

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 4/3/23

Applicant/Agent: Sedrix L. Woods

Applicant Email Address: Say2K821@yahoo.com

Phone # 912-308-4554

Applicant Mailing Address: 668 W. 3rd St.

City: Springfield State: GA Zip Code: 31329

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

Owner's Email Address (if known): _____

Phone # 754-6204

Owner's Mailing Address: 668 W 3rd St

City: Springfield State: GA Zip Code: 31329

Property Location: 668 W. 3rd St, Springfield, GA, 31329

Proposed Road Access: 3rd Street

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

Tax Map-Parcel # 0367A042 Total Acres: 1 Acres to be Rezoned: 1

Lot Characteristics: _____

WATER

Private Well

Public Water System

If public, name of supplier: City of Springfield

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: _____

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.

Clear lot

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

Not to my knowledge

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

Residential property for Mobile Home.

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

Residential property(s)

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?

All are single family residents

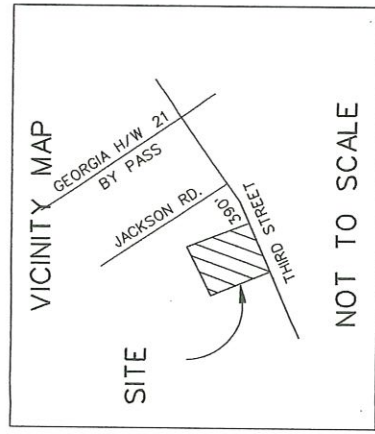
6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

Applicant Signature: *Julius Clark* Date 4/3/23

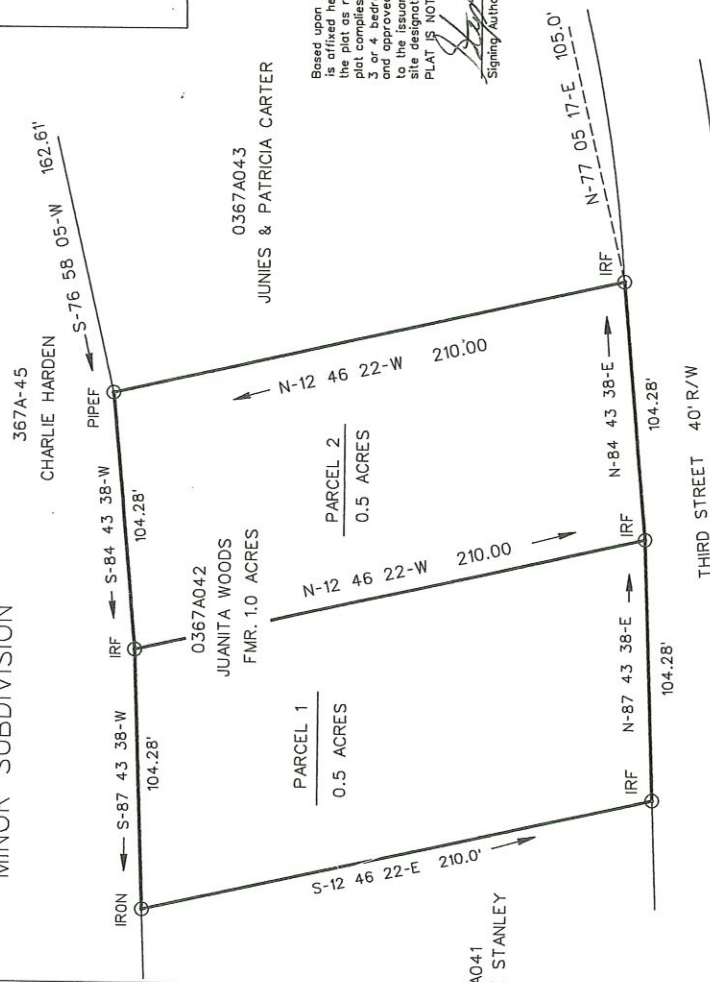
NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0367A042 OF THE EFFINGHAM CTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)



NOT TO SCALE

MINOR SUBDIVISION



LEGEND:
 IRF 5/8" 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

REFERENCES:
 PB 19 PG 119
 PB 2 PG 168
 PB H PG 194

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor or finds that this plat complies with the OSMS regulations for a typical size residence of one or two bedrooms with basic appliances. Each lot must be reviewed and approved by the appropriate governmental bodies for use of this plat as to intended use of any parcel. Furthermore, the engineer/surveyor shall be held responsible for the accuracy of the minimum technical standards for property surveys as set forth in the rules and regulations of the Georgia Board of Surveyors and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.

Signature: *Adolph N. Michelis*
 Title: *ELC*
 Date: *3/14/23*

SURVEYORS CERTIFICATION

(I) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by me and is true and correct and has been approved by all applicable local jurisdictions for recording as evidenced by appropriate certificates, signatures, stamps, or statements herein. I am duly licensed and qualified to practice as a professional surveyor and I am duly sworn to the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the engineer/surveyor shall be held responsible for the accuracy of the minimum technical standards for property surveys as set forth in the rules and regulations of the Georgia Board of Surveyors and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.



