active

Submitted On: 8/5/2024

Primary Location

155 Chester Thomas Road
Springfield, GA 31329

Owner

SMITH BENJAMIN H AND
GAIL K
P O BOX 427 SPRINGFIELD,
GA 31329

Applicant

Ben Smith
 912-547-3418 ext. 00000
 customdesignsurfaces@gmail.com
 253 Elbert Arnsdorff rd
Springfield, Ga 31329

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 #*

315

Parcel #*

44

Staff Description

Georgia Militia District

11

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

—

🔒 Plat Filing required* ⓘ

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Ben H Smith

Applicant Email Address*

Customdesignsurfaces@gmail.com

Applicant Phone Number*

9125473418

Applicant Mailing Address*

253 Elbert arnsdorff rd

Applicant City*

Springfield

Applicant State & Zip Code*

Ga

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 *

03150044

Road Name*

Chester thomas

Proposed Road Access* ?

Chester Thomas rd

Total Acres *

11.4

Acres to be Rezoned*

11.4

Lot Characteristics *

Wooded

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Dividing property for more than one home

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

North*

Residential

South*

Residential

East*

Rail road

West*

Residential

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.*

build more than one house

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?*

Same as nearby property

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?*

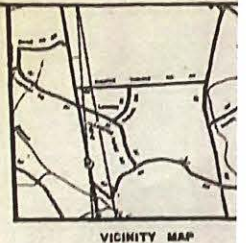
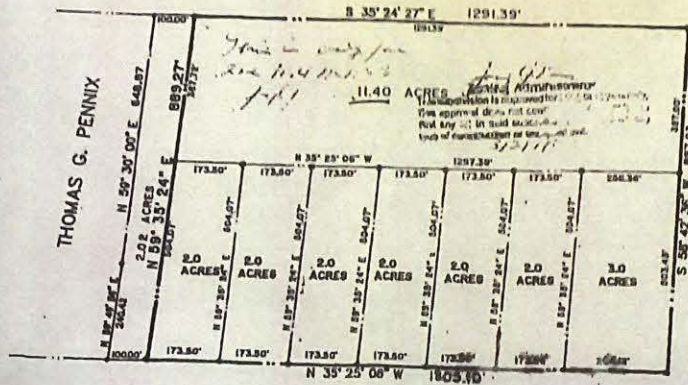
No

Digital Signature*

 Benjamin H Smith
Aug 5, 2024

BA 24
P. 179

CSX TRANSPORTATION 100' RIGHT-OF-WAY



VICINITY MAP

CHESTER THOMAS RD. 30' R/W
(COUNTY ROAD No. 63)



GEORGIA HIGHWAY 21 100' R/W



"i" INDICATES IRON PIN
THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY AND (S) NOT WITHIN THE 100 YEAR FLOOD BOUNDARY AS DETERMINED BY FIRM FLOOD INS. MAP.

