

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/31/2023

Applicant/Agent: KFJT Enterprises LLC

Applicant Email Address: kevinfinley1995@gmail, Jeff@cpa-ht.com

Phone # 912-596-6044 912-604-9806

Applicant Mailing Address: 440 Mall Blvd, Suite A

City: Savannah State: GA Zip Code: 31406

Property Owner, if different from above: Estate of Ernest J. Oetgen (EK)
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Chris Klein lawgroup.net

Phone # 912/598-1771

Owner's Mailing Address: 15 Lake Street, Suite 210

City: Savannah State: GA Zip Code: 31411

Property Location: 662 Godley Rd. (Oetgen Rd, accessed off HWY 80)

Proposed Road Access: Stagecoach Rd. to Oetgen Rd.

Present Zoning of Property: AR-1, PD Proposed Zoning: I-1

please see below

Tax Map-Parcel # (4) total Total Acres: 171.94 Acres to be Rezoned: 171.94

Lot Characteristics: borrow pit, structure/home of Mr. Julian Oetgen and few mobile homes

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: to light industrial purposes

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

North AR-1 South AR1 East R-4, I-1 West AR-1

Tax Map-Parcel #'s: 03990003 03990003Q00
03990003D00 03990003R00

Rev 05052021

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

Agricultural, borrow pit

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

No

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

Industrial warehouse facility

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

Agricultural

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?

Compatible with adjacent agricultural zonings

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

8/19/23

BK:28 PG:343-343
P2018000102

FILED IN OFFICE
CLERK OF COURT
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Hursey

RECORDING INFORMATION

LINE	BEARING	DISTANCE
L1	N 87°45'27" W	230.59
L2	N 07°28'18" E	14.42
L3	S 67°22'52" W	256.37
L4	N 27°07'48" E	148.98
L5	N 21°40'40" E	170.05
L6	S 42°50'37" W	172.89
L7	S 48°45'30" W	172.89
L8	S 17°28'11" W	162.60
L9	N 16°15'33" E	827.58
L10	N 27°07'48" E	148.98
L11	N 7°00'05" E	414.57
L12	N 15°15'19" W	201.93
L13	N 15°15'19" W	201.93
L14	S 42°50'37" E	172.89
L15	N 16°15'33" E	827.58
L16	S 67°22'52" W	256.37
L17	N 07°28'18" E	14.42
L18	N 87°45'27" W	230.59

LINE	BEARING	DISTANCE
L19	N 27°07'48" E	148.98
L20	N 21°40'40" E	170.05
L21	S 42°50'37" W	172.89
L22	S 48°45'30" W	172.89
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L31	S 67°22'52" W	256.37
L32	N 07°28'18" E	14.42
L33	N 87°45'27" W	230.59

