

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

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

Applicant/Agent: Cheryl D. Hinely

Applicant Email Address: 104 Maple Dr.

912-944-8789 Phone # C.hinely104@gmail.com

Applicant Mailing Address: 104 Maple Dr.

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Cheryl D. Hinely  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): C.Hinely104@gmail.com

Phone # 912 944-8789

Owner's Mailing Address: 104 Maple Dr.

City: Rincon State: GA Zip Code: 31326

Property Location: 104 Maple Dr.

Proposed Road Access: \_\_\_\_\_

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

Tax Map-Parcel # 4500-27 Total Acres: 5 Acres to be Rezoned: 5

Lot Characteristics: \_\_\_\_\_

**WATER**

Private Well

Public Water System

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

**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.

5 acre - wish to Divide it per the Survey papers I have

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

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

Sell both properties

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

Empty Lot

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?

Available to sell

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?

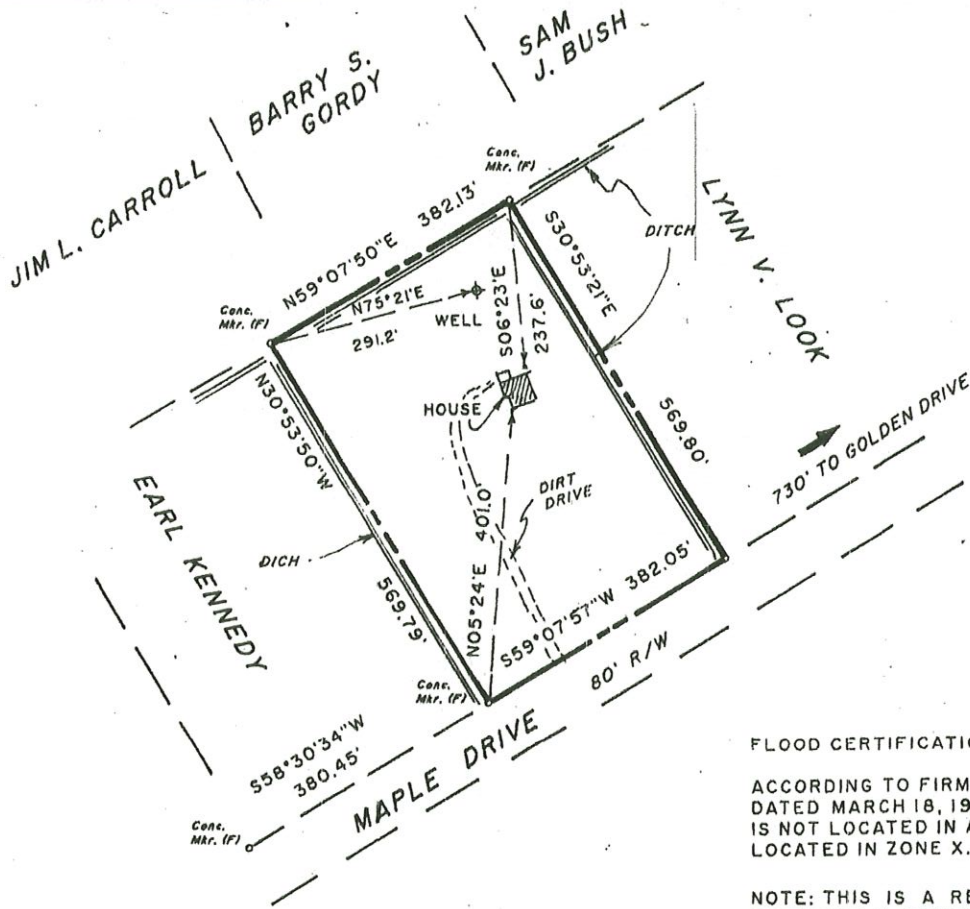
No

Applicant Signature:

Cheryl Hinely

Date

3-13-23



FLOOD CERTIFICATION:

ACCORDING TO FIRM MAP #130076 0140 B DATED MARCH 18, 1987 THIS LOT IS NOT LOCATED IN A FLOOD HAZARD AREA. LOCATED IN ZONE X.

NOTE: THIS IS A RESURVEY OF A PREVIOUSLY APPROVED LOT & DOES NOT REQUIRE PLANNING BOARD APPROVAL.

