

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: Eleanor L. Kent

Applicant Email Address: mineellyn54@yahoo.com

Phone # 912 663-3610

Applicant Mailing Address: 155 Village Lake Drive

City: Pooler State: GA Zip Code: 31322

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

Owner's Email Address (if known): same as above

Phone # _____

Owner's Mailing Address: same as above

City: _____ State: _____ Zip Code: _____

Property Location: 1091 4th Street Extension

Proposed Road Access: same as above

Present Zoning of Property: AR-1 Proposed Zoning: ~~AR-1~~ AR-2
6.7 acres

Tax Map-Parcel # 031900²⁶~~28~~ Total Acres: 6.7 Acres to be Rezoned: ~~3 acres~~

Lot Characteristics: _____

WATER	SEWER
<input checked="" type="checkbox"/> Private Well	<input checked="" type="checkbox"/> Private Septic System
<input type="checkbox"/> Public Water System	<input type="checkbox"/> Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

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

North AR-1 South AR-1 East AR-1 West AR-1

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

The current use of the property is vacant land.

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

The current reasonable economic use is valued at \$40,000 according to Effingham Tax Commissioner,

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

After rezoning the land will be surveyed for 3 acres of living space.

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

The uses of the other property in the vicinity are single family units

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?

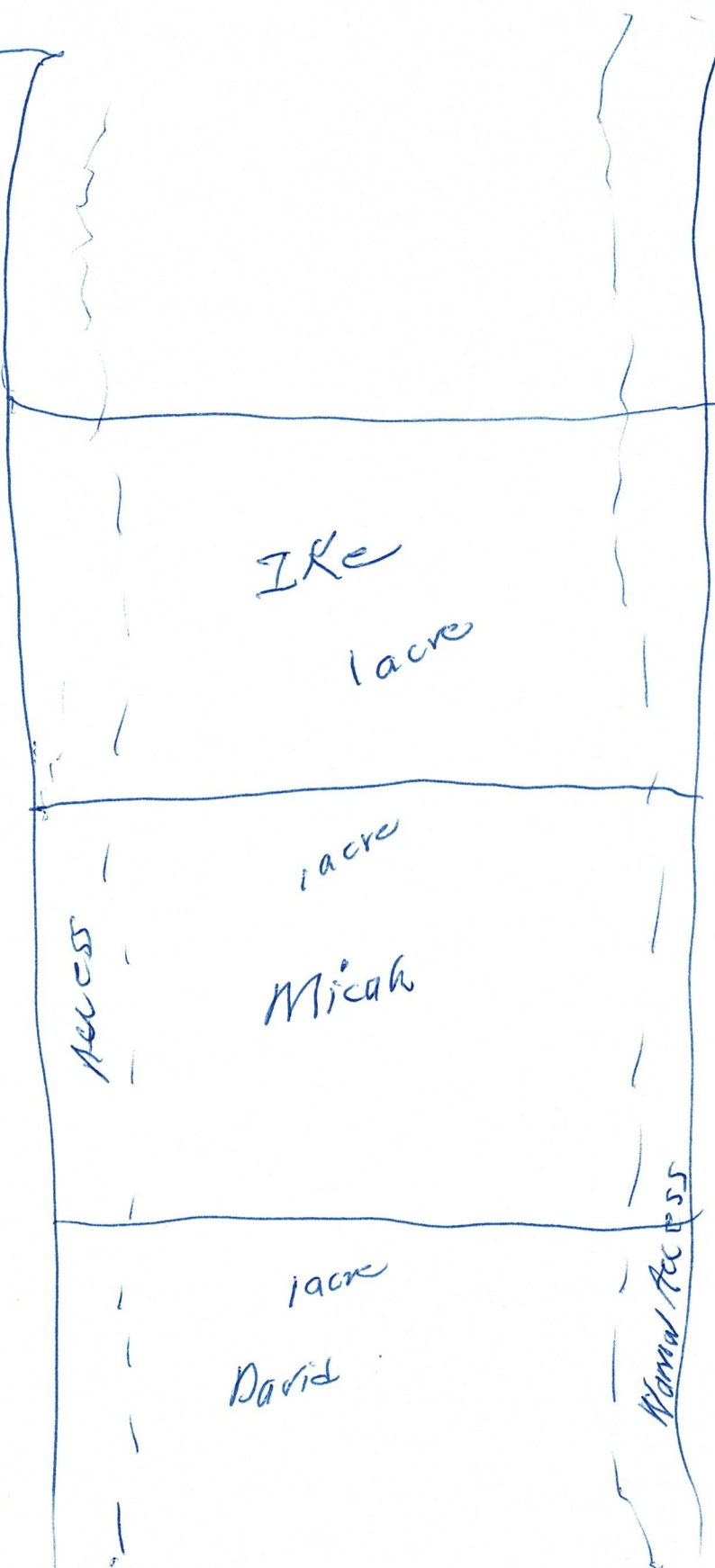
Rezoning use will allow for single family (3) units on the property

