

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: ^{Applicant} Karen Brindley as Agent for Hoyt Brindley + Tina Keener

Applicant Email Address: kzbrindley@gmail.com

Phone # 912-660-1006

Applicant Mailing Address: 625 Blue Jay Rd.

City: Rincon State: GA Zip Code: 31326

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: Blue Jay Road (605 + 625)

Proposed Road Access: Blue Jay Road

Present Zoning of Property: AR-1 + R-1 Proposed Zoning: AR1-AR2

Tax Map-Parcel # 432-41+45 Total Acres 264.48 Acres to be Rezoned: 2.52 +/-

Lot Characteristics: single residence / wooded land

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Gift Deed 2 acres to Drew Brindley (family)

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.

Wooded Space

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

No

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

Single Family Residence

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

Single Family Residence

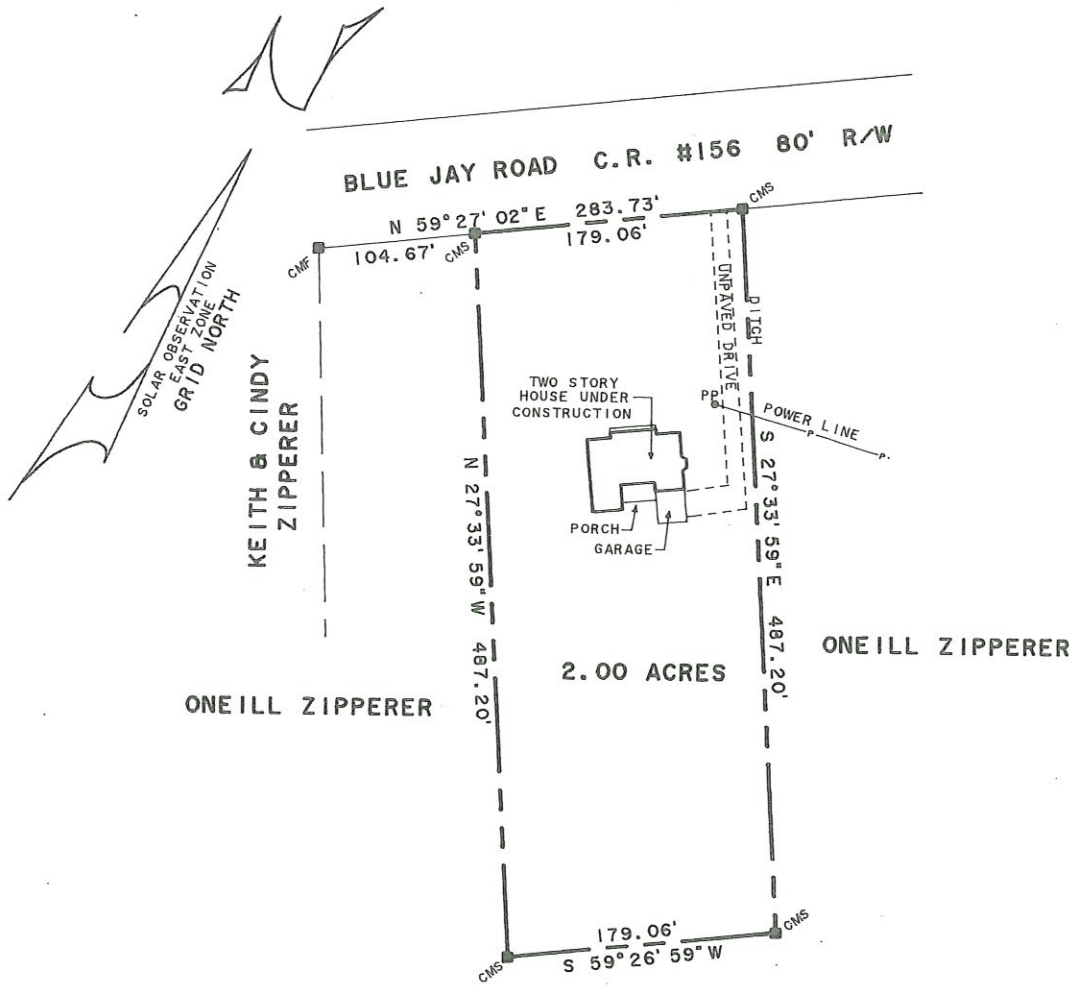
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

The rezoning will allow the creation of Tract #2
for the use of a single family residence.

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: Karen Z Brindley Date _____



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0130-B, DATED MARCH 18, 1987.

