ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8983
Applicant/Agent: Karen Z. Brindley
Applicant Email Address: KZ brindley & gmail. com
Phone # 912-660-1006
Applicant Mailing Address: 625 Blue Tuy Rd.
City: Rincon State: 6A Zip Code: 31326
Property Owner, if different from above:
Owner's Email Address (if known):
Phone #
Owner's Mailing Address:
City: State: Zip Code:
Property Location: Blue Jay Rd
Proposed Road Access: Bul Jay Rd
Present Zoning of Property: AR-1 Proposed Zoning: AR-3
Tax Map-Parcel # <u>432 - 44A + 45</u> Total Acres: <u>45.53 + 64.48</u> Acres to be Rezoned: <u>- 58</u> .58
Lot Characteristics:
WATER SEWER
Private Well Private Septic System
Public Water SystemPublic Sewer System
If public, name of supplier:
Justification for Rezoning Amendment: Must be compatible with 432-45A
List the zoning of the other property in the vicinity of the property you wish to rezone:
North South East West
Property Owner, if different from above: Include Signed & Notarized Authorization of Property Owner Owner's Email Address (if known): Phone #

1. Describe the current use of the property you wish to rezone.
Residential/Vacant
2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
3. Describe the use that you propose to make of the land after rezoning. No Change - recombination for CUVA purposes.
purposes.
4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
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
6. Will the proposed zoning change result in a use of the property, which could cause an excessive of burdensome use of existing streets, transportation facilities, utilities, or schools?
Applicant Signature: Karen 3 Brindley Date 8/15/23

344 Treaducell Road, Forsyth Ca, 31029 Office (478) 993-2051 Cell (912) 704-8124 Email : Jhonte@hontelandsurveying.com www.hornelandsurveying.com PROJECT NO.
EFFINGHAM2022.008 2/6/2023 RECOMBINATION SURVEY FOR KAREN Z. & JIM BRINDLEY, JR. TRACTS # 1, 2 & 3 LOCATED IN THE 9TH G.M.D., EFFINGHAM COUNTY, GEORGIA P LSF NO. 1274 HOBINELING
HOBINELING PLAT DATE FIELD DATE SHEET KEVISION **BTA** REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WATTER APPROVAL OF HORNE LAND SURVEYING, INC. ARE PROHIBITED AND MAY INAXIONATE THE SEALAND MAY LABILITY THAT HORNE LAND SURVEYING, INC. MAY HAVE IN THIS DOCUMENT. GRID NORTH REF PC B, SLIDE 108D NATION THE DEMONSTRATE DELECTRONICLUX THIS MEDA SHOULD NOT BE CONSIDERED A CERTIFEED THE DEMONSTRATE OF THE ALL MATTERS OF TITLE ARE EXCEPTED, THE SURVEY WAS PREMAED WITHOUT THE EBREST OF A COMPLETE TITLE SEARCH, ADDITIONAL EASEMENTS AND KIGHT OF WAY MAY EXIST THAT ARE NOT THE SHAWNING WAS CREATED ELECTRONICALLY THIS METAL SHARIB IN MAT BE ANAMENDED. THE FIELD DEX UNDOWNETH THIS MO. RAY IS BACED ON HAS MANERACE IN CALCLARD FOR DAY OF THE STATE OF THE STATE OF THE CALCLARD FOR THE ACCOUNT OF THE ACCOUNT FEBRUARY 06, 2023 DATE IRON ROD FOUND
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ON THE BOARD OF KAREN BRINDLEY
1.048 ACRE APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINSTRATOR DATE APPLICATION OF REPRESENTATION OF THE INDIRECTIONS CONTINUES (SEALL) IN APPLICATION AND SHAPL LEARNOW ROPAMATION PROJUCED, MERCINEN OF AND SHAPL LEARNOW ROPAMATION PROJUCED, MERCINEN OF AND COMPUTED, MERCINEN OF AND SHAPL S DATE THE

