

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/7/23

Applicant/Agent: Chris Edenfield

Applicant Email Address: edenfield787@gmail.com

Phone # 912-412-2402

Applicant Mailing Address: P.O. Box 507

City: Poolee State: GA Zip Code: 31322

Property Owner, if different from above: Glenn N. Conaway
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # 912-661-0035

Owner's Mailing Address: 4676 Hwy 175

City: Guyton State: GA Zip Code: 31312

Property Location: ~~3579~~ Blue Jay Rd., Guyton, Ga. 31312

Proposed Road Access: ~~3579~~ Blue Jay Rd., Guyton, Ga. 31312

Present Zoning of Property: AR-1 Proposed Zoning: PD-MR

Tax Map-Parcel # 03510008 Total Acres: 48.48 Acres to be Rezoned: 48.48

Lot Characteristics: Small scrub timber

WATER

SEWER

NONE Private Well

NONE Private Septic System

NONE Public Water System

NONE Public Sewer System

If public, name of supplier: N/A

Justification for Rezoning Amendment: to make better use of land

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

North AR1 South AR1 East AR1 West AR1

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

Agricultural

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

No

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

Surface Mine / DIRT PIT

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

Agricultural / Surface Mine

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?

Beneficial for economic growth in the area.

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

8/7/23



TRACT # 2

S-83°00'04" E
2497.12'

TRACT # 1
48.48 AC.

2442.0'
N-89°35' W

J.C. FETZER

MRS. J.R. HELDT

W.R. FETZER
N-24°22' E
1012.86'

611.8'
N-12°45' E

J.C. FETZER

301.76'
S-31°54' W

1124.42'
S-22°53' W

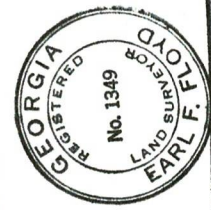
EASEMENT
Read in
County Rd.
4.1 MI. TO PAVED

EASEMENT
Access by 80' DIET
POWER CO. EASEMENT
SAVANNAH ELECTRIC & POWER CO.
245' R/W

SURVEYED FOR: W.R. FETZER, OF CONAWAY PROPERTY
TOTAL CONTENT: 48.48 AC.
SCALE: 1 INCH = 400 FT.

DATE: 5-10-28
1559 TH G. M. DISTRICT
EFFINGHAM CO., GEORGIA
CITY OF: _____

I certify that this plat is a correct representation of the land plated and has been prepared in conformity with the minimum standards and requirements of law.