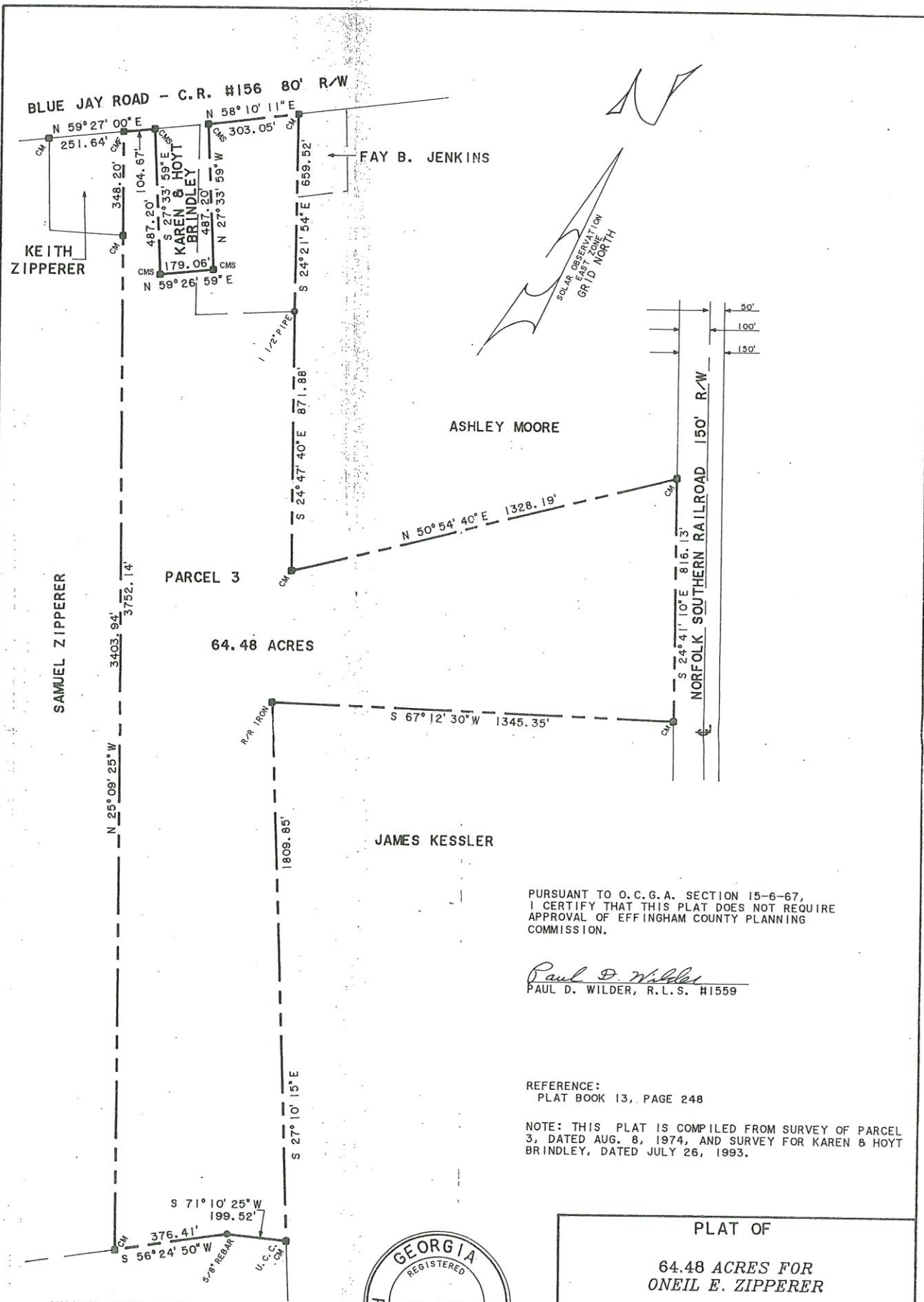
Paul D. Wilder
PAUL D. WILDER R.L.S. #1559

REFERENCE:
PLAT BOOK 18, PAGE 10
PLAT BOOK 13, PAGE 248

ERROR OF CLOSURE:
FIELD DATA 1/14,528'
ANGULAR ERROR 12" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/177,622'

EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER

PLAT OF 2.00 ACRES SURVEYED FOR KAREN Z. BRINDLEY AND HOYT J. BRINDLEY, JR.	
LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 100 FEET 	
DATE: JULY 26, 1993	FILE NO. 3707
WILDER SURVEYING & MAPPING RINCON, GEORGIA	



PURSUANT TO O.C.G.A. SECTION 15-6-67, I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.

Paul D. Wilder
 PAUL D. WILDER, R.L.S. #1559

REFERENCE:
 PLAT BOOK 13, PAGE 248

NOTE: THIS PLAT IS COMPILED FROM SURVEY OF PARCEL 3, DATED AUG. 8, 1974, AND SURVEY FOR KAREN & HOYT BRINDLEY, DATED JULY 26, 1993.