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?

The proposed zoning change will result in single family homes.

Applicant Signature: Chester L. Kent Date _____

Site Plan/Sketch



Ike
1 acre

1 acre
Micah

1 acre
David

Access

Wanna Access

1091
4th Street Extension

SURVEY OF 20.174 AC BEING SUBDIVIDED INTO 3 PARCELS LOCATED IN THE 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



- REFERENCES:**
1. PA 4 PG 296
 2. PS 26 PG 31
 3. PS C 78 PG C1
 4. PS J PG 137
 5. PS 18 PG 78

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR

DIRECTOR DATE 11-17-19

SURVEY FOR:

MINNIE ELLEN RESE

COUNTY: EFFINGHAM STATE: GEORGIA

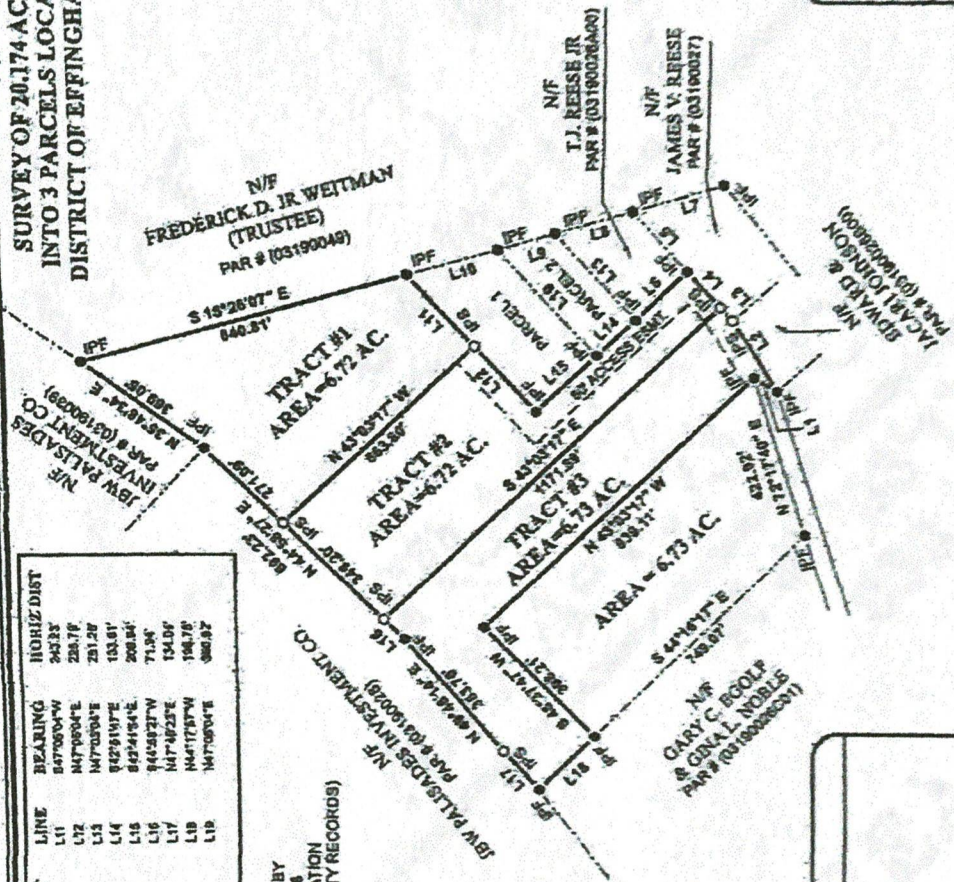
SUBD:

DATE: 08/22/2019 SCALE: 1" = 300'

FILE NUMBER: 1924

TOTAL AREA: = 20.174 AC LOT

FIELD SURVEY DATE: 05/13/2019



PREPARED BY

GLIBSON

WILLIAM MARK GLIBSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 8194
 877 TUCKER ROAD, CLAYTON, GEORGIA 30417
 RINDON (910) 888-8888 CLAYTON (910) 888-7088
 WWW.WILLIAMGLIBSON.COM

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S 89°40'47"E	66.15'	L11	S 45°00'44"W	243.23'
L2	S 67°37'00"W	211.45'	L12	N 47°00'04"E	228.78'
L3	N 47°00'04"E	48.08'	L13	N 47°00'04"E	231.29'
L4	N 47°00'04"E	130.32'	L14	S 12°01'14"E	133.81'
L5	N 47°00'04"E	290.17'	L15	S 42°24'45"E	208.84'
L6	S 42°24'45"E	172.35'	L16	N 47°00'04"E	71.34'
L7	S 19°20'54"E	428.46'	L17	N 47°00'04"E	134.06'
L8	S 19°20'54"E	200.09'	L18	N 47°00'04"E	198.78'
L9	S 19°20'54"E	180.88'	L19	N 47°00'04"E	300.82'
L10	S 19°20'54"E	226.54'			

SURVEYORS NOTES:

1. PARCEL 1 & 2 ARE ON A SURVEY BY WILLIAM MARK GLIBSON PLS # 3316 FOR CYNTHIA ERVIN. (NO INFORMATION WAS FOUND IN EFFINGHAM COUNTY RECORDS)

1. THE FIELD DATA WAS COLLECTED USING A TOPCON, S5 TOTAL STATION, SOKKIA GDS, AND A TIBLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY THE F.I.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVIDED BY A LAND SURVEYOR AND IN MY OPINION THIS IS ACCURATE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1976.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 16-6-87) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLIBSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL PAYMENTS WHICH MAY AFFECT THE PROPERTY ARE BROUGHT TO THE CERTIFICATOR, AS SHOWN HEREON, IS PURELY A STATEMENT OF FACTS AND DOES NOT CONSTITUTE AN OPINION, INFORMATION, WARRANTY AND THE CERTIFICATOR IS NOT RESPONSIBLE FOR ANY SUCH STATEMENTS. THE CERTIFICATOR IS NOT RESPONSIBLE FOR ANY SUCH STATEMENTS.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 16-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVALS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCIES BY ANY PURCHASER OF USE OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL 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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-87

STATE OF GEORGIA

WILLIAM MARK GLIBSON PLS # 3316 DATE

300' 0 300' 600'

GRAPHIC SCALE 1" = 300'

