

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 03/07/2023

Applicant/Agent: Dillon D. Pippin

Applicant Email Address: rbpipp@gmail.com

Phone # 912-657-0652 *Ruth 912-856-8530*

Applicant Mailing Address: 617 Floyd Ave

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: James Anthony Killian
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: 609 Floyd Ave

City: Guyton State: GA Zip Code: 31312

Property Location: 10th GM District of Effingham Co, GA
Tract 2A Area = 0.121 AC

Proposed Road Access: Floyd Ave, Private Access Road, Access Esmt.

Present Zoning of Property: AR1 *AR1?* Proposed Zoning: AR2 *AR2?*

Tax Map-Parcel # 02960063 Total Acres: 6.14 Acres to be Rezoned: 0.121

Lot Characteristics: _____

WATER

____ Private Well *not enough land to have a well, private or public*
____ Public Water System

SEWER

Private Septic System *not enough land to have a septic tank system Private or Public*
____ 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.

The land to be rezoned is currently not used for anything.

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

The property we wish to rezone is too small to have a reasonable economic use.

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

The use of this land after rezoning will be used to square up the land, making it easier to install a fence if we decide to put a fence up.

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

The properties around this property are used for normal residential living.

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?

The property will allow the view of this land to have a straight edge.

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?

The use of this property will not change or cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Applicant Signature: William R. Papp

Date 03/07/2023

SURVEY OF 0.121 ACERS BEING SUBDIVIDED FROM PARCLE #:(02960063) AND RECOMBINED WITH TRACT # 2 LOCATED IN THE 10TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LINE	BEARING	HORIZ DIST
L1	S81°59'49"W	35.78'
L2	S9°37'34"E	146.43'
L3	N79°15'55"E	61.43'
L4	N79°15'56"E	182.26'
L5	S9°35'42"E	167.20'
L6	S1°29'40"E	299.85'
L7	N1°29'40"W	30.41'
L8	N82°54'15"E	35.80'
L9	N9°37'34"W	146.99'

ZONING:
AR-1

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR, WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN IN THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS. FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

WILLIAM MARK GLISSON RLS #3316

DATE

William Mark Glisson 3/16/2023

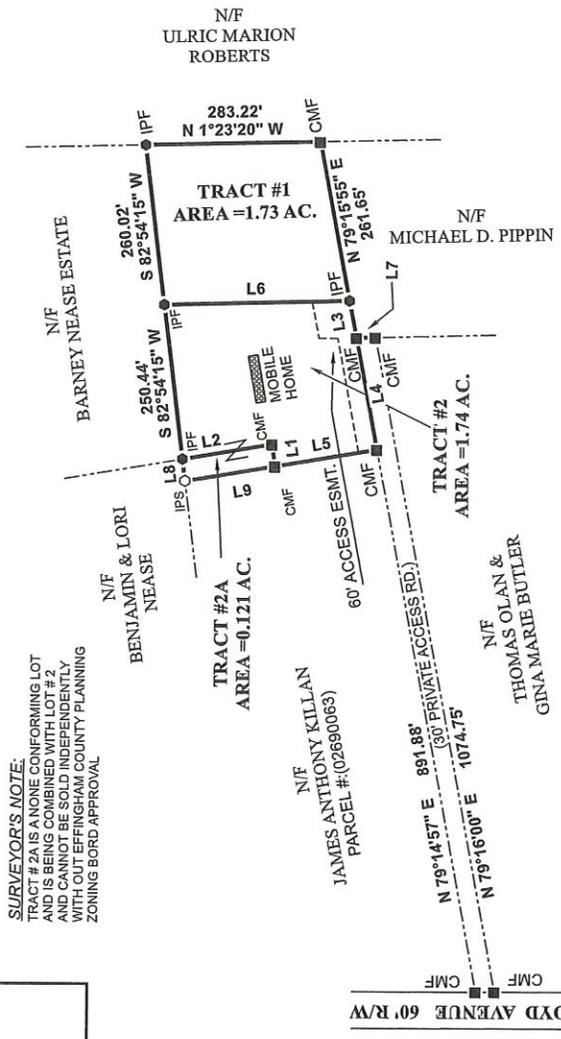


GRAPHIC SCALE 1"=200'



STATE OF GEORGIA

SURVEYOR'S NOTE:
TRACT # 2A IS A NONE CONFORMING LOT AND IS BEING COMBINED WITH LOT # 2 AND CANNOT BE SOLD INDEPENDENTLY WITH OUT EFFINGHAM COUNTY PLANNING ZONING BOARD APPROVAL.



