

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: March 7, 2023

Applicant/Agent: Douglas Ken Williams

Applicant Email Address: dwila2046 at yahoo.com

Phone # (912) 658-6059

Applicant Mailing Address: 108 Zipperer Paddock Road

City: Guyton State: Georgia 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: 3270 Highway 17 South Guyton, Georgia

Proposed Road Access: Highway 17

Present Zoning of Property: AR1 Proposed Zoning: AR2

Tax Map-Parcel # 3250003 Total Acres: 6.90 Acres to be Rezoned: 1.90

Lot Characteristics: _____

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Building a single family home and seperate shop

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.

Single family home

I wish to rezone so I can build and take care of my family currently living on the property

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

not currently because no other homes can be built on the property under current zoning

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

I plan to build one single single family - single story house and one red iron steel shop to store my boat - tractor

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

Single family home

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?

My new home will be clean and new and we plan to keep it that way

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?

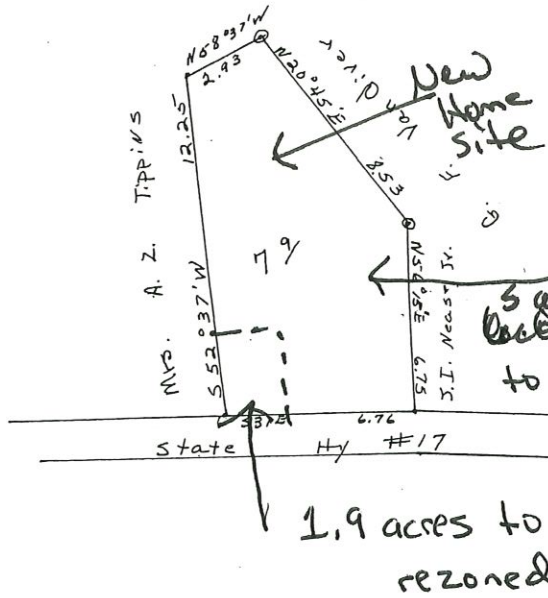
Not in any way

Applicant Signature:

Douglas Ken Williams

Date

March 7, 2023



State of Georgia
Effingham County

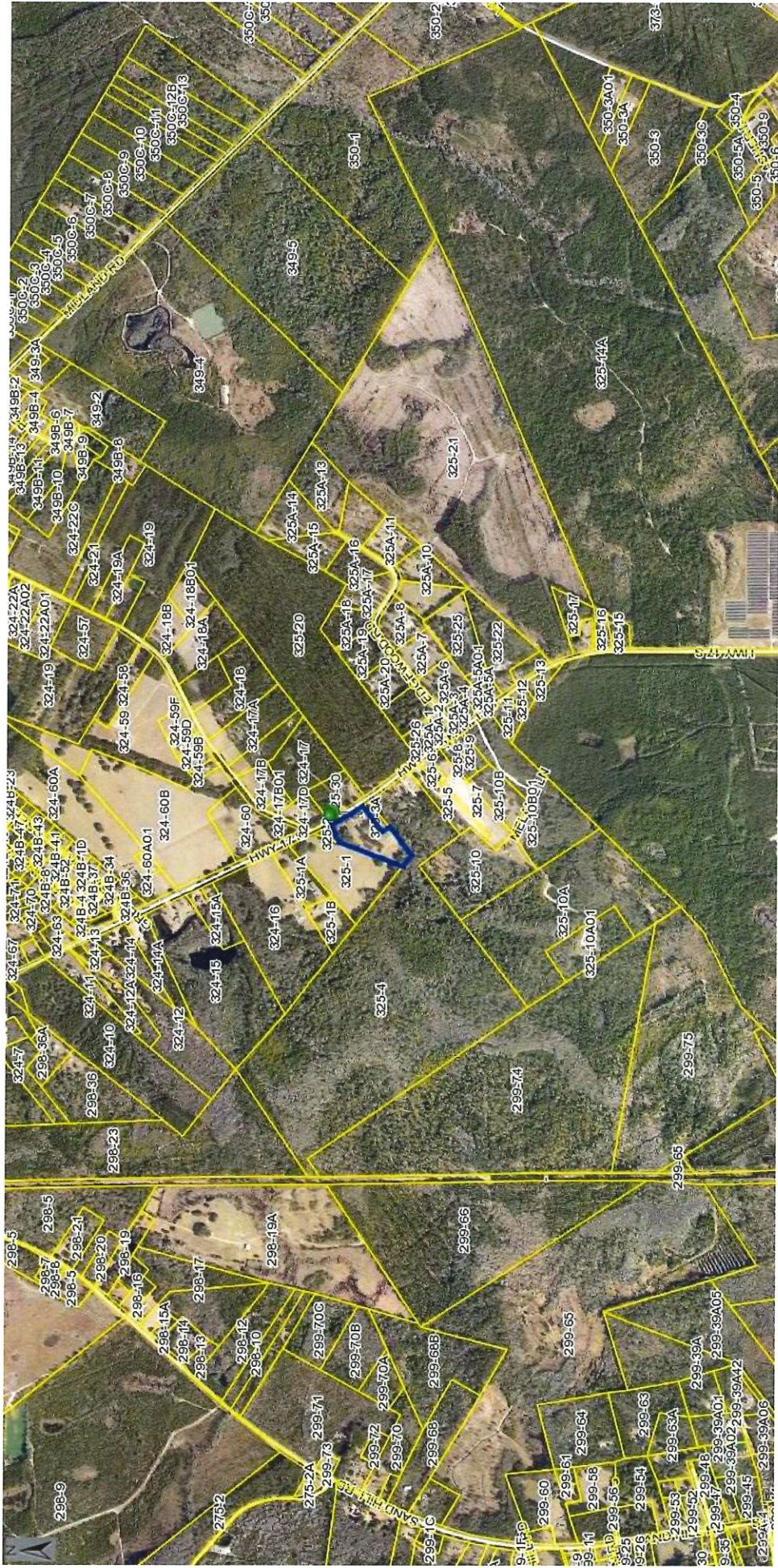
Plat of
Seven and nine-tenths acres in 10th G. M.
District. Partly surveyed and compiled
from records of a former survey. Done for
and by direction of Alvis J. Shearouse.