BK:28 PG:700-700

P2019000234

FILED IN OFFICE

CLERK OF COURT

11/26/2019 01:15 PM

ELIZABETH Z. HURSEY, CLERK

SUPERIOR COUNTY, GA

Elizabeth Z. Hursey

CLERK OF COURT







1091 Fourth Street Ext



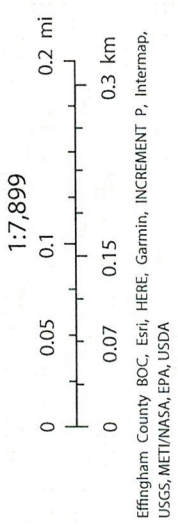
319-26 / 1091 Fourth Street Ext



8/14/2023

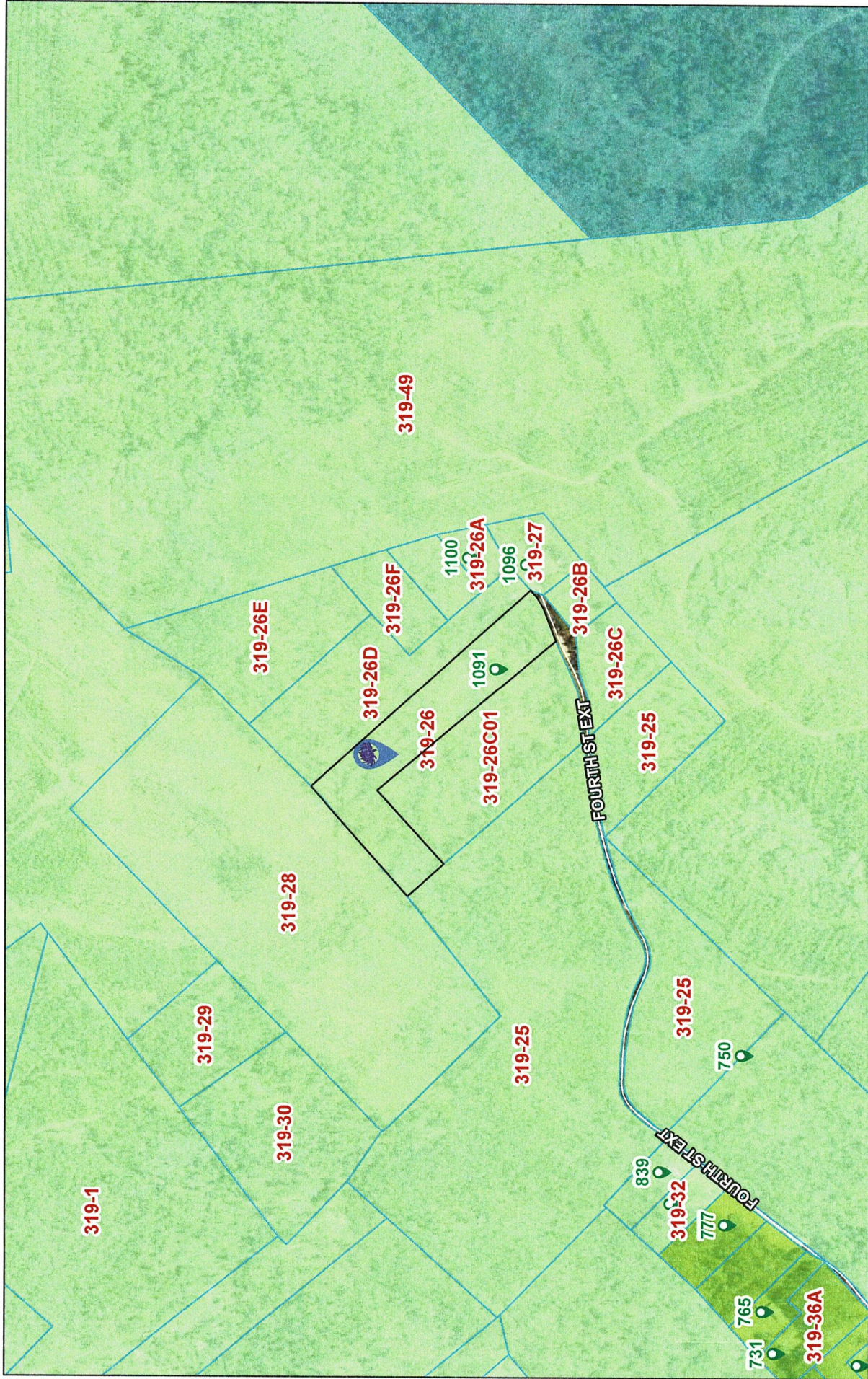
-  Address Points
-  Tax Parcel Labels
-  Tax Parcels
-  Roads
-  Wetlands
-  Freshwater Forested/Shrub Wetland

FEMA Flood Zone
 X, AREA OF MINIMAL FLOOD HAZARD














Esri, HERE, Garmin, INCREMENT P, Internap, USGS, METI/NASA, EPA, USDA

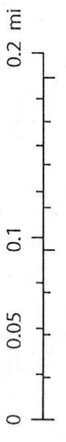
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8/14/2023

-  Address Points
-  Tax Parcel Labels
-  Tax Parcels
-  AR-2
-  R-6
-  AR-1
-  Roads
-  Effingham County Zoning
-  Efn_fin_cache
-  Red: Band_1
-  Green: Band_2

1:7,899



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 **Eleanor Kent** – (Map # 319 Parcel # 26) 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?

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APPROVAL ~~_____~~

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APPROVAL P&H

DISAPPROVAL _____

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P&H

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