

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 3-31-23

Applicant/Agent: Ingrid J. Williams

Applicant Email Address: Ingrid.williams@gulfstream.com

Phone # 912.438-2694

Applicant Mailing Address: PO. Box 567

City: Guyton State: GA Zip Code: 31312

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

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 451 Hwy 17 S.

Proposed Road Access: Hwy 17 S.

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

Tax Map-Parcel # 295-52 Total Acres: 7.4 Acres to be Rezoned: 5.46

Lot Characteristics: more than 5ac. needs to be rezoned to AR-1

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: _____

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.

I live on the front 2 acre of my property and the back property I'm thinking of starting tree farm

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

The back of my property, its hard to get to because of the wetlands if you don't have 4-wheel dr. you want get to it.

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

possibly tree farm ??

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

live on it

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?

Tree farm will work good for the land owner behind me because they hunt deer w/ dogs.

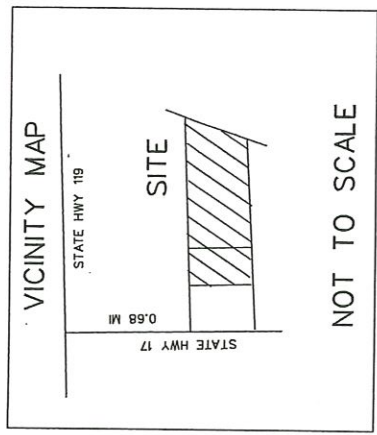
6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Nope

Applicant Signature: Lynne Williams Date 3-31-23

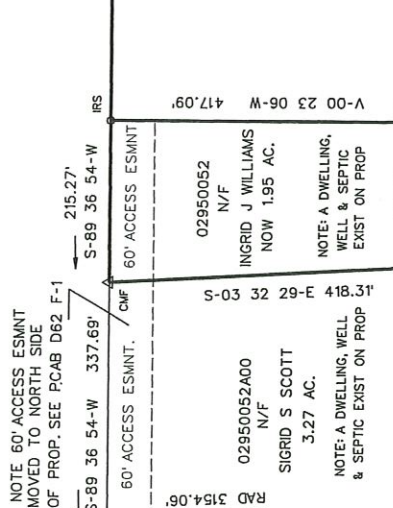
NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 02950052, THEN A RECOMBINATION OF THE REMAINING PORTION WITH MAP & PARCEL 03210003 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

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)



Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, this lot is NOT approved for subdivision, development, or other use of the Department of Public Health, chapter 511-3-1. THIS APPROVAL IS VOID IF THE DEPARTMENT OF PUBLIC HEALTH HAS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signature: *Adolph N. Michelis* Title: *ESMNT* Date: *3/24/23*



NOTE 60' ACCESS ESMNT MOVED TO NORTH SIDE OF PROP. SEE PCAB D62 F-1

NOTE: A DWELLING, WELL & SEPTIC EXIST ON PROP

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INGRID J WILLIAMS
FMR 6.49 AC
NOW 11.95 ACRES

FMR 5.46 AC

FMR 1.95 AC
NOW 1.95 AC.

INGRID J WILLIAMS
N/F
NOW 1.95 AC.

SIQRID S SCOTT
N/F
3.27 AC.

INGRID J WILLIAMS
N/F
NOW 1.95 AC.

INGRID J WILLIAMS
N/F
NOW 1.95 AC.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

REFERENCES:
PCAB D62 F-1
PB-27 PAGE 29
PB-27 PAGE 28

SCALE: 1" = 200'

0' 200' 400'

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3872

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 45-6-67, this plat has been prepared by a land surveyor and approved by applicable local jurisdictions for recording as evidenced by the signatures and seals of the surveyor and the appropriate government bodies by any purchaser or user of the plat. Such approvals or affirmations should be confirmed with appropriate government bodies by any purchaser or user of the plat. Furthermore, the minimum technical standards for property surveys in Georgia are set forth in O.C.G.A. Section 45-6-67, and Land Surveyors and as

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 11323
ADOLPH N. N. MICHELIS