- REFERENCES:**
1. PL BK 26 PG 95
 2. PL BK C-50 PG B-1
 3. PL BK J PG 69
 4. PL BK 16 PG 149
 5. PL BK 5 PG 167

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

SURVEY FOR:

DILLON D. PIPPIN

COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 10 TH	
DATE: 04/07/2022	SCALE: 1"=200'
FILE NUMBER: #19246A	DRAWN BY: KJ
TOTAL AREA: = 3.59 AC.	
FIELD SURVEY DATE: 06/19/2019	



PREPARED BY:

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5285 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

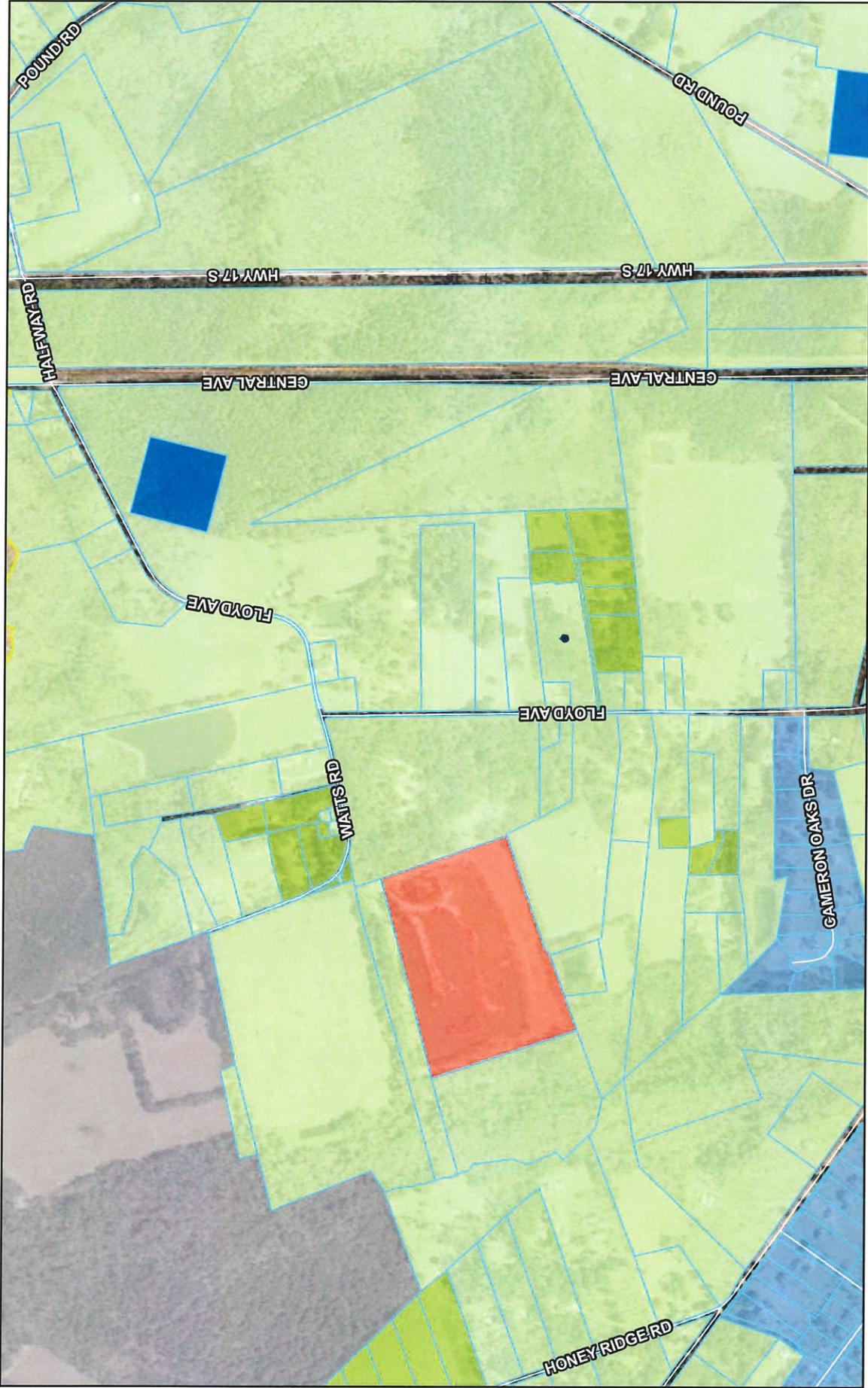
REVISION: 03/01/23
TIE LINE FOR TRACT 2A SHOWING COMBINATION WITH TRACT 2



Floyd Avenue



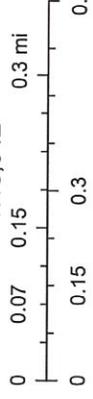
296-63



3/17/2023

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

1:13,542



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, 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 X DISAPPROVAL _____

Of the rezoning request by applicant **Dillon D. Pippin as Agent for James Anthony Killian – (Map # 296 Parcels # 63)** 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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DISAPPROVAL

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