Blue Jay Road / 432-44A&45



432-44A BLUE JAY ROAD



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

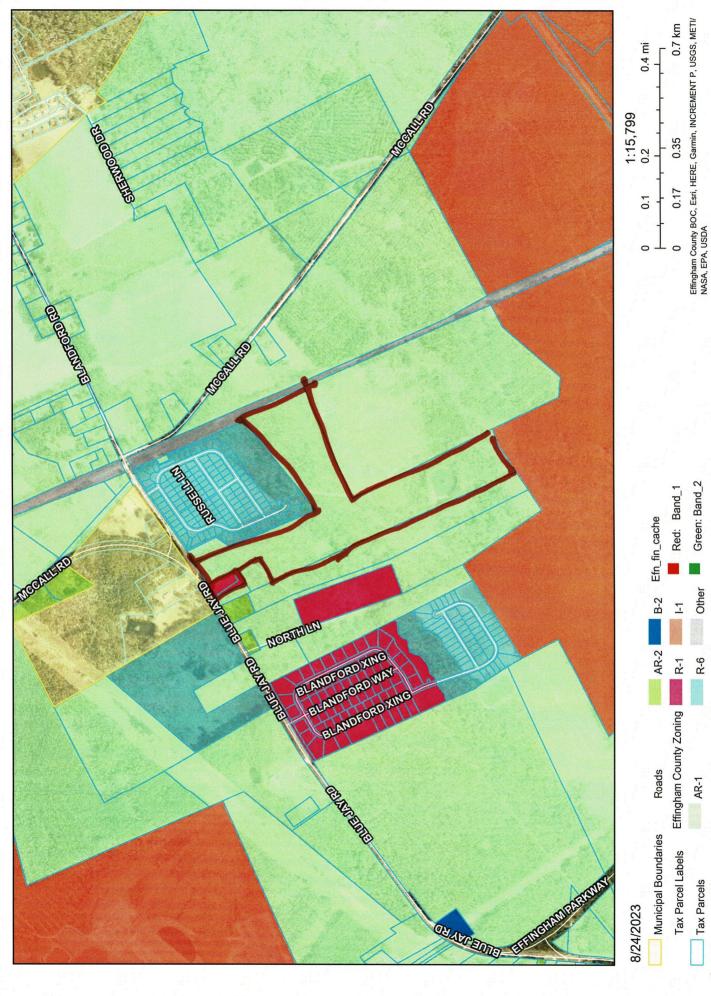
Red: Band_1
Green: Band_2

Tax Parcels

Roads Efn_fin_cache

Municipal Boundaries
Tax Parcel Labels

432-44A BLUE JAY ROAD



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 Karen Brindley – (Map # 432 Parcels # 44A&45) from AR-1 to AR-2 zoning.

Yes No

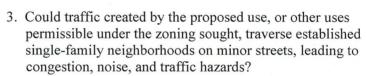
1. Is this proposal inconsistent with the county's master plan?

Yes



2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No





4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?



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?



6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?



7. Are nearby residents opposed to the proposed zoning change?



8. Do other conditions affect the property so as to support a decision against the proposal?

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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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?
- 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?
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PEH

Planning Board Meeting - September 12, 2023

#12- Perc

Staff Report

Public Hearing 12

Subject:

Rezoning (Second District)

Author:

Katie Dunnigan, Zoning Manager

Department:

Development Services

Meeting Date:

September 12, 2023

Item Description:

Karen Brindley requests to rezone 1.5 +/- acres from AR-1 to AR-2 to allow for a recombination of adjacent parcels. Located on Blue Jay Road. Map# 432 Parcels# 44&45

Summary Recommendation

Staff has reviewed the application, and recommends approval of the request to rezone 1.5 +/- acres from AR-1 to AR-2 to allow for a recombination of adjacent parcels. with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant was approved in May, 2023 for a rezoning from AR-1 & R-1 to AR-1 & AR-2 in order to recombine adjacent parcels, resulting in a 2-acre home site for her son.
- CUVA restrictions prevented two fragments from the recombination from being combined with the larger adjacent AR-1 parcel.
- By rezoning these fragments and combining them with the newly created 2-acre home site, the applicant will avoid breaching CUVA and associated penalty.

Alternatives

1. Approve the request to rezone 1.5 +/- acres from AR-1 to AR-2, with the following conditions:

1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request to rezone 1.5 +/- acres from AR-1 to AR-2.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments:

1. Rezoning application and checklist

3. Plat

5. Deed

2. Ownership certificate/authorization4. Aerial photograph

9.5 <u>EFFINGHAM COUNTY REZONING CHECKLIST</u>

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