

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 5-10-23

Applicant/Agent: Leon L Hood

Applicant Email Address: Leonhood@comcast.net

Phone # 912 247 2875

Applicant Mailing Address: 258 Shirley Dr.

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: \_\_\_\_\_  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 258 Shirley Dr.

Proposed Road Access: Shirley Dr.

Present Zoning of Property: AR-2 Proposed Zoning: AR-1

Tax Map-Parcel # 370C-2 Total Acres: 2.5 Acres to be Rezoned: 0.2

Lot Characteristics: Residential

**WATER**

Private Well

Public Water System

If public, name of supplier: \_\_\_\_\_

**SEWER**

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: \_\_\_\_\_

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

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_



1. Describe the current use of the property you wish to rezone.

Home

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

Yes

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

Home

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

Residential

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

All are residential-use properties

6. 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

Applicant Signature:

Date

5-10-23

This/these lot or lots is/are served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to paving. This/these lot or lots may not be re-subdivided until said road, at the subdivider's expense is brought into compliance with county road standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee of the property. The easement may serve no more than three (3) lots. The original remaining parcel shall be included as one of the three lots. If location of easement on plat changes, I/we understand that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

This day of May 2020  
*[Signature]*  
 Surveyor

- LEGEND:
- IRF 5/8" REBAR FOUND
  - IRS 3/8" REBAR SET
  - PL PROPERTY LINE
  - CMF CONC MON. FOUND
  - N/F NOW OR FORMERLY
  - PP POWER POLE
  - EQUIP. USED TOTAL STATION
  - TOPCON 303
  - ERROR OF CLOSURE
  - 1:24,000 PLAT NOT ADJUSTED

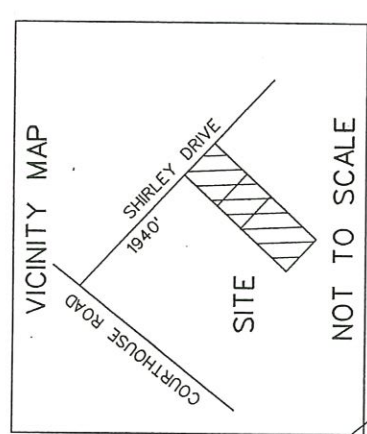
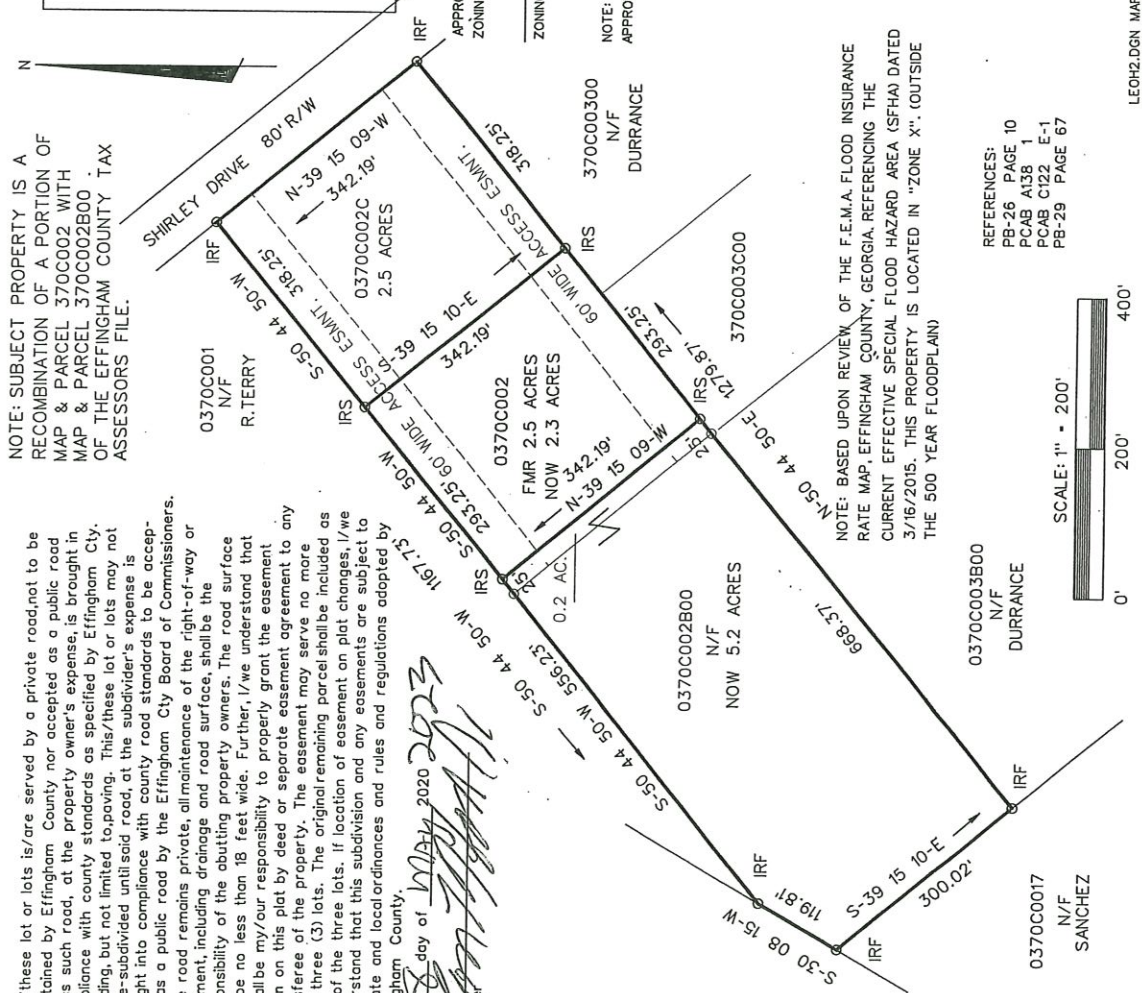
ADOLPH N. MICHELIS & ASSO.  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

(1) 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 the State Board of Professional Engineers and Land Surveyors. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat. The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia. Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*[Signature]*  
 No. 13223  
 ADOLPH N. MICHELIS  
 DATE: 5-02-23

NOTE: SUBJECT PROPERTY IS A RECOMBINATION OF A PORTION OF MAP & PARCEL 370C002 WITH MAP & PARCEL 370C002B00 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.



