

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: \_\_\_\_\_

Applicant/Agent: Gary Neidlinger

Applicant Email Address: gary.neidlinger.logging@windstream.net

Phone # 912-856-2773

Applicant Mailing Address: 801 Cleveland Street

City: Springfield State: Ga. Zip Code: 31329

Property Owner, if different from above: \_\_\_\_\_  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): gary.neidlinger.logging@windstream.net

Phone # 912-856-2773

Owner's Mailing Address: Same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: Charles Lane

Proposed Road Access: Benjamin Grann Road (County Rd)

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

Tax Map-Parcel # 04690015 Total Acres: 8.8 Acres to be Rezoned: 8.8

Lot Characteristics: 800 feet of Savannah River Frontage

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

If public, name of supplier: \_\_\_\_\_

Justification for Rezoning Amendment: Creating 3 Home Sites

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

North Same South " East " West "

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

Recreational Property will be used for weekends  
boating and fishing

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.

Recreational use

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

All property in the vicinity is used for  
Recreation and weekend use

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 will allow family members and friends  
to use property same as I do.

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: Gay Neidinger Date \_\_\_\_\_

Plat of

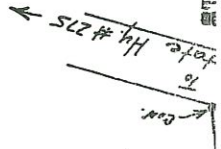
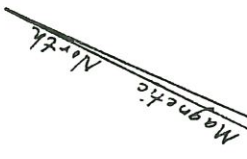
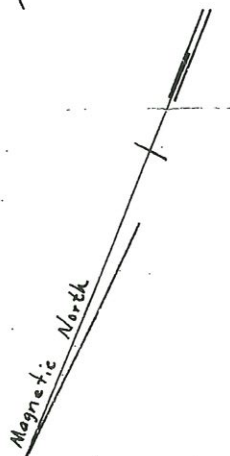
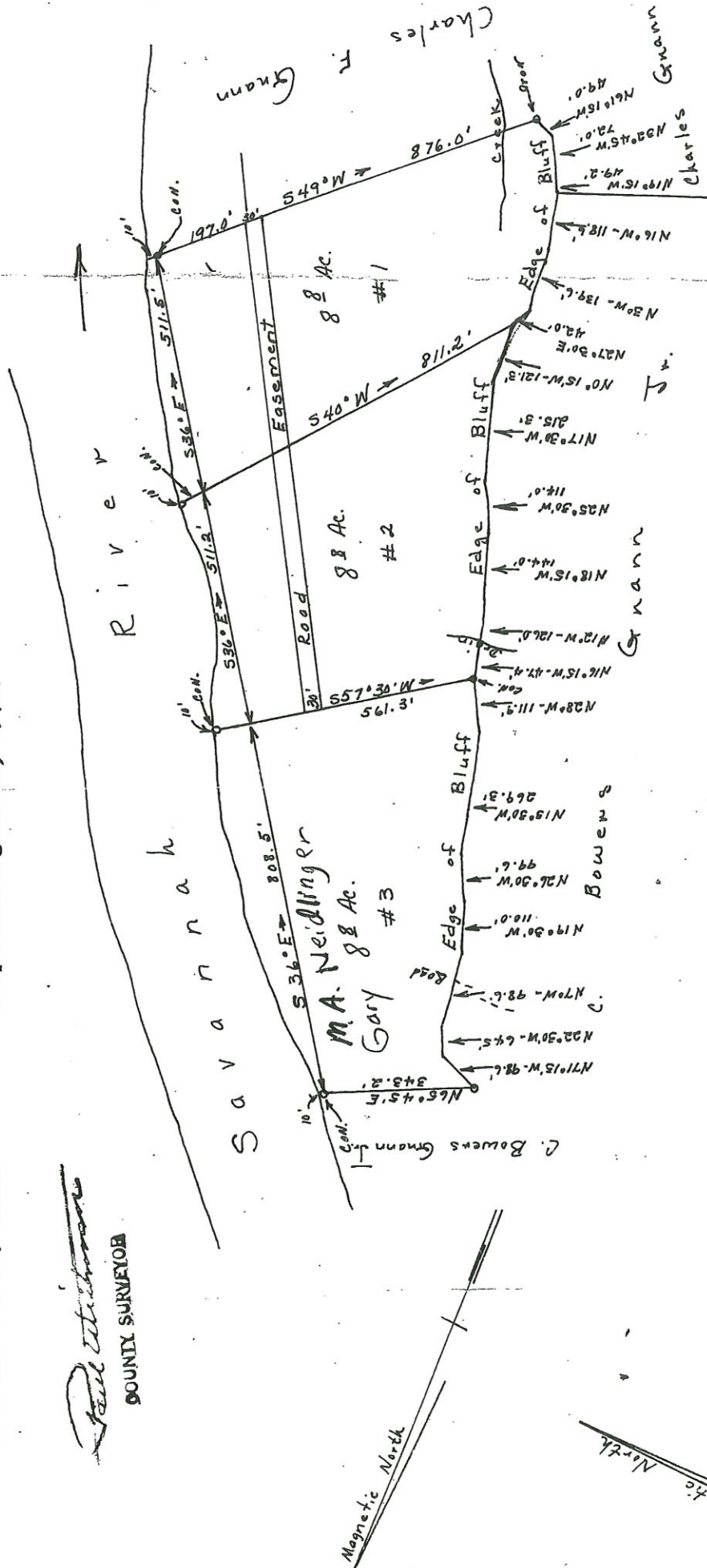
PBK pg 361

Eight and eight tenths acres in each tract as designated, #1, #2, #3 in 11th G.M. District, surveyed and plat drawn for Charles F. Gnann.

Scale 330 Ft. Pr, Inch.

Completed August 22, 1978.

*Paul Littlejohn*  
COUNTY SURVEYOR



STATE OF GEORGIA

G. Gann

# Charles Lane / 469-15

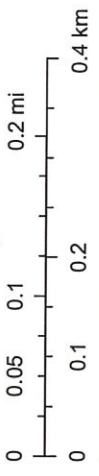


# Charles Lane / 469-15



4/6/2023

1:9,028



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

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

# Charles Lane / 469-15



4/6/2023

1:9,028

0 0.05 0.1 0.2 0.4 km  
0 0.1 0.2 0.4 mi

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

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- AR-2 Efn\_ffn\_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 ✓

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Gary Neidlinger – (Map # 469 Parcel # 15)** 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?

DAB

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     *PEJ*    

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*DKS. 5/9/23.*

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