Earl F. Floyd
EARL F. FLOYD
Land Surveyor
Ga. Reg. No. 1349

CANOCHEE SURVEYING CO.
HINESVILLE, GEORGIA



0 125 250 Feet

Figure Title:
Wetland Delineation
Sketch

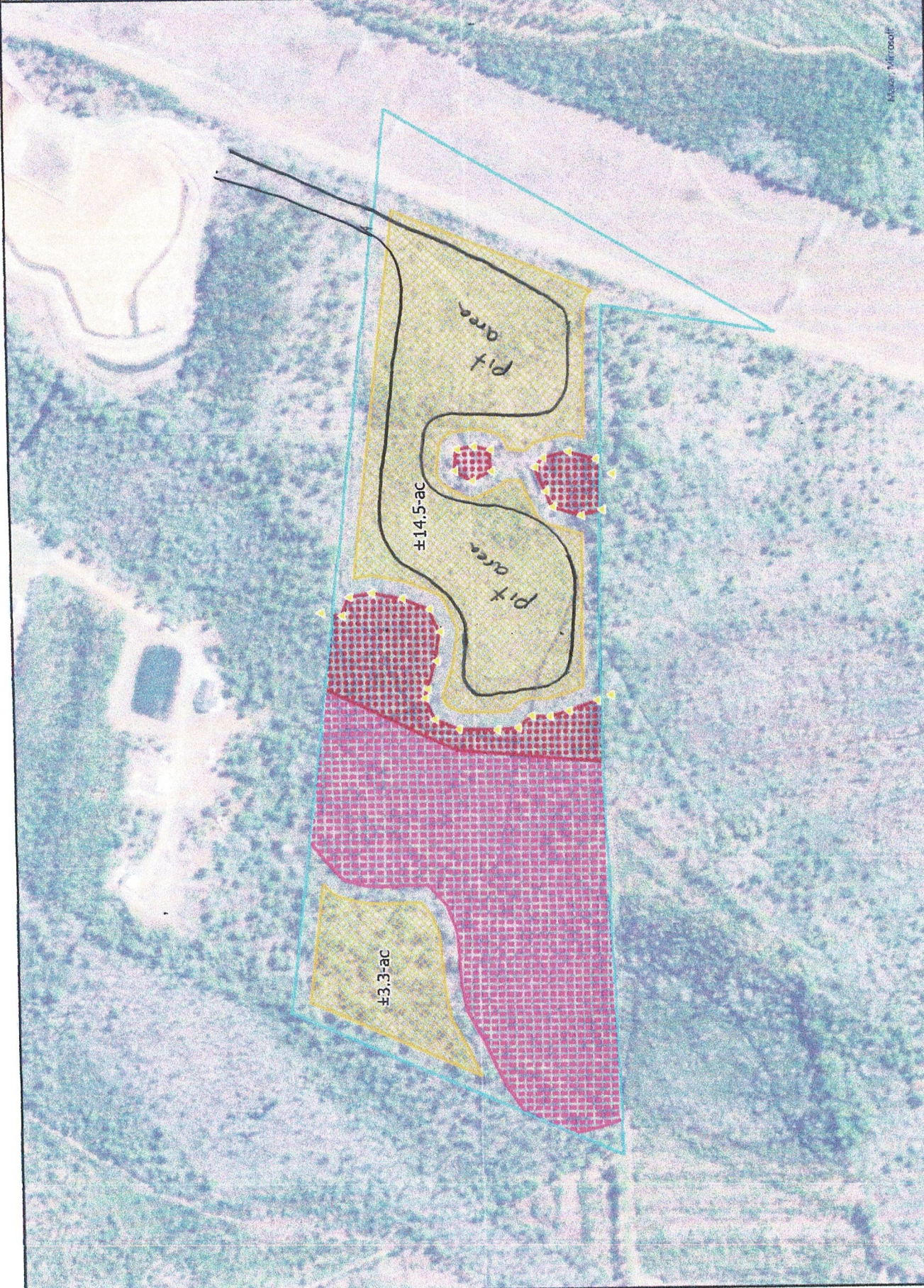
Project Name:
Parcel 03510008
