

15

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 3.24.2023

Applicant/Agent: Jacob Holland or Sharon Holland

Applicant Email Address: jacob.e.holland@yahoo.com

Phone # 912.704.2249

Applicant Mailing Address: 164 Berry Rahn Rd

City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: Martha E. Zetter
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Ø

Phone # 912.754.3539

Owner's Mailing Address: 1092 Stillwell Road

City: Springfield State: GA Zip Code: 31329

Property Location: 1092 Stillwell Rd, Springfield GA 31329

X Proposed Road Access: Springfield Stillwell Road and access easement

Present Zoning of Property: AR1 Proposed Zoning: AR-2

Tax Map-Parcel # D4090038 Total Acres: 5.5 Acres to be Rezoned: 5.5

Lot Characteristics: _____

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: _____

X Justification for Rezoning Amendment: Creating a home site

X 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.

private open field

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.

Establish homesite

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

homesites, hayfields

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?

Establish homesite

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:



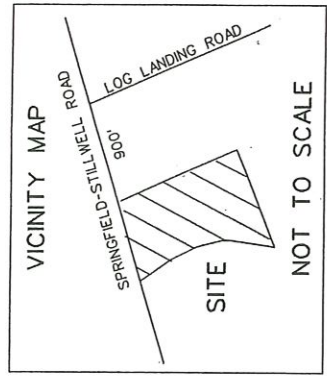
Date

3/24/23

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/18/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT SURVEY IS A DIVISION OF MAP & PARCEL 0409 0038 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plot as represented by the said engineer/surveyor or finds that this plot complies with the applicable regulations for a typical size residence of 3 or 4 bedrooms with a typical size lot area. This plot has been reviewed and approved for On Site Sewage Management System placement and to the issuance of a construction permit. Modifications or changes in site designation may void this approval. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.



This/these lot or lots is/are served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to paving. This/these lot or lots may not be re-subdivided until said road, at the subdivider's expense is brought into compliance with county road standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee of the property. The easement may serve no more than three (3) lots. The original remaining parcel shall be included as one of the three lots. If location of easement on plot changes, I/we understand that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

This 26 day of March 2023
M. Michelis & Assoc.
 Owner

MINOR SUBDIVISION
 A FAMILY DIVISION SURVEY
 SURVEY FOR
MARTHA R ZETTLER
 SURVEY TO DIVIDE A 6.09 ACRE
 PARCEL (M&P) 04090038 INTO 3
 PARCELS

LOCATED IN THE 11TH. G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 17 MAR 2023
 PLAT DRAWN 19 MAR 2023

LEGEND:
 IRF 3/4" REBAR FOUND
 IRS 3/4" REBAR SET
 PL PROPERTY LINE
 CMF CONC MON FOUND
 N/F NOW OR FORMERLY
 PP POWER POLE
 EQUIP. USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE
 1:24,000 PLAT NOT ADJUSTED
 ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972

