

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/14/2023

Applicant/Agent: Alex Long (Lawrence Alexander Homes)

Applicant Email Address: along111@yahoo.com

Phone # 912-663-2980

Applicant Mailing Address: PO Box 1190

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: GSL Cattle Company LLC
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): along111@yahoo.com

Phone # 912-663-2980

Owner's Mailing Address: 117 Ackerman Road

City: Rincon State: GA Zip Code: 31326

Property Location: Courthouse Road

Proposed Road Access: Courthouse Road

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

Tax Map-Parcel # 03480016 Total Acres: 14.635 Acres to be Rezoned: 14.635

Lot Characteristics: undeveloped, covered by various vegetation

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Subdividing property into 5 smaller lots

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

North AR-2 South AR-1, AR-2 East AR-1 West AR-2

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

undeveloped, covered by various vegetation

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.

five (5) lot residential subdivision

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

Single family residential and residential / agricultural uses

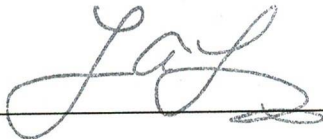
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

Adjacent and nearby properties are residential and are similar in size.

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

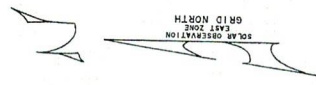
Applicant Signature: _____



Date _____

7-20-23

DRAWN BY: J.M.B.



LINES:

LINE	BEARING	DISTANCE
L-1	N 26° 15' 31" E	384.80'
L-2	N 32° 28' 02" E	372.03'
L-3	S 68° 25' 19" E	158.68'
L-4	S 58° 25' 39" E	352.80'

NOTE:
140 FEET FROM CENTER LINE OF COURTHOUSE ROAD DEDICATED FOR FUTURE RIGHT-OF-WAY.

26/135

PLAT OF
Z. VANCE DASHER
ESTATE
320.28 ACRES
HOME TRACT

LOCATION: G.M.D. 10,
EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 500 FEET

DATE: SEPT. 10, 1990

WILDER SURVEYING & MAPPING
RINCON, GEORGIA

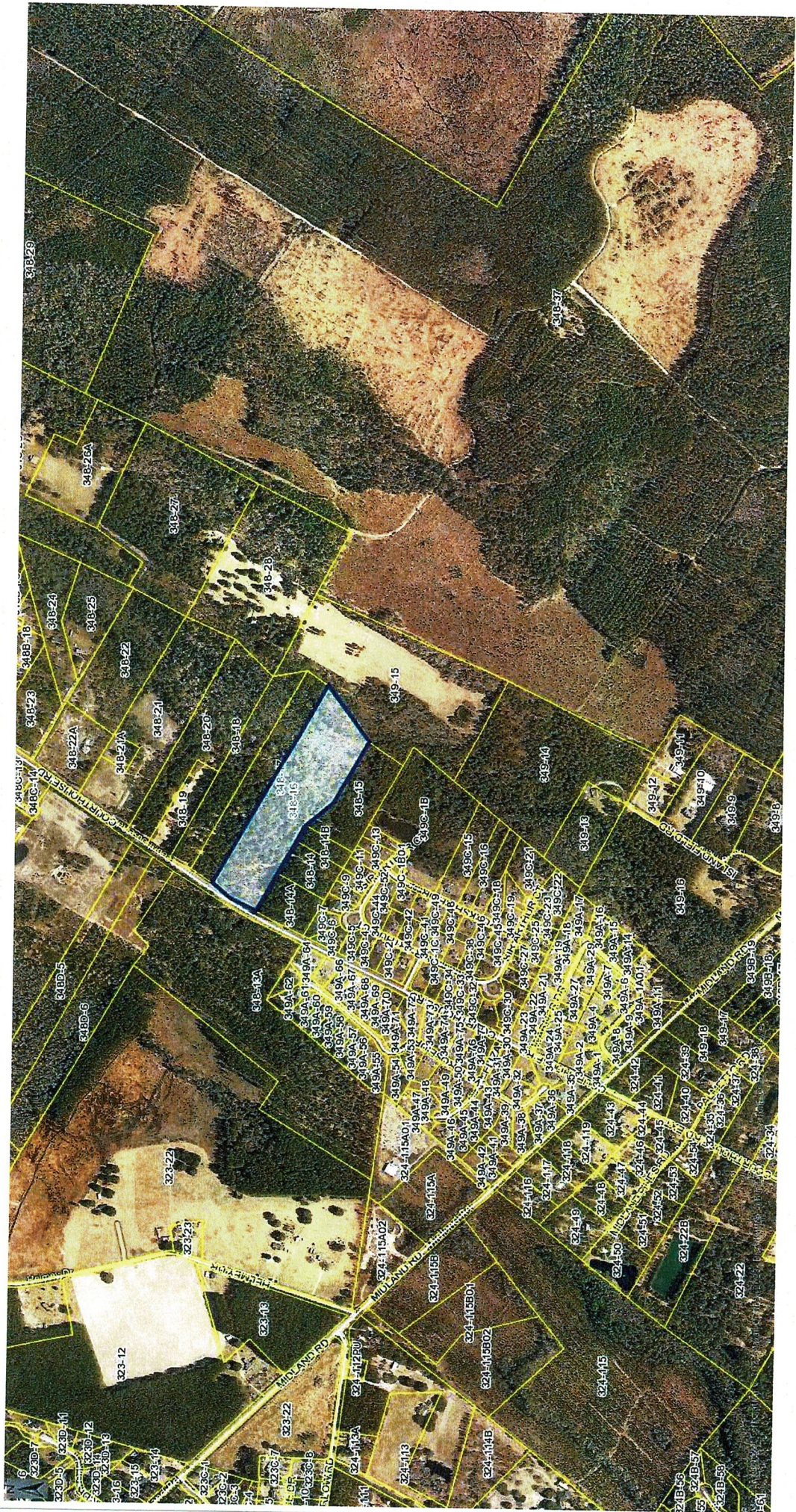


Joseph J. Davis
Zoning Administrator
This subdivision is approved for filing purposes only.
The approval does not constitute a warranty of accuracy.
The approval is based on the information furnished by the applicant.
The approval is subject to the approval of the Board of Health and Safety.
111719 D



ERROR OF CLOSURE:
FIELD DATA 1/24, 425
PER POINT
ADJUSTED ERROR 0.17
PLAT CLOSURE 1/24, 489, 647
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER

Courthouse Road



348-16 / Courthouse Road



8/13/2023

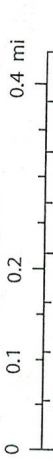
- Tax Parcel Labels
- Tax Parcels
- Roads

- Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- FEMA Flood Zone
- A

X- AREA OF MINIMAL FLOOD HAZARD

1:15,799



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

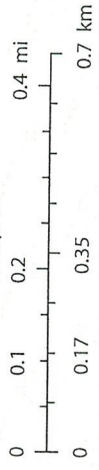
348-16 / Courthouse Road



8/13/2023

- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
 - R-1
 - PD
 - AR-1
 - AR-2
- Efn_fin_cache
 - Red: Band_1
 - Green: Band_2

1:15,799



Effingham County BOC, 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 X

DISAPPROVAL _____

Of the rezoning request by applicant **Alex Long as Agent for GSL Cattle Company, LLC – (Map # 348 Parcel # 16)** from AR-1 to R-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?

yes one

#5-Ryan

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PEH
#5-Peter