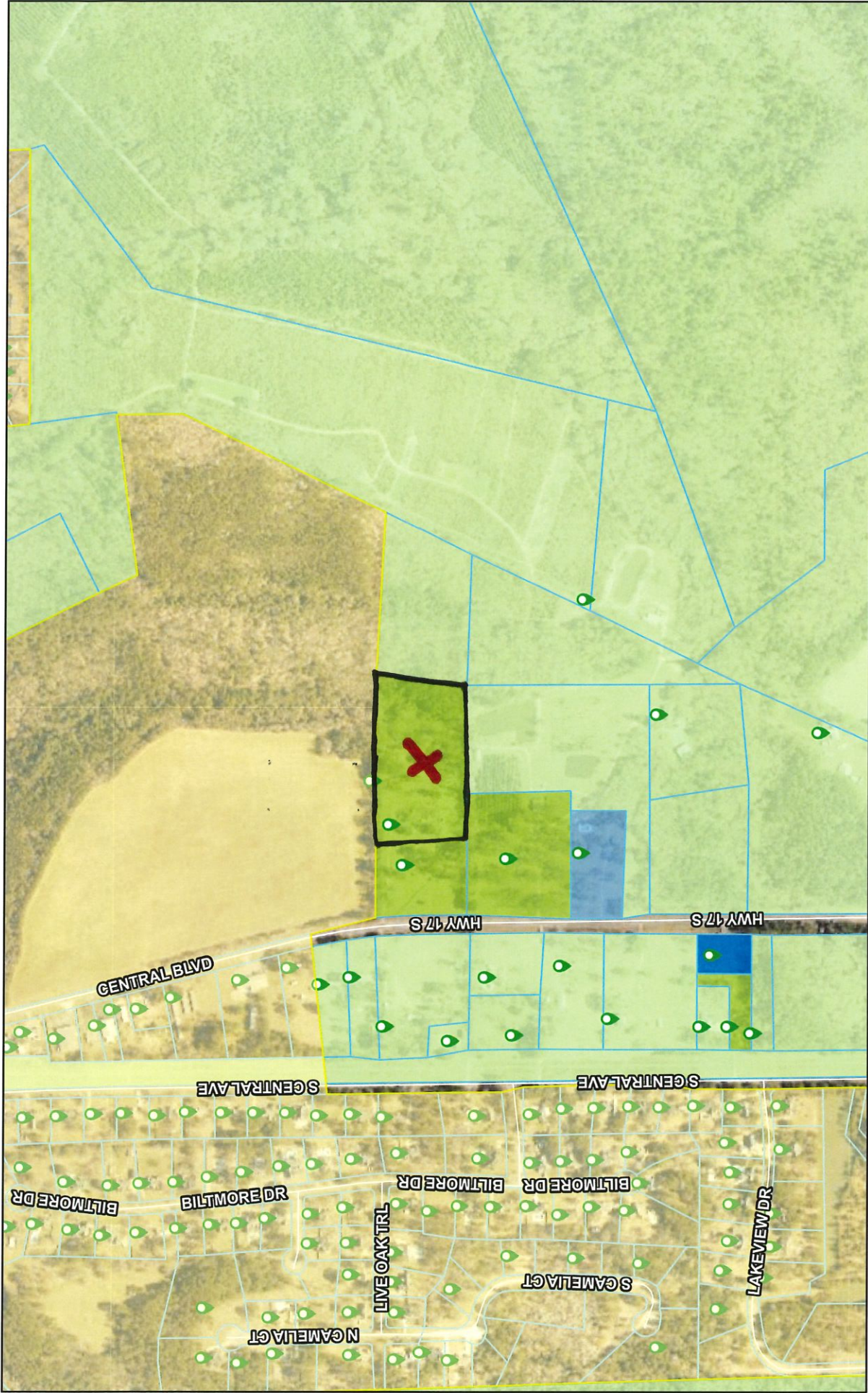
Adolph N. Michelis
DATE: 3-13-23

INGW.DGN MAR2023

451 Hwy 17 N / 295-52



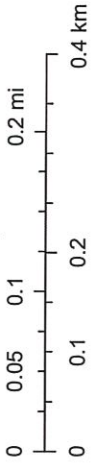
451 Hwy 17 S / 295-52



4/7/2023

- Municipal Boundaries
- Tax Parcels
- Effingham County Zoning
- R-1 Efn_fin_cache
- Address Points
- B-2
- AR-1
- AR-2
- Red: Band_1
- Green: Band_2
- Roads
- Tax Parcel Labels

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 **Ingrid J. Williams**– (Map # 295 Parcel # 52) from AR-2 to AR-1 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?

Handwritten signature/initials in blue ink.

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APPROVAL *PEH*

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PEH

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APPROVAL

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APPROVAL X

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BKS 5/9/23.