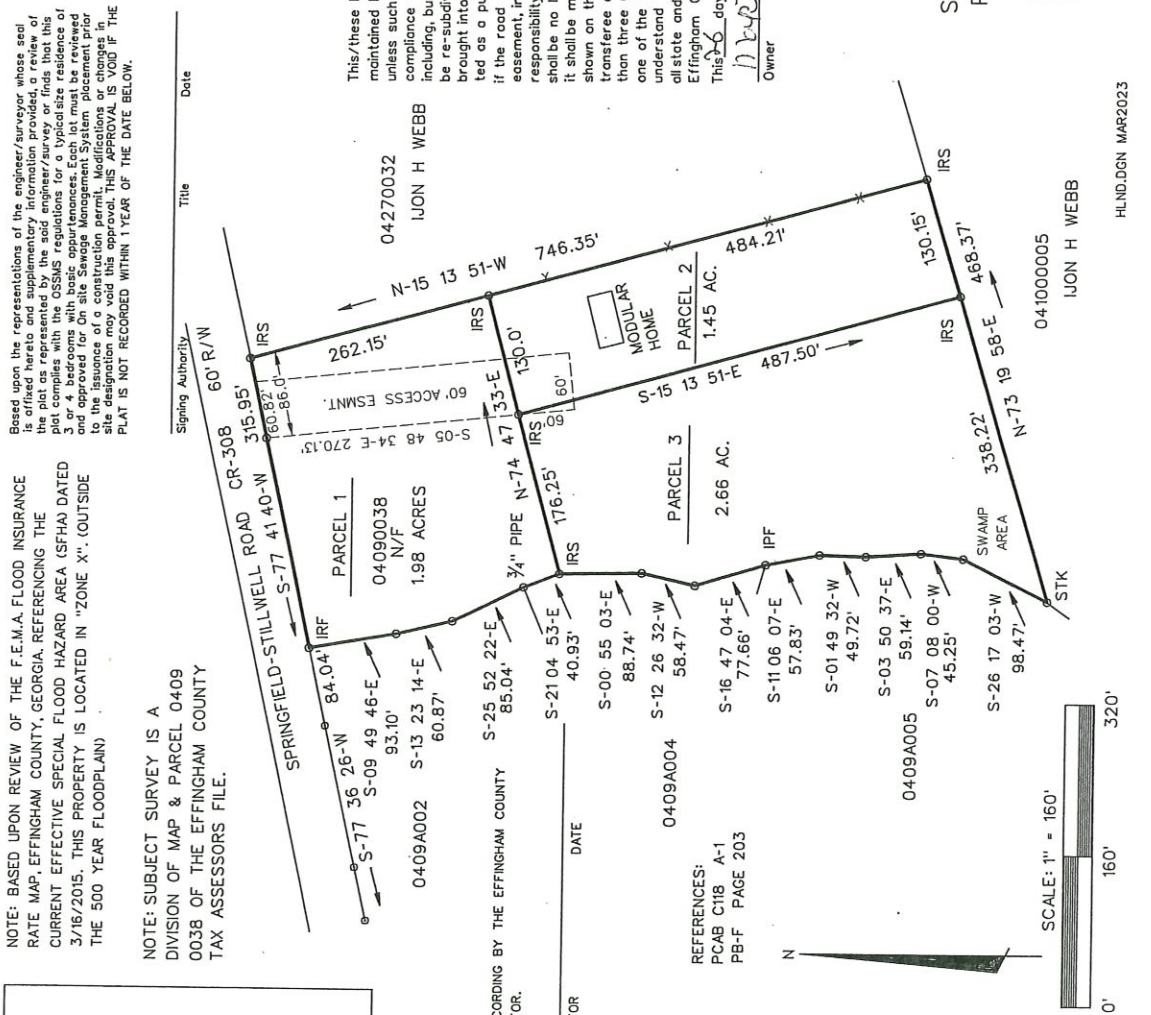
DATE	TITLE	SIGNING AUTHORITY	DATE
0409A002	0409A002	0409A002	0409A002
0409A004	0409A004	0409A004	0409A004
0409A005	0409A005	0409A005	0409A005
04270032	04270032	04270032	04270032

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.
 ZONING ADMINISTRATOR
 ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972

SURVEYORS CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer and Land Surveyor of the State of Georgia, do hereby certify that this is a true and correct copy of the original and that the same was prepared by me or under my direct supervision and in accordance with the rules and regulations of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-9-91.



Adolph N. Michelis
 GA. REG. L.S. LIC. NO. 1323
 DATE: 3-20-23



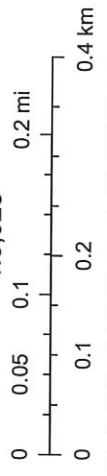
1092 Stillwell Road



3/29/2023

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- AR-2
- AR-1
- B-3 Efn_fin_cache
- R-1
- B-2
- B-1
- Red: Band_1
- Green: Band_2

1:9,028



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, 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

DISAPPROVAL

Of the rezoning request by applicant **Jacob & Sharon Holland as Agent for Martha R. Zettler – (Map # 409 Parcel # 38)** 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?

DB

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APPROVAL X DISAPPROVAL _____

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APPROVAL X

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BKS. 5/9/23