

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/9/2023

Applicant/Agent: Kirk Brenneman

Applicant Email Address: KBrenneman@gmail.com

Phone # 912-677-7410

Applicant Mailing Address: 116 Sterling Dr.

City: Rincon State: GA Zip Code: 31326

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

Owner's Email Address (if known): ~~Richard Silva (Estate of)~~ William Silva

Phone # 912-655-5576

Owner's Mailing Address: 4002 Blue Jay Rd.

City: Guyton State: GA Zip Code: 31312

Property Location: 4004 Blue Jay Road, Guyton GA 31312

Proposed Road Access: Blue Jay Rd

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

Tax Map-Parcel # 351B-3 Total Acres: 5.01 Acres to be Rezoned: 5.01

Lot Characteristics: Residence

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: County water

Justification for Rezoning Amendment: to allow for rural business (AR districts only)

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.

Residence + rural business

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

Residential

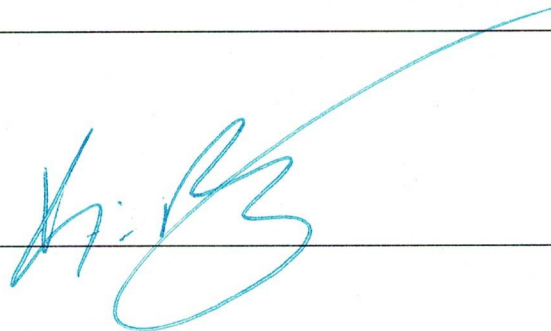
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

No change to land use other than rural business.

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.

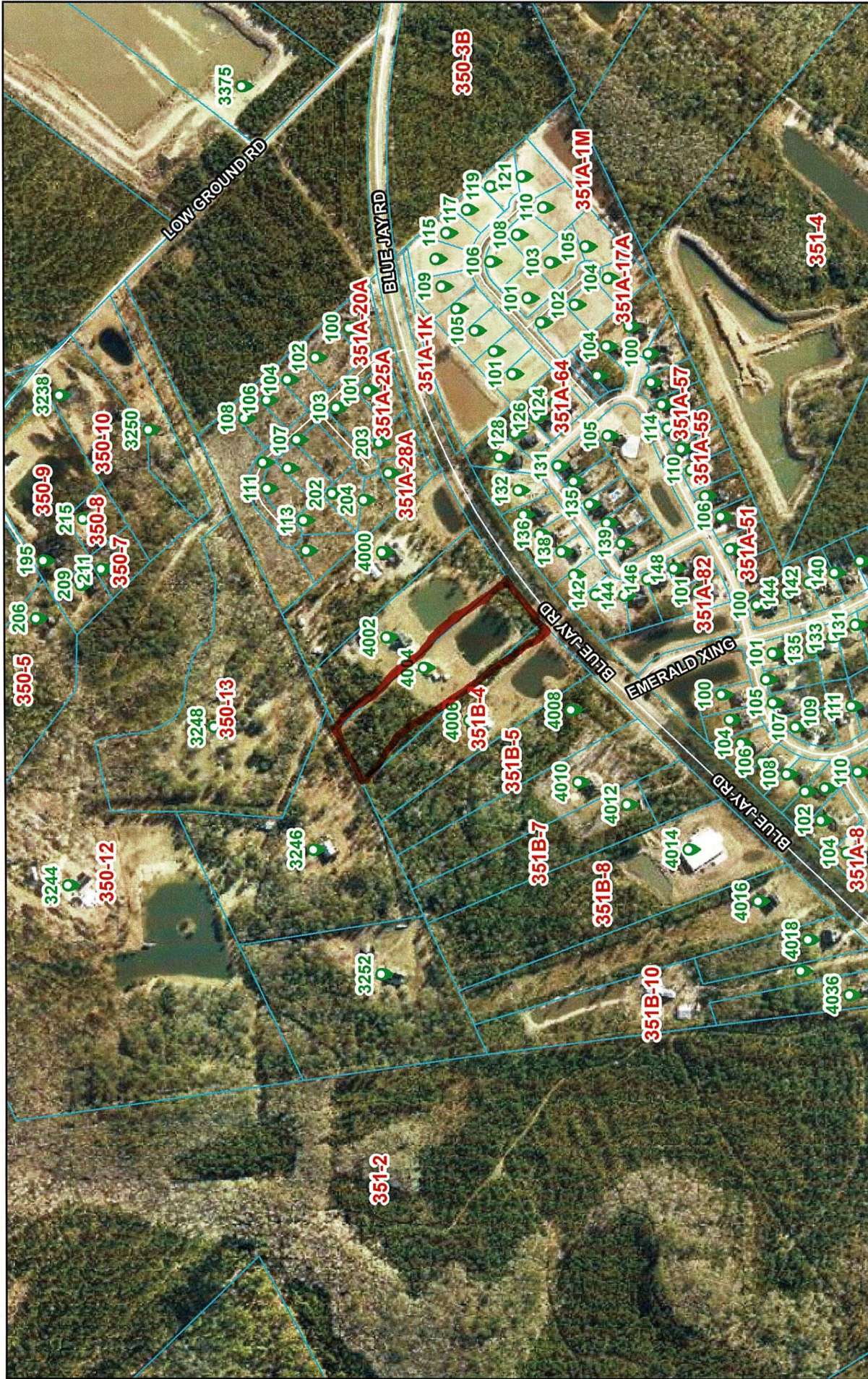
Applicant Signature:



Date

8/9/2023

351B-3 BLUE JAY ROAD



8/24/2023

- Address Points
- Tax Parcels
- Roads
- Tax Parcel Labels
- Efn_fin_cache
- Red: Band_1
- Green: Band_2



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 **Kirk Brennaman as Agent for William Ssilva & Tina Owens – (Map # 351B Parcels # 3)** from R-1 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?

#7- Ryan

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Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

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PJH

#7 - Peter