REFERENCES - EFFINGHAM COUNTY
DEED BOOK 520, PAGES 328-343
DEED BOOK 521, PAGES 172-173
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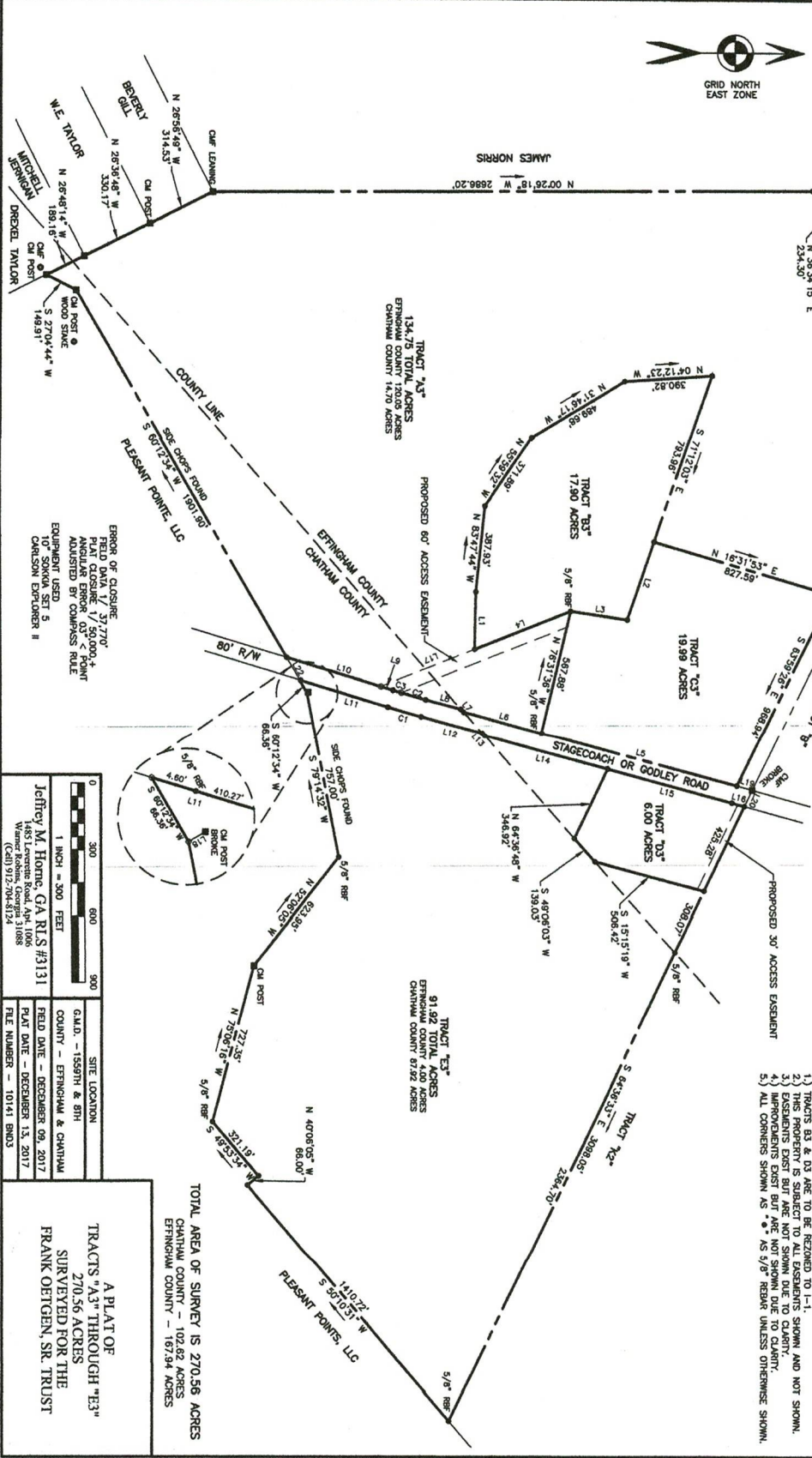


AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-5-87, THIS PLAT HAS BEEN PREPARED BY A PROFESSIONAL SURVEYOR AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CLERK OF SUPERIOR COURT FOR EFFINGHAM COUNTY. THE CLERK OF SUPERIOR COURT HAS REVIEWED THIS PLAT AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. THE CLERK OF SUPERIOR COURT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED FOR THIS PLAT. THE SURVEYOR'S LIABILITY IS NOT LIMITED BY THIS PLAT. THE SURVEYOR'S LIABILITY IS NOT LIMITED BY THIS PLAT. THE SURVEYOR'S LIABILITY IS NOT LIMITED BY THIS PLAT.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
ZONING ADMINISTRATOR
DATE 11/13/2017
ZONING ADMINISTRATOR

SURVEYOR'S NOTES

- 1.) TRACTS B3 & D3 ARE TO BE REZONED TO L-1.
- 2.) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS SHOWN AND NOT SHOWN.
- 3.) EASEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY.
- 4.) IMPROVEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY.
- 5.) ALL CORNERS SHOWN AS "X" AS 5/8" REBAR UNLESS OTHERWISE SHOWN.