SCALE: 1" = 200'



PROPERTY SURVEY  
FOR  
RICHARD V. & CHERYL D.  
HINELY

LOCATED IN THE 9TH G.M.D.,  
EFFINGHAM COUNTY, GEORGIA

DATE: JAN. 5, 1995  
BY WARREN E. POYTHRESS  
Reg. Land Surveyor # 1953  
991 HUNTERS ROAD  
SYLVANIA, GA. 30467  
TELE. - (912) 857-3288

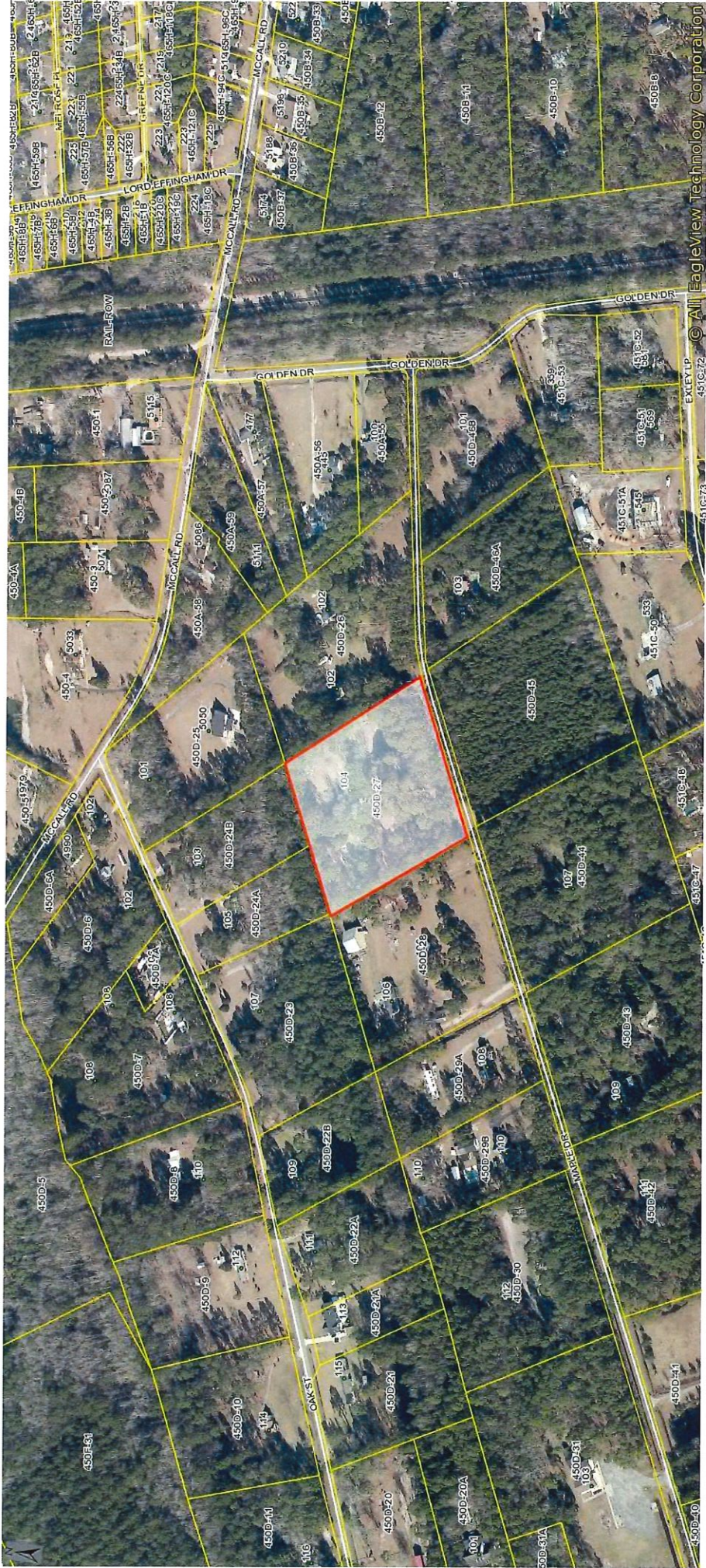
EQUIP: LIETZ SDM3E

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6731 FEET, & AN ANGULAR ERROR OF 0.03" PER ANGLE POINT & WAS ADJUSTED USING COMPASS RULE.

