

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 6/7/2023

Applicant/Agent: Kenneth Lancaster

Applicant Email Address: KLLancaster@outlook.com

Phone # 912-667-0975

Applicant Mailing Address: 800 Mock Road

City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: Lee H. Lancaster Shirley Bridges
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Mock Road

Proposed Road Access: Mock Road

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

Tax Map-Parcel # 409-59A+B Total Acres: 72.97 Acres to be Rezoned: 1.28 (:98/3)

Lot Characteristics: _____

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Recombination with 409-59A01 (AR-2)

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.

Residential

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.

Residential

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?

no change of use

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 change

Applicant Signature: Kenneth Juncos Date 06-7-23

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 STAMPA, GEORGIA 30467
 PH. (912) 629-3972

SURVEYORS CERTIFICATION

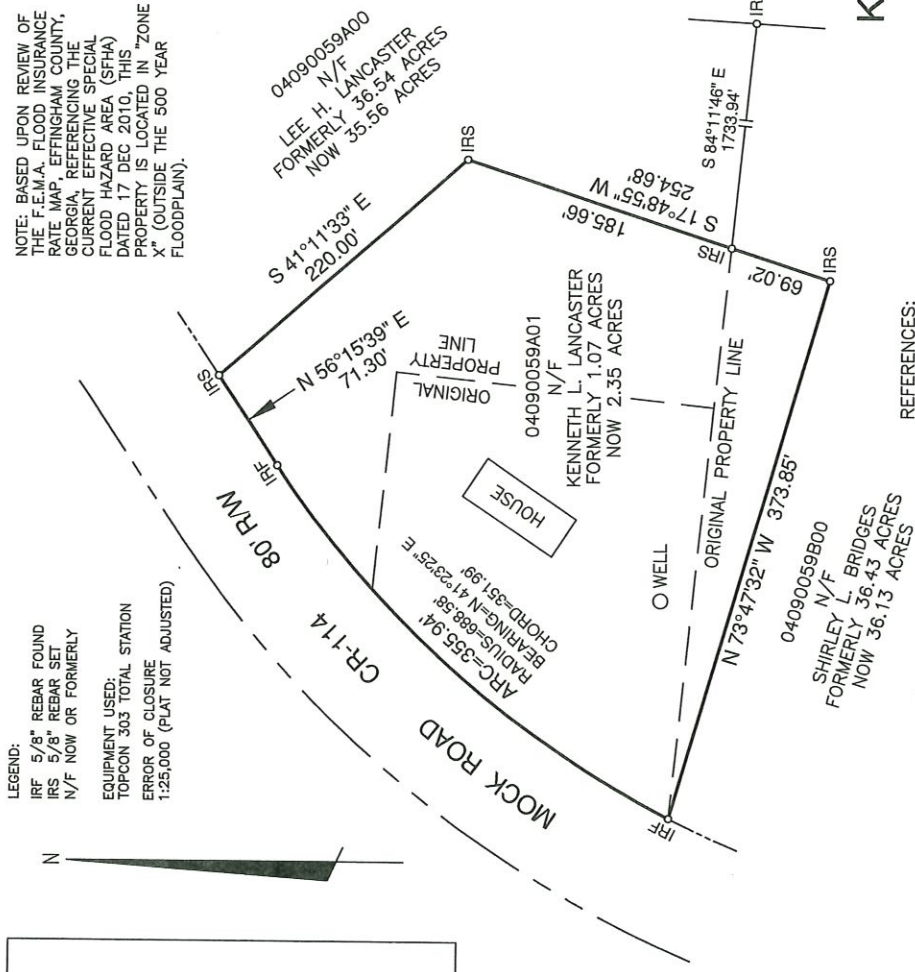
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and applicable local jurisdictions for recording on evidenced approval certificates, signatures, stamps, or statements herein.

Such approvals or affirmations should be confirmed with the person or persons who are any purchaser or user of this plat as to intended use of the plat. 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 State Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

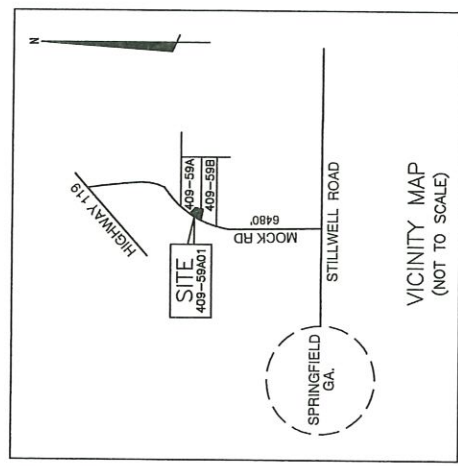
ADOLPH N. MICHELIS
 NO. 1323
 LAND SURVEYOR

Adolph N. Michelis
 GA. Reg. L.S. Lic. No. 1323 5-12-23 DATE

LEGEND:
 IRF 5/8" REBAR FOUND
 IRS 5/8" REBAR SET
 N/F NOW OR FORMERLY
 EQUIPMENT USED:
 TOPCON 303 TOTAL STATION
 ERROR OF CLOSURE
 1:25,000 (PLAT NOT ADJUSTED)



NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 17 DEC 2010, THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN).



