

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 4.4.23

Applicant/Agent: Dana Butler

Applicant Email Address: dana041984@gmail.com

Phone # 912-536-1187

Applicant Mailing Address: 636 Pope Road South

City: Ellabell State: GA Zip Code: 31308

Property Owner, if different from above: Butler Estates, LLC
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): dana041984@gmail.com

Phone # 912-536-1187

Owner's Mailing Address: 636 Pope Road South

City: Ellabell State: GA Zip Code: 31308

Property Location: 141 Cedar Drive, Eden GA 31307

Proposed Road Access: Cedar Drive

Present Zoning of Property: AR1 Proposed Zoning: AR 2

Tax Map-Parcel # 03020077 Total Acres: 9 Acres to be Rezoned: 9

Lot Characteristics: _____

WATER

Private Well

Public Water System

If public, name of supplier: NA

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Residential

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.

Currently has 3 rental properties (2 houses, we own
1 mobile home that we do not own)

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.

make better used and build additional dwellings
to provide quality homes to rent for the incoming growth.

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

there is currently a church, mobile home park
and private residences on the three sides

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?

provide quality dwellings that in turn to
attract quality families' peaceful living

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:

Dana Butler

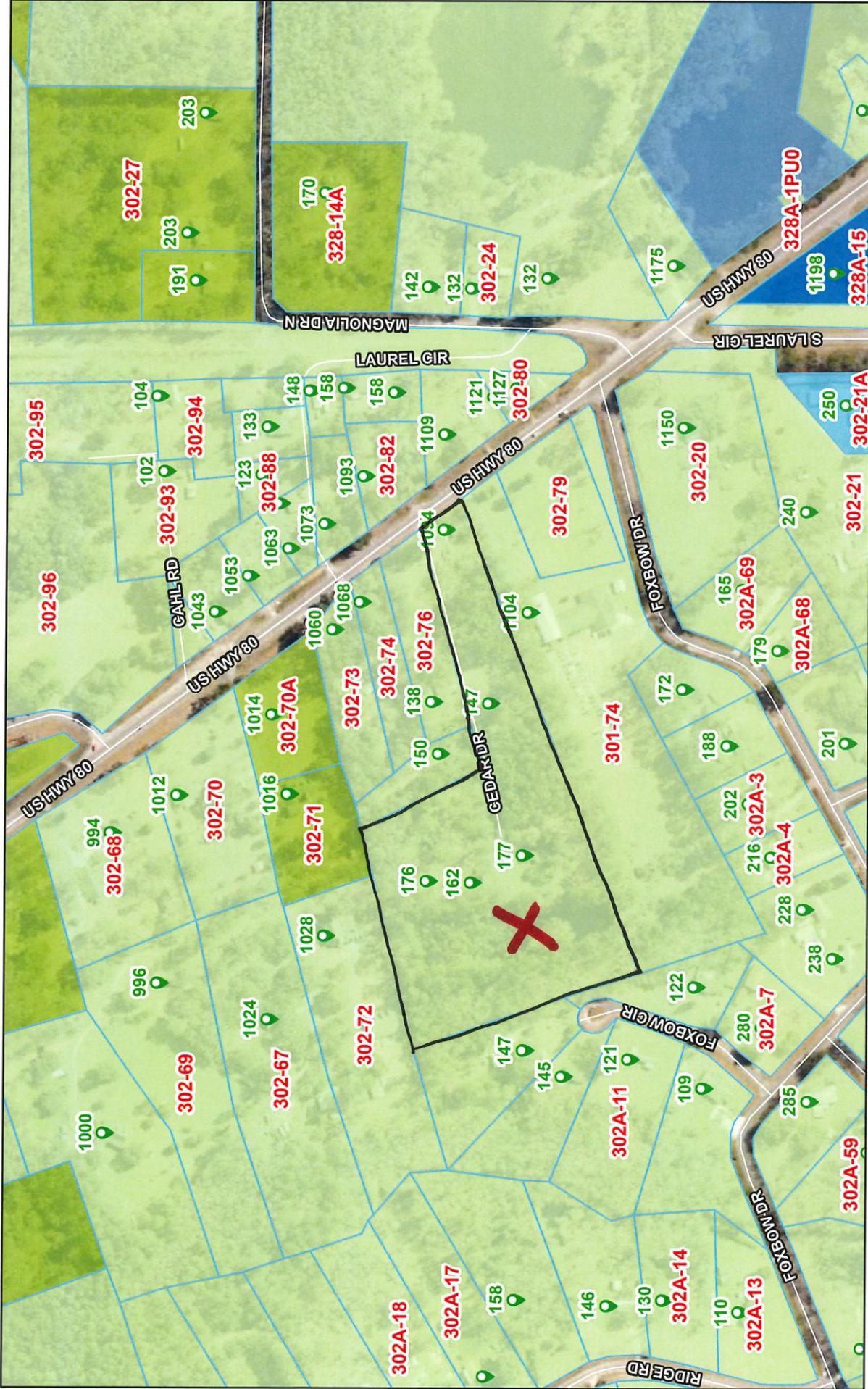
Date

4-3-23

Cedar Drive / 302-77



Cedar Drive / 302-77



4/6/2023

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

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

● Address Points
 Tax Parcel Labels
 Tax Parcels
■ Roads
■ AR-2
■ R-1
■ B-2
■ B-3 Efn_fin_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 X

DISAPPROVAL _____

Of the rezoning request by applicant **Dana Butler as Agent for Butler Estates, LLC – (Map # 302 Parcel # 77)** 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?

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RBH

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5/9/23. BKS.