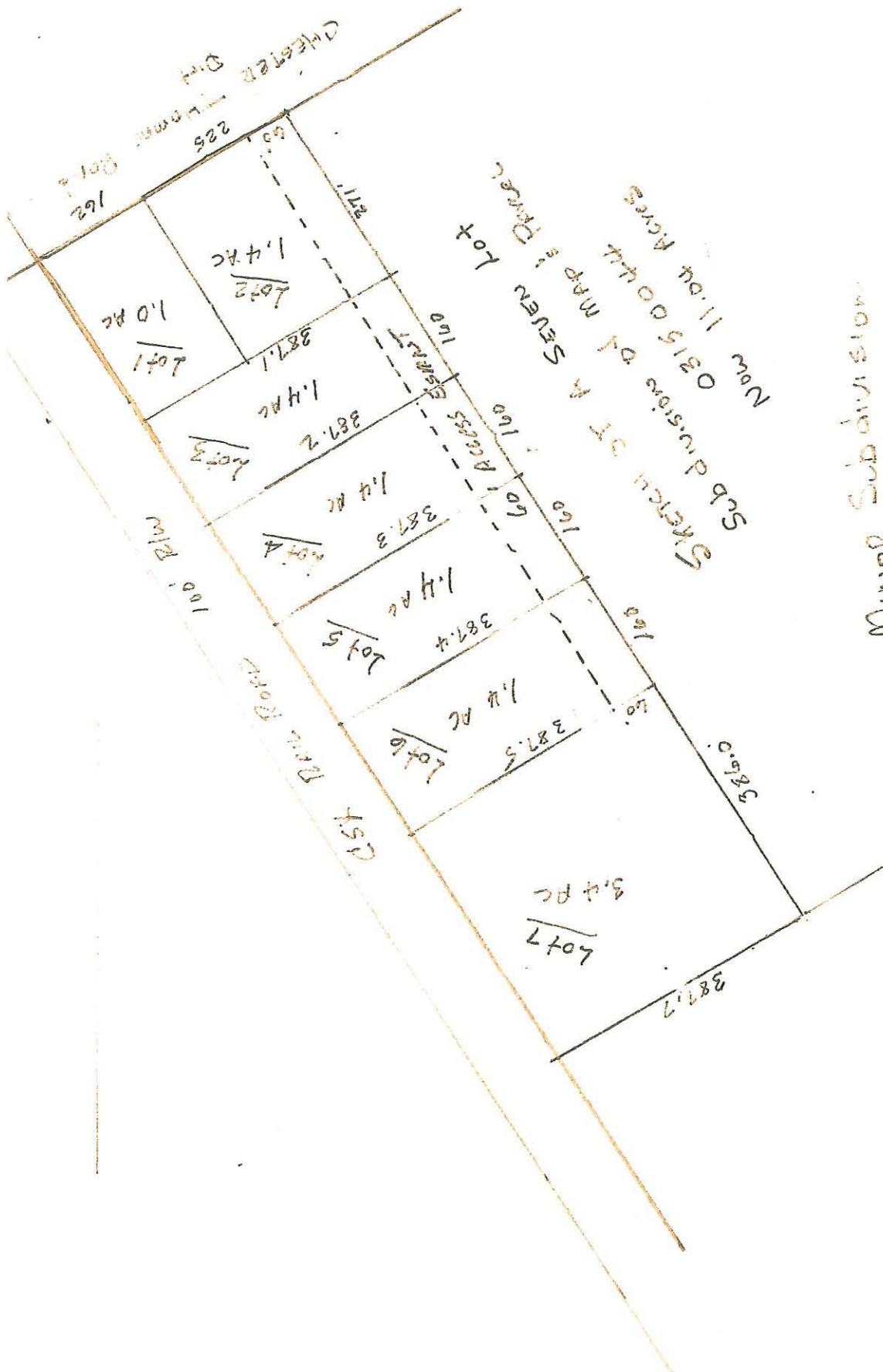
SURVEY OF 26.40 ACRES OF LAND BEING A PORTION OF THE FORMER THOMAS TRACT, 11th G.M. DISTRICT, EFFINGHAM COUNTY, STATE OF GEORGIA.

EQUIPMENT USED: TOPCON SETS 2-06 TOTAL STATION
LEITZ BETA TOTAL STATION w/DATA COLLECTOR
ANGULAR ERROR PER ANGLE POINT: 04"
ADJUSTED BY LEAST SQUARES METHOD
LINEAR ERROR OF CLOSURE: 1" IN 32,265'

SURVEYED FOR: JULIAN E. PACE, JR.



JOHN S. KERN P.E., P.C.
120 OGLETHORPE PROFESSIONAL CORPORATION
P.O. BOX 16178, SAVANNAH, GEORGIA
TELEPHONE: (912) 394-8400
ASSOCIATE: SALVIN A. PAGE, P.L.S.
SCALE - 1"=200' DATE: 6/16/91
SURVEY BY: DMS DRAWN BY: CWP APPROVED BY: [Signature]
ORIENTED TO MAGNETIC PRECISION: P.L.S.
AREA: FILE NO. DIS



Now 11.04 Acres
 Sub divisions of Map # 104
 Section of A Seven Lot
 Access Road

Minor Subdivision
 Proposal
 3 Sept 2024

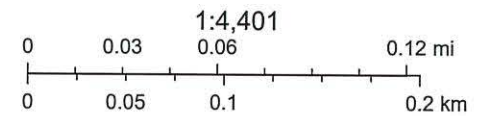
315-44



8/8/2024

 Addresses  Parcels

Roads



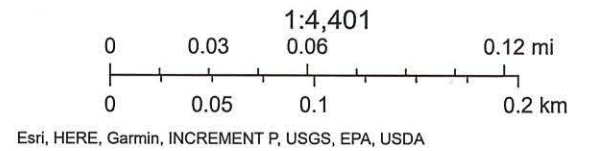
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

315-44



8/8/2024

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



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 **Ben Smith- (Map # 315 Parcels # 44)** 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?

BS.

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APPROVAL *X*

DISAPPROVAL

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P.H.
Ben Edgington PST