**RECOMBINATION SURVEY**

SURVEY FOR  
**LEON L HOOD JR**

SURVEY TO RECOMBINE 0.2 AC  
 FROM M & P 0370C00200  
 INTO M & P 0370C002B00  
 LOCATED IN THE 10TH. G.M.D.  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 30 MAR 2023  
 PLAT DRAWN 30 MAR 2023

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/15/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

- REFERENCES:
- PB-26 PAGE 10
  - PCAB A138 1
  - PCAB C122 E-1
  - PB-29 PAGE 67



ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

NOTE: SEE PLAT BK 29 PG 67 FOR OSSMS REGULATIONS APPROVAL SIGNATURES.



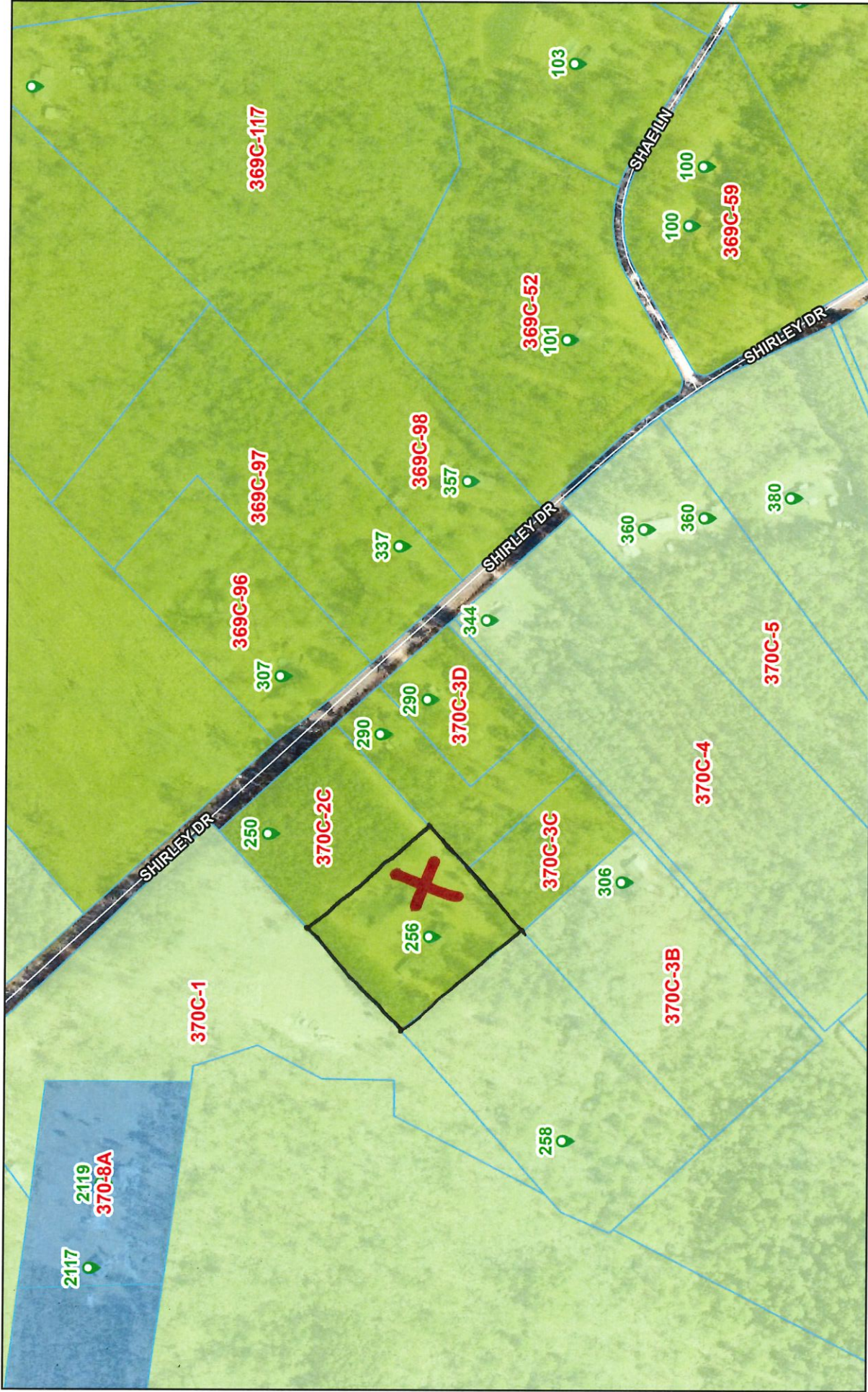
# 256 Shirley Drive



© All EagleView Technology Corporation



# 256 Shirley Drive



6/13/2023

Address Points    Roads    AR-2 Efn\_fin\_cache    1:4,514  
Tax Parcel Labels    Effingham County Zoning    R-1    Red: Band\_1    0    0.03    0.07    0.1    0.13 mi  
Tax Parcels    AR-1    Green: Band\_2    0    0.05    0.1    0.2 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County  
BOC



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 **Leon L. Hood – (Map # 370C Parcel # 2)** from AR-2 to AR-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?

BFS.

7/11/23.

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DB



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AR2