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

NOTE: THE PURPOSE OF THIS SURVEY IS TO ADD ADDITIONAL PROPERTY TO THE PROPERTY SHOWN ON A SURVEY FOR FAYE W. LANCASTER RECORDED IN PLAT BOOK D148, PAGE A1, WHICH WAS APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION AS SHOWN ON THE REFERENCED RECORDED PLAT.

FAMILY RECOMBINATION SURVEY FOR KENNETH L. LANCASTER

SURVEY OF 2.35 ACRES
 LOCATED IN THE 11TH G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 07 MAY 2023
 PLAT DRAWN 11 MAY 2023

REFERENCES:
 PLAT BOOK D148, PAGE A1
 PLAT BOOK D148, PAGE A2

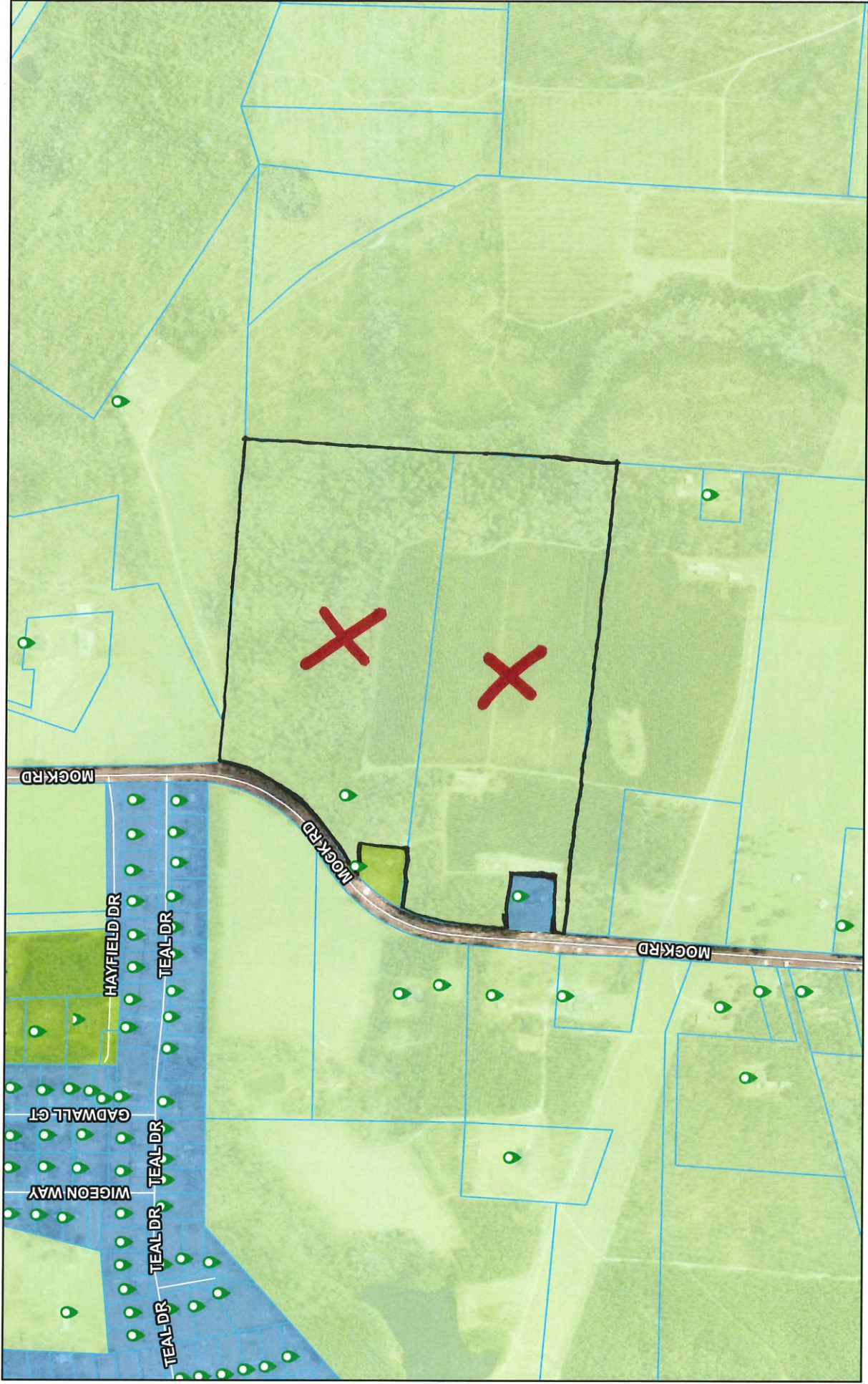
SCALE: 1" = 100'
 0 100 200

NOTE: SUBJECT PROPERTY IS ALL OF PARCEL 04090059A01, AND PARTS OF 04090059A00 & 4090059B00 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

409-59A&B



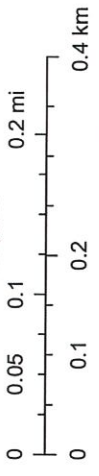
409-59A&B



6/13/2023

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- AR-2 Efn_fln_cache
- R-1
- AR-1
- R-1
- Green: Band_2

1:9,028



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, 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 X DISAPPROVAL _____

Of the rezoning request by applicant **Kenneth Lancaster as Agent for Lee H. Lancaster & Shirley Bridges – (Map # 409 Parcel # 59A&B) 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?

BKS.
7/11/23.

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DB

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