Blue Jay Dirt Pit

Prepared For:
Glenn & Zach Conaway

Elfingham County
Georgia

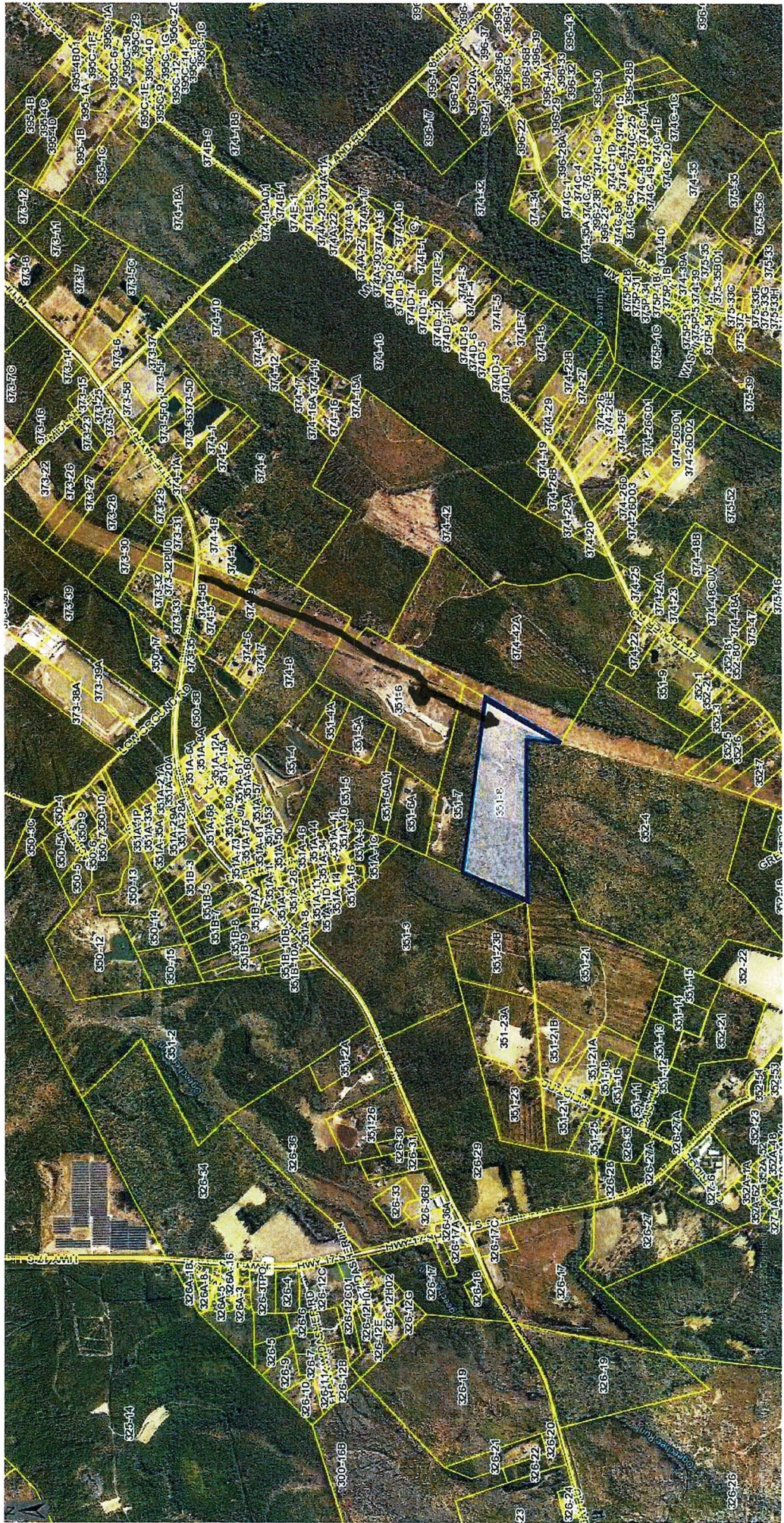
- Project Area
- Potential Pit
- Wetland Flag
- Delineated Upland
- Delineated Wetland
- Estimated Upland
- Estimated Wetland