Scale 5 ch per inch. Feb. 12, 1969

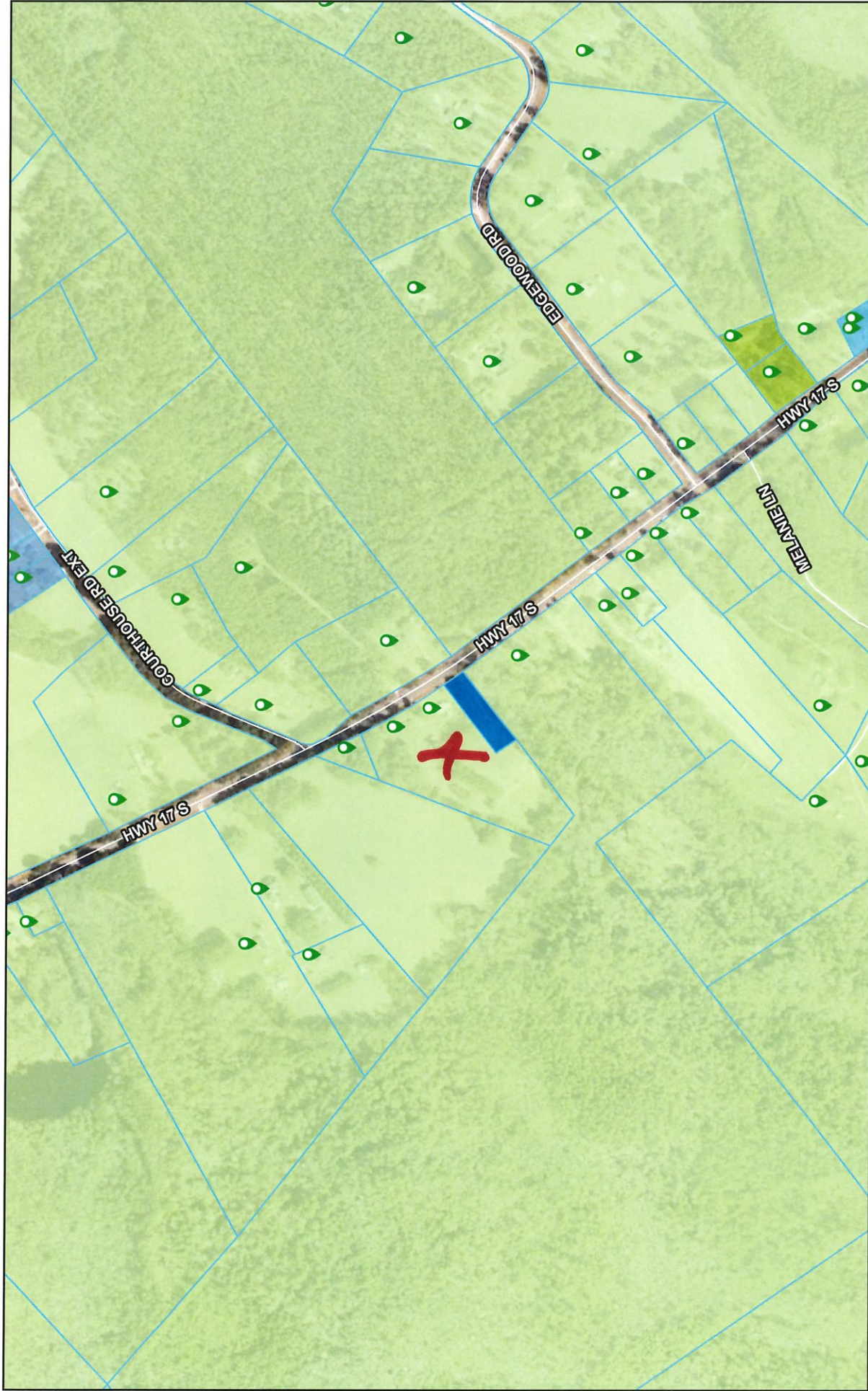
By: *Paul W. ...*
3 acres back

6L-I pg:319

3270 Highway 17 South







325-3



3/10/2023

1:9,028

Address Points  Roads  B-3 Efn_fin_cache 

Tax Parcel Labels  Effingham County Zoning  Red: Band_1 

Tax Parcels  AR-1  B-2  Green: Band_2

0 0.05 0.1 0.2 0.4 km 0 0.1 0.2 0.4 mi

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Internmap, 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:

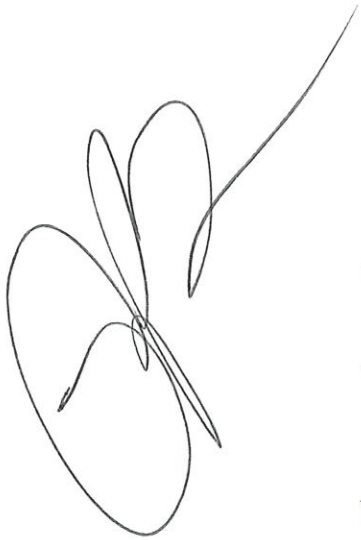
CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

Of the rezoning request by applicant **Douglas Ken Williams – (Map # 325 Parcel # 3)** 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?
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BKS, 4/11/23

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