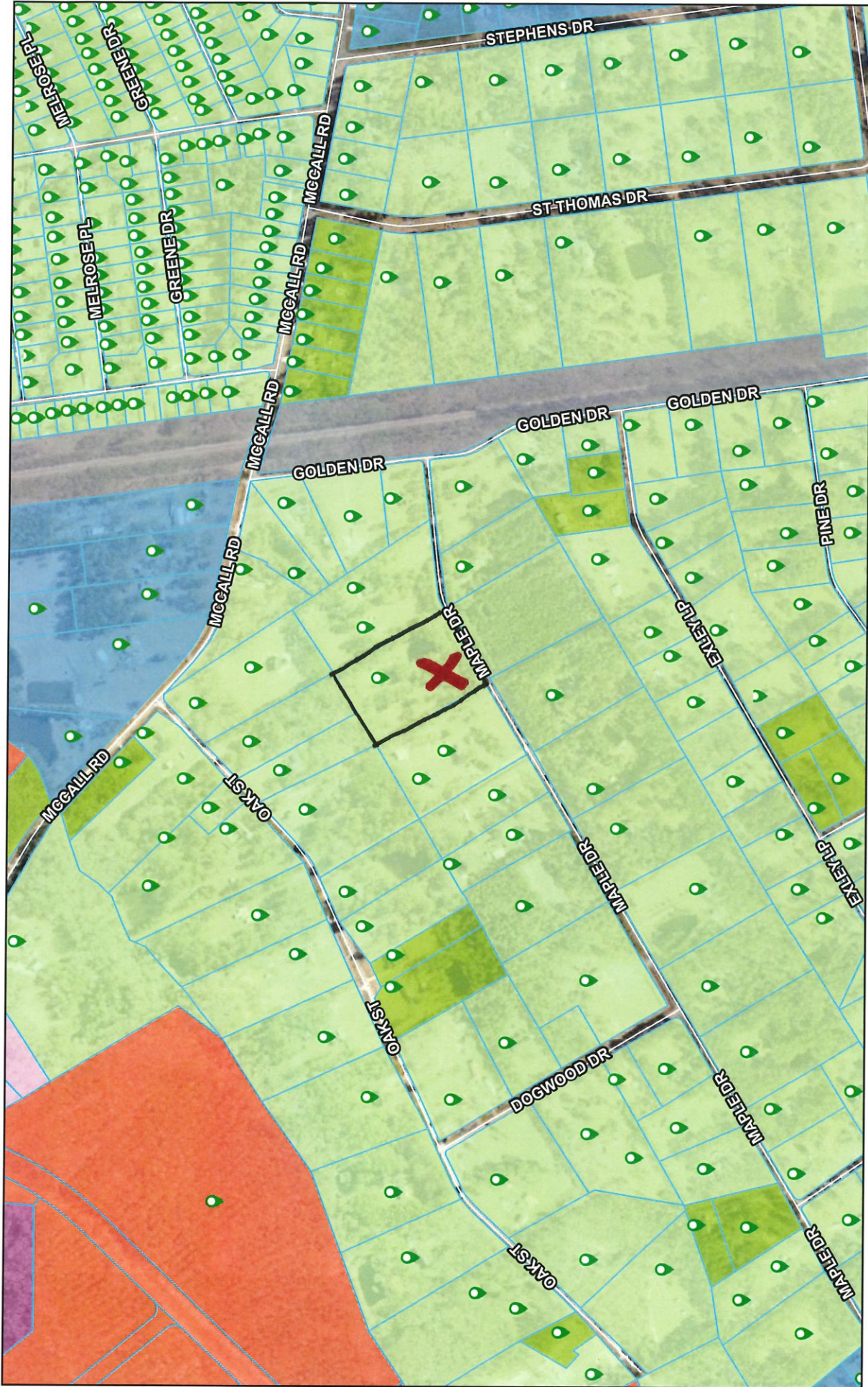
THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 648,789 FEET.



# 104 Maple Drive



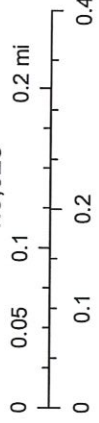
450D-27



3/27/2023

1:9,028

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- AR-2
- R-1
- R-2
- AR-1
- I-1
- R-1
- R-2
- Other
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2



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

DISAPPROVAL           

Of the rezoning request by applicant **Cheryl D. Hinely** – (Map # 450D Parcel # 27) from AR-1 to AR-2 zoning.

*DAB*

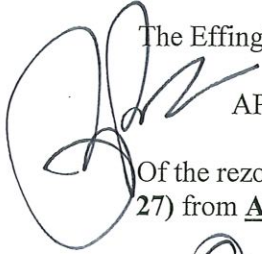
- Yes No ? 1. Is this proposal inconsistent with the county’s master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible 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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APPROVAL

DISAPPROVAL \_\_\_\_\_

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- Yes  No?  1. Is this proposal inconsistent with the county’s master plan?
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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL Pet

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Cheryl D. Hinely** – (Map # 450D Parcel # 27) 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?

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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?

Pet



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL  \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

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Yes  No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

AS

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

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BKS. 5/9/23