

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: May 12, 2023

Applicant/Agent: Jessica Collins

Applicant Email Address: Lauracollins607@gmail.com

Phone # 409-728-3031

Applicant Mailing Address: 626 Bledsoe Dr. Guyton Ga 31312

City: Guyton State: Ga Zip Code: 31312

Property Owner, if different from above: Kenneth Hates
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # 912-~~902~~ 465-1072

Owner's Mailing Address: 626 Bledsoe Dr.

City: Guyton State: GA Zip Code: 31312

Property Location: 639 Archer rd

Proposed Road Access: Archer rd

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

Tax Map-Parcel # 02710028 Total Acres: 5.44 Acres to be Rezoned: 5.44

Lot Characteristics: _____

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.

One acre Cleared & the rest is not

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.

To Sell

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

The properties surrounding it have houses

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?

Yes

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

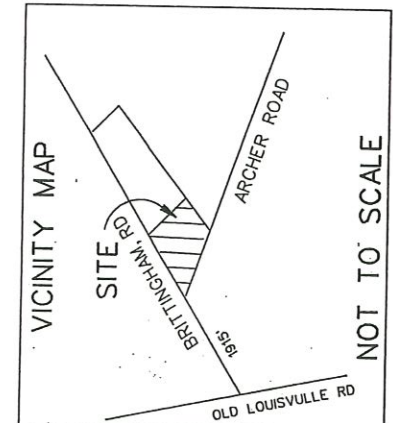
Applicant Signature: Amica Collins Date May 12, 2023

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 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 271-28 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

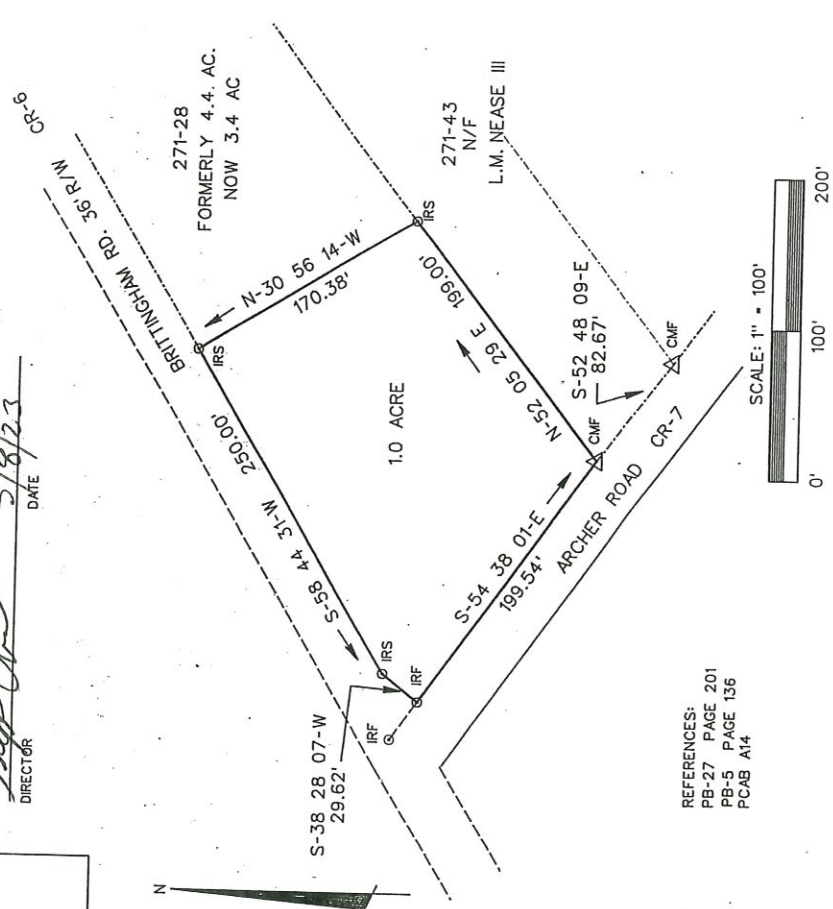
APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION, SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

[Signature]
 DIRECTOR
 DATE 5/8/23



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.
 ZONING ADMINISTRATOR _____ DATE _____

SURVEY FOR
KENNETH HALES
 SURVEY OF 1.0 ACRE FROM A
 4.4 ACRE TRACT, BELONGING TO
 SHERYL S FOOTE
 LOCATED IN THE 10TH, G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 15 AUG 2018
 PLAT DRAWN 15 AUG 2018
 KHALE.DGN AUG2018



REFERENCES:
 PB-27 PAGE 201
 PB-5 PAGE 136
 PCAB A14

LEGEND:
 IRF 5/8" REBAR FOUND
 IRS 5/8" 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

(I) 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 Surveyors Board. The surveyor certifies that the plat complies with the rules and regulations of the State Surveyors Board and that the surveyor is duly licensed and in good standing. The surveyor certifies that the plat complies with the rules and regulations of the State Surveyors Board and that the surveyor is duly licensed and in good standing. The surveyor certifies that the plat complies with the rules and regulations of the State Surveyors Board and that the surveyor is duly licensed and in good standing.

[Signature]
 DATE 5.03.23

GA. REG. LS. LIC. NO. 1323

639 Archer Road



639 Archer Road



6/9/2023

Legend

- Municipal Boundaries
- Tax Parcels
- Effingham County Zoning
- Roads
- Address Points
- Tax Parcel Labels
- R-1
- AR-1
- AR-2
- Efn_fin_cache
- Red: Band_1

Scale: 1:9,028

0 0.05 0.1 0.2 0.4 km

0 0.1 0.2 0.4 mi

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, 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 **Jessica Collins as Agent for Kenneth Hales & Sheryl Foote – (Map # 271 Parcel # 28)** 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?

7/11/23
BKS.

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APPROVAL ✓

DISAPPROVAL _____

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AR2