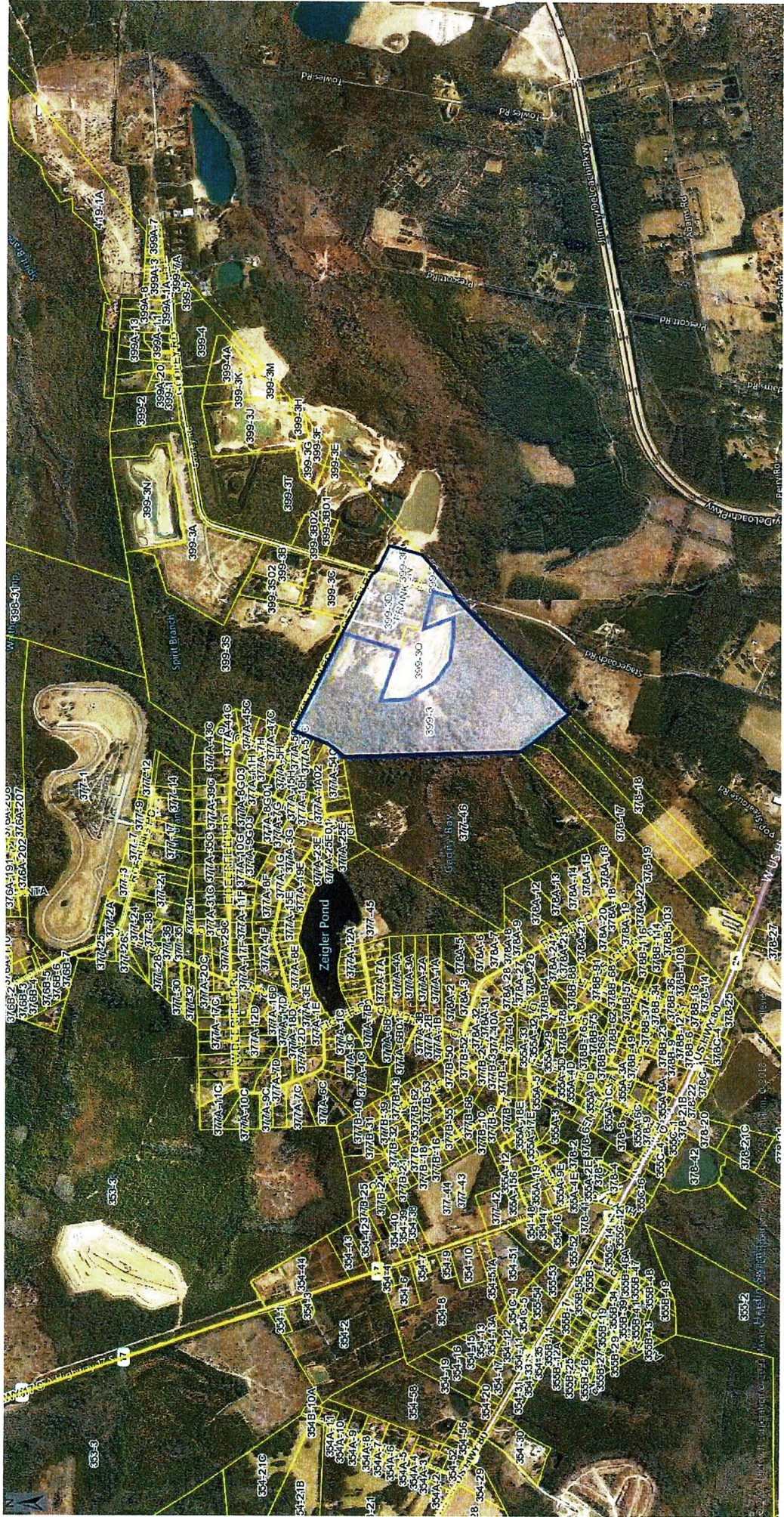


JEFFREY M. HORNE, GA RLS #3131
1485 Lanesville Road, Apt. 1008
Waynesboro, GA 30389
(706) 912-7044-1324

SITE LOCATION
G.M.O. - 1559TH & 8TH
COUNTY - EFFINGHAM & CHATHAM
FIELD DATE - DECEMBER 09, 2017
PLAT DATE - DECEMBER 13, 2017
FILE NUMBER - 10141 8903

A PLAT OF
TRACTS "A3" THROUGH "E3"
270.56 ACRES
SURVEYED FOR THE
FRANK OETGEN, SR. TRUST

Oetgen Road



399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

1:15,799

0 0.1 0.2 0.4 mi
 0 0.17 0.35 0.7 km
 Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA

- Tax Parcel Labels
- Tax Parcels
- Roads
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- FEMA Flood Zone
- A
- AE

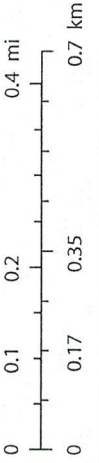
399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

- Tax Parcel Labels
- R-1
- R-4
- B-2
- AR-1
- AR-2
- I-1
- Efn_frn_cache
- Red: Band_1
- Green: Band_2
- Roads

1:15,799



Effingham County BOC, Savannah Area GIS, 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 **KFJT Enterprises as Agent for Estate of Ernest Oetgen – (Map # 399 Parcels # 3, 3D & 3Q)** from AR-1 & R-4 to I-1 zoning.

Roads are inadequate

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?

Probably w/ the need roads/ access is not given

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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?

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- 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? **ROAD**

#13-Dave

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Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?



#13-Peter