Signature: *Adolph N. Michelis*
 Date: *3-06-22*

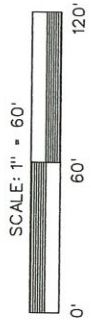
A FAMILY DIVISION

SURVEY FOR

JUANITA WOODS

SURVEY TO DIVIDE 1.0 ACRE MAP & PARCEL 0367A042 INTO TWO PARCELS

LOCATED IN THE 11TH. G.M.D. EFFINGHAM COUNTY, GEORGIA SURVEYED 04 MAY 2022 PLAT DRAWN 04 MAY 2022



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

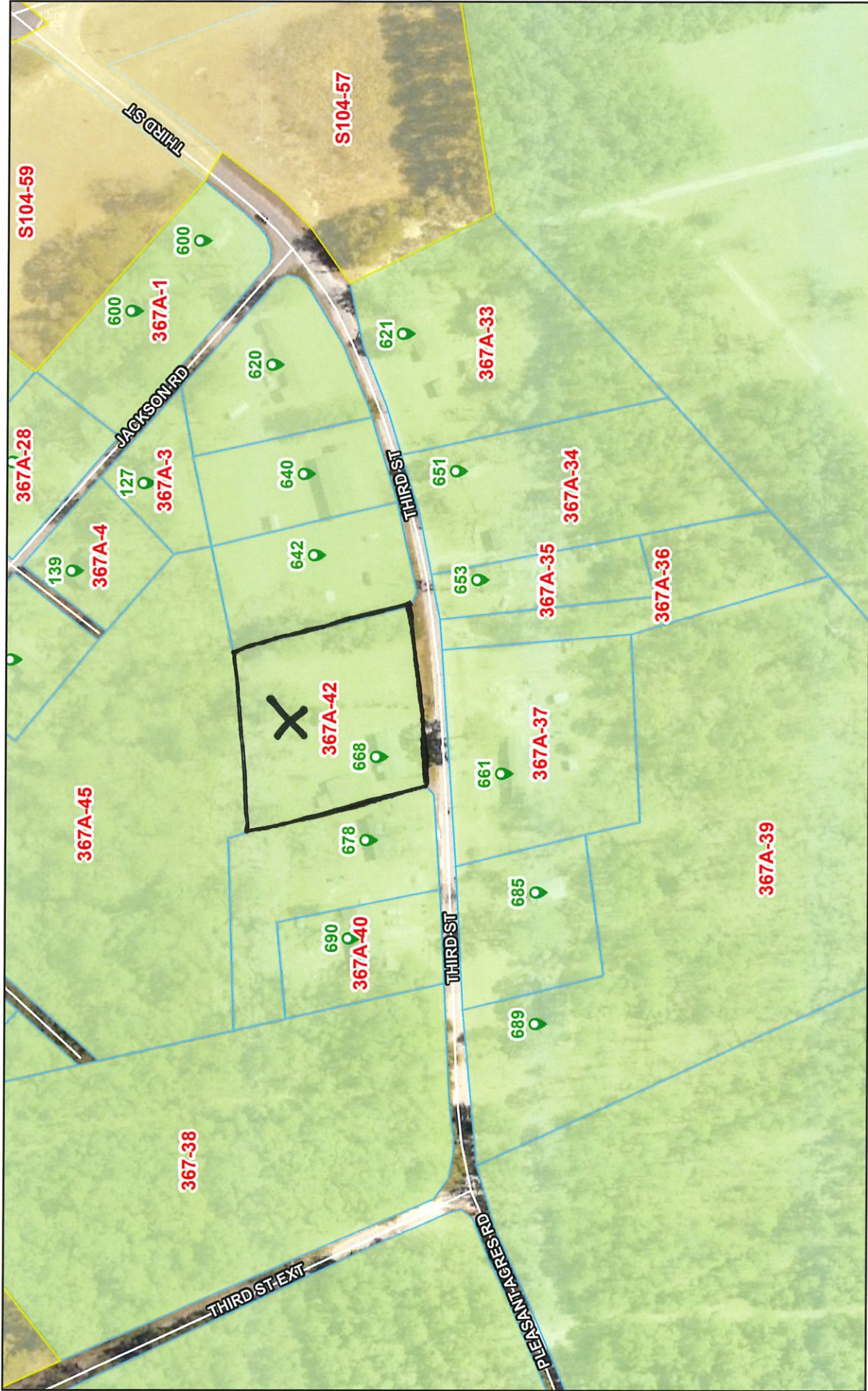
668 W 3rd Streer / 367A-42



668 3rd Street / 367A-42



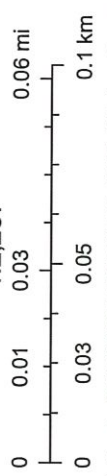
668 3rd street / 367A-42



4/7/2023

-  Municipal Boundaries
-  Tax Parcels
-  Address Points
-  Roads
-  AR-1
-  AR-2
-  Band_1
-  Band_2

1:2,257



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

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 **Sedriax L. Woods as Agent for Juanita Woods – (Map # 367A Parcel # 42)** 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?

DAP

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APPROVAL X DISAPPROVAL _____

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5/19/23. BKS.