

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/9/2023

Applicant/Agent: Karen Z. Brindley

Applicant Email Address: kzbrindley@gmail.com

Phone # 912-660-1006

Applicant Mailing Address: 625 Blue Jay Rd.

City: Pincon State: GA Zip Code: 31326

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

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Blue Jay Rd

Proposed Road Access: Blue Jay Rd

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 432-44A+45 Total Acres: 95.52 + 64.48 Acres to be Rezoned: 1.58

Lot Characteristics: _____

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Must be compatible with 432-45A for combination

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/Vacant

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.

No change - recombination for CUVA
purposes.

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

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

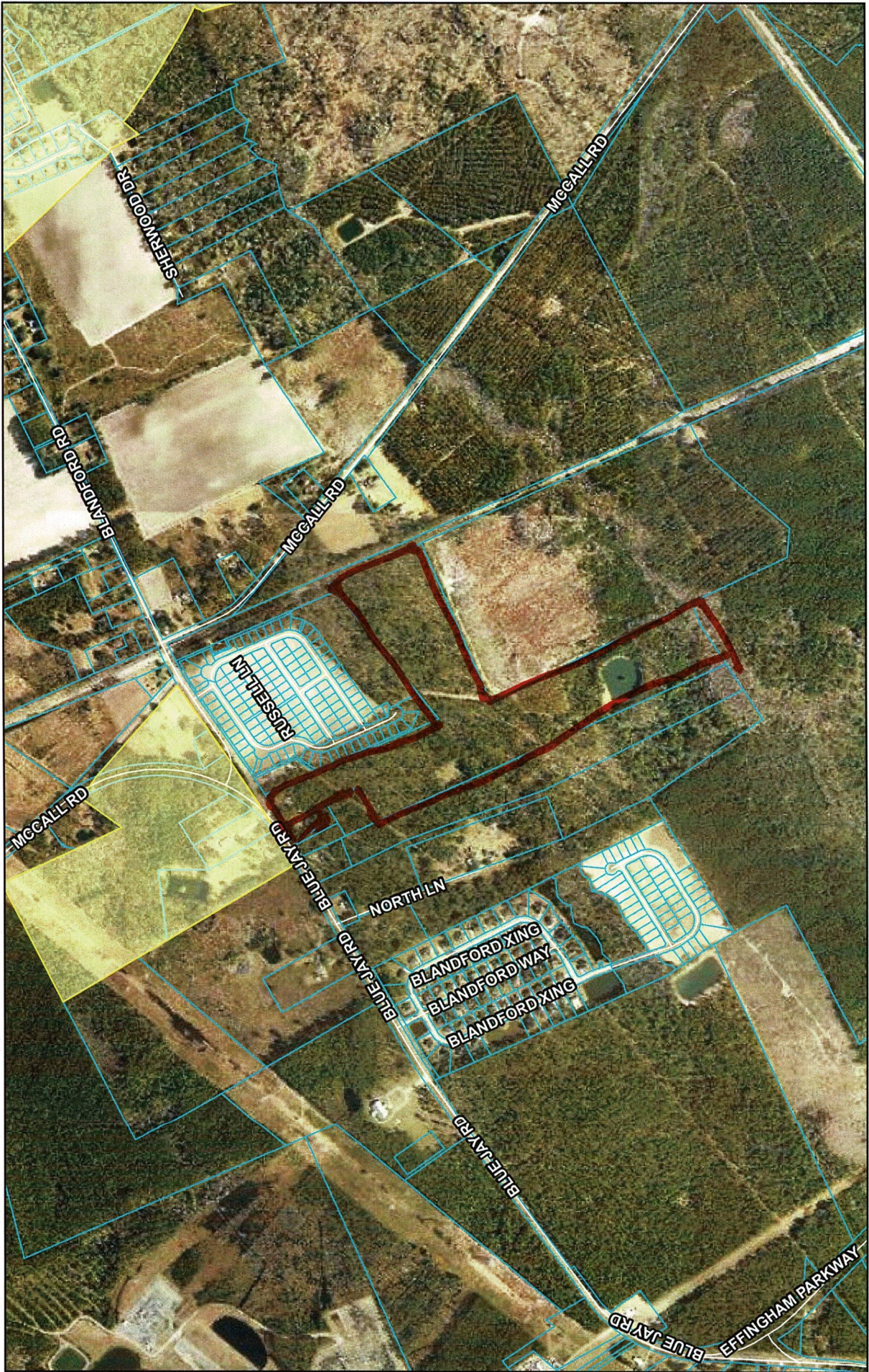
Applicant Signature:

Karen J Brindley

Date

8/15/23

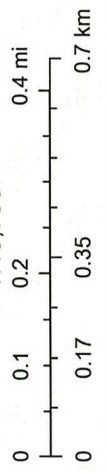
432-44A BLUE JAY ROAD



8/24/2023

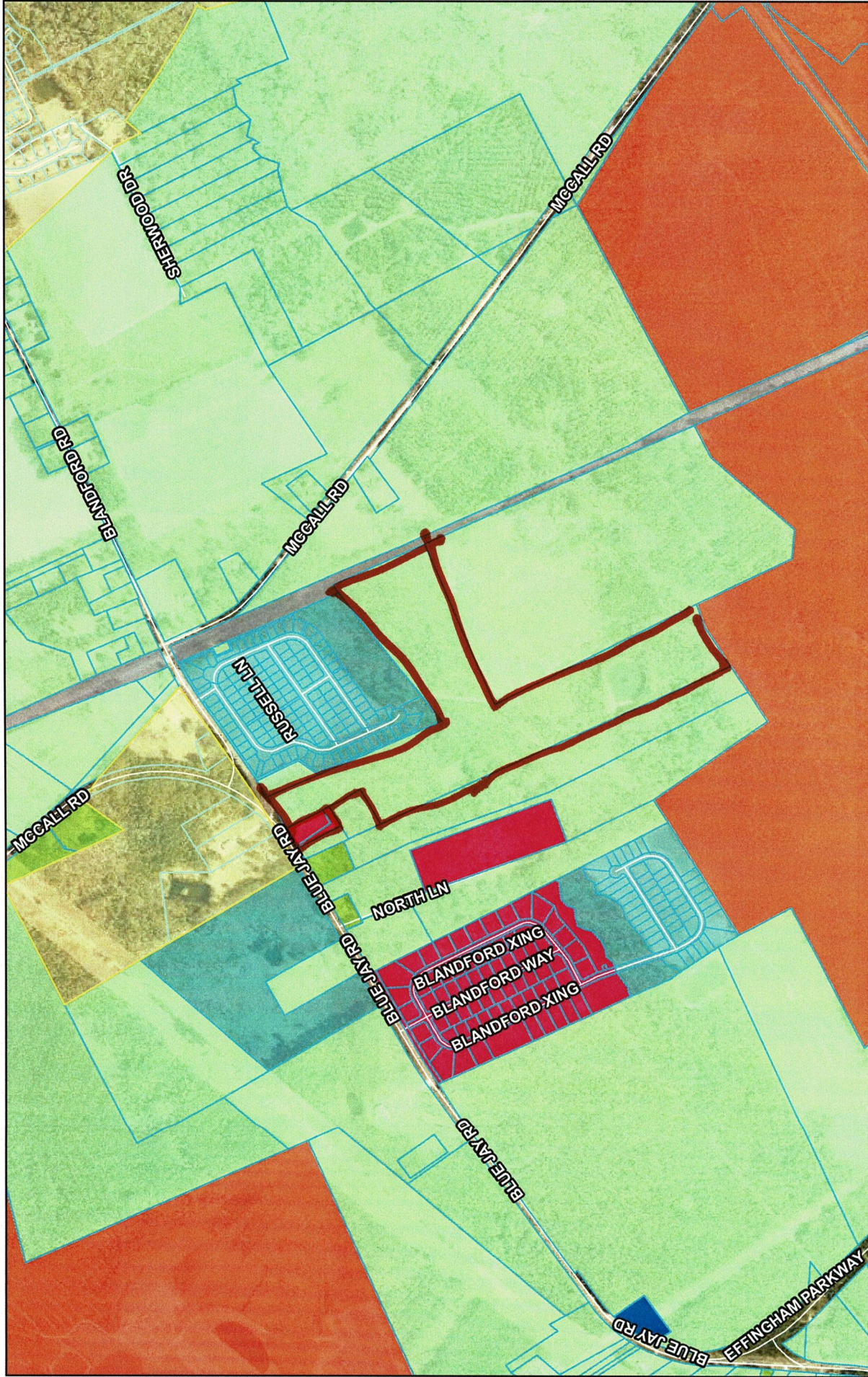
- Municipal Boundaries
- Tax Parcel Labels
- Tax Parcels
- Roads Efn_fir_cache
- Red: Band_1
- Green: Band_2

1:15,799
















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

432-44A BLUE JAY ROAD

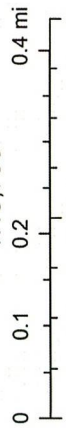


8/24/2023

	Municipal Boundaries		B-2		Efn_fin_cache
	Tax Parcel Labels		AR-2		Band_1
	Tax Parcels		R-1		Band_2
			R-6		
			Other		
			Other		

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

1:15,799



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 **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 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?
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PEH

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
 2. Ownership certificate/authorization
 3. Plat
 4. Aerial photograph
 5. Deed

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