Project Number: S25-079
Figure Number: 1
Edit Date: 5/1/2023
1 inch equals 250 feet

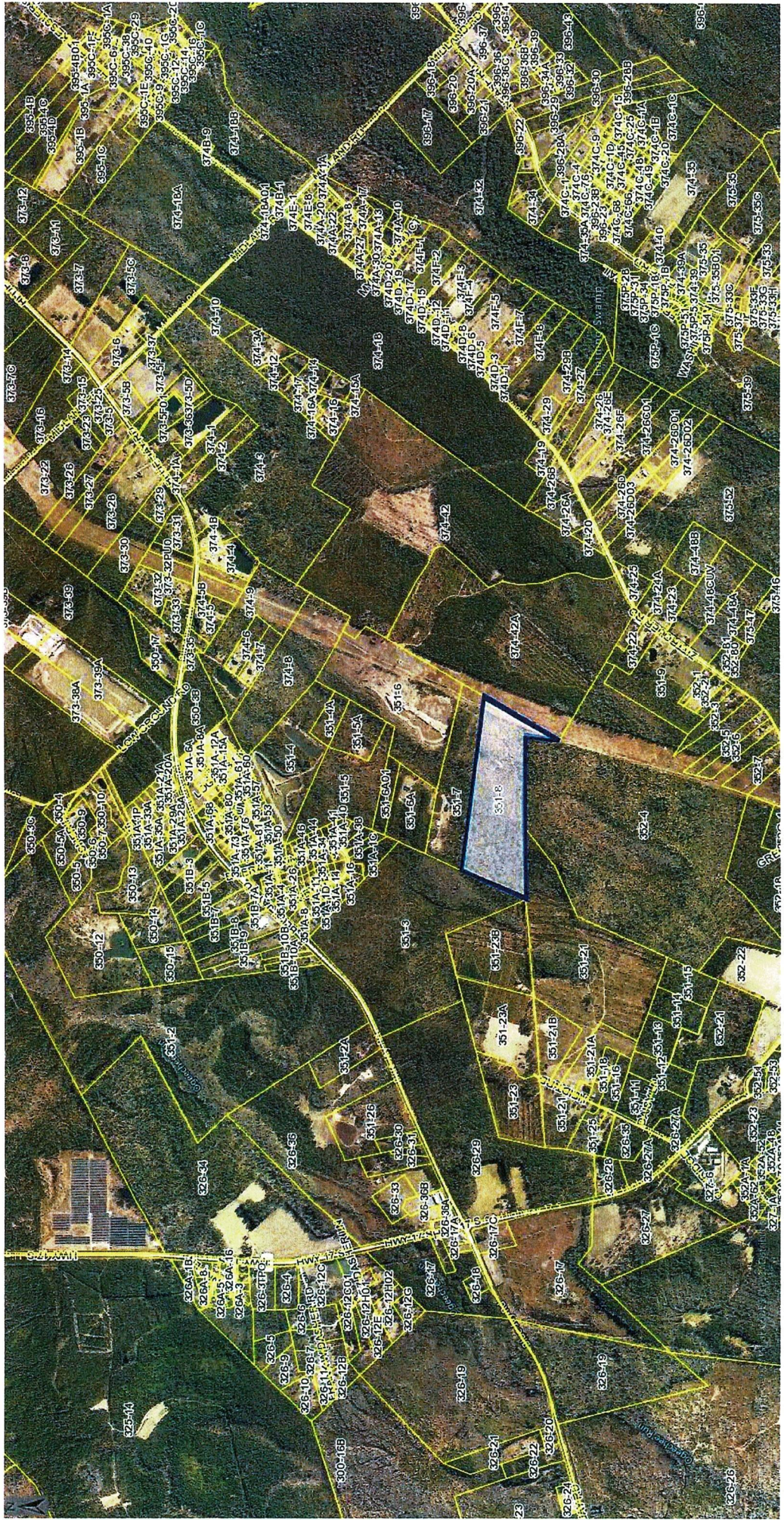


Microsoft

Blue Jay Road



Blue Jay Road



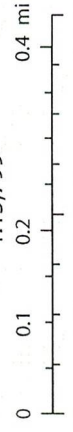
351-8 / 3579 Blue Jay Road



8/13/2023

- Tax Parcel Labels
- Tax Parcels
- Roads
- Wetlands
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- FEMA Flood Zone
 - A
 - AE

1:15,799



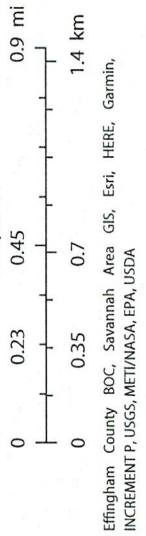
Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

351-8 / 3579 Blue Jay Road



8/13/2023

1:31,598



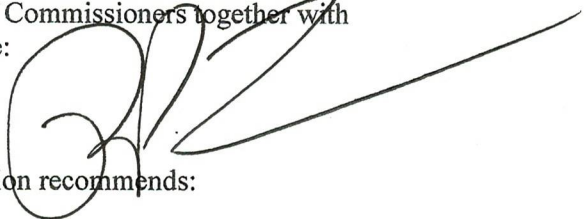
- Tax Parcel Labels
- Roads
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-1
 - R-3
 - R-6
 - B-1
 - B-2
 - B-3
 - I-1
 - PD
 - Other
- Efn_fin_cache
 - Red: Band_1
 - Green: band_2

Effingham County BOC, Savannah Area GIS, 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 **Chris Edenfield as Agent for Glenn Conaway – (Map # 351 Parcel # 8)** from AR-1 to PD-MR 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?

17-Ryan

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APPROVAL PEH

DISAPPROVAL _____

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 /

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 /

#17-Peter

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: September 12, 2023
Item Description: **Chris Edenfield** as Agent for **Glenn Conaway** requests to **rezone** 48.48 acres from **AR-1** to **PD-MR** to allow for a surface mine. Located on Blue Jay Road. **[Map# 351 Parcel# 8]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5.89 acres from **AR-1** to **AR-2** to allow for the creation of a home site, with conditions.

Executive Summary/Background

- The regulations governing the PD-MR zoning district, for surface mine operations over 10 acres is found in **Part II – Official Code, Appendix C – Zoning Districts, Article V – Uses Permitted in Districts, Section – 5.15.7.9 Mining and reclamation (PD-MR)** in the Effingham County Code of Ordinances.
- The applicant proposes to expand a pre-existing surface mine site on a non-adjacent parcel (351-6).
- Access will be via the same easement used by existing operations on 351-6 to Blue Jay Road.
- The proposed operating hours are 7:00AM to 4:00PM.

Alternatives

- 1. Approve** the request to **rezone** 5.89 acres from **AR-1** to **AR-2**, with the following conditions:
 1. The applicant must provide an access agreement to use the property’s easement for mining purposes
- 2. Deny** the request for to **rezone** 5.89 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/authorization 4. Aerial photograph

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