ERROR OF CLOSURE:
 FIELD DATA 1/14,377
 ANGULAR ERROR .01" PER Δ POINT
 ADJUSTED BY: COMPASS RULE
 PLAT CLOSURE 1/3,017,881

EQUIPMENT USED:
 OS* THEODOLITE
 ELECTRONIC DISTANCE METER

PLAT OF	
64.48 ACRES FOR ONEIL E. ZIPPERER	
LOCATION: G.M.D. 9 EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 300 FEET 0 300 600	
DATE: MARCH 10, 1994	FILE NO. 3707A
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

REVISION	DATE

KAREN Z. & JIM BRINDLEY, JR.
RECOMBINATION SURVEY FOR
TRACTS # 1, 2 & 3
 LOCATED IN THE
 9TH G.M.D., EFFINGHAM COUNTY, GEORGIA

PLAT DATE 2/09/2023
 FIELD DATE 1/17/2022

HORNE
 LAND SURVEYING
 344 Trentwell Road, Forsyth Co, 31020
 Office (478) 993-2051 Cell (912) 704-8124
 Email: jhorne@hornelandsurveying.com
 www.hornelandsurveying.com

LSP NO. 1274
 GEORGIA
 REGISTERED
 LAND SURVEYOR
 JEFFREY M. HORNE
 FEBRUARY 06, 2023

PROJECT NO. EFFINGHAM2022.008
SHEET 1 OF 1

LEGEND

- IRF IRON ROD FOUND
- PIPF PIPE FOUND
- PK CONCRETE MONUMENT FOUND
- PK PIN FOUND IN ASPHALT
- PKF CONCRETE MONUMENT FOUND


GRID NORTH
 REF PC B, SLIDE 108D

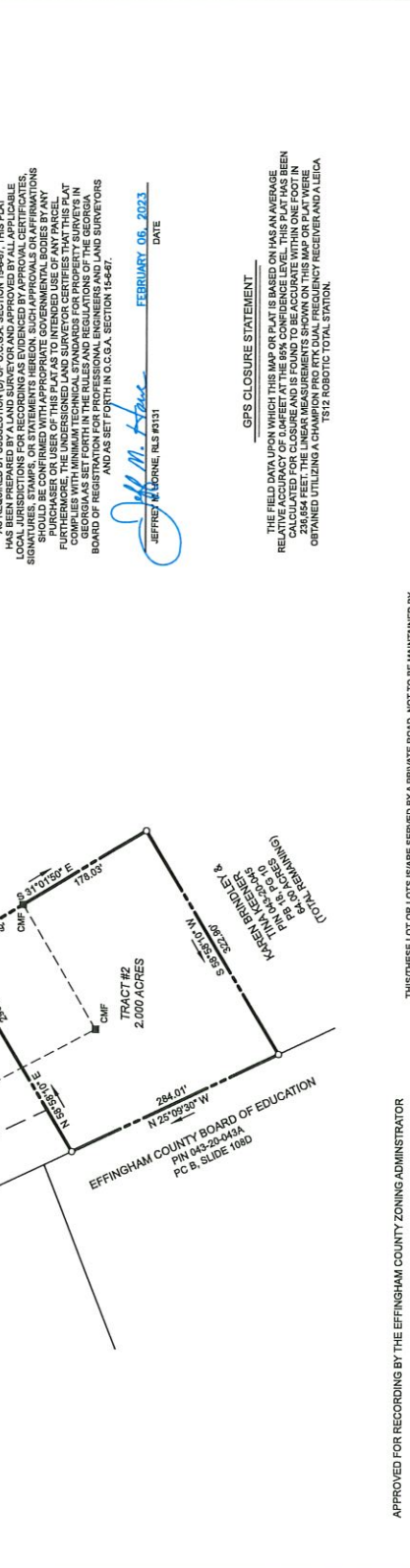
SURVEYOR'S NOTES

- ALL MATTERS OF TITLE ARE EXCEPTED. THIS SURVEY WAS PREPARED WITHIN THE BENEFIT OF A COMPLETE TITLE SEARCH, ADDITIONAL EASEMENTS AND RIGHT OF WAY EXIST THAT ARE NOT SHOWN.
- THIS SURVEY WAS CREATED ELECTRONICALLY. THIS MEAN SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HORNE LAND SURVEYING, INC.
- THIS SURVEY WAS PERFORMED ON FEBRUARY 06, 2023. THE SURVEY WAS PERFORMED IN THE WEST ZONE, NAD 83. ALL DISTANCES SHOWN ARE GROUND DISTANCE AND STATED IN U.S. FEET.
- THE SURVEY WAS PERFORMED USING A CHAMPION PRO RTK DUAL FREQUENCY RECEIVER AND A LEICA TS12 ROBOTIC TOTAL STATION.
- AND TINA KEENER, PIN 043-20-045 FROM A TOTAL OF 64.00 ACRES REMAINING.

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDING IN ACCORDANCE WITH THE LOCAL JURISDICTIONS FOR RECORDINGS AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS ARE NECESSARY FOR THE PLAT TO BE RECORDED IN ANY PUBLIC RECORD. THE PURCHASER OR USER OF THIS PLAT IS INTENDED TO USE OF ANY PART THEREOF. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT WAS PREPARED AND FORWARDED TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.


 JEFFREY M. HORNE, R.L.S. #9318
 DATE FEBRUARY 06, 2023



GPS CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON HAS AN AVERAGE RELATIVE ACCURACY OF 0.01 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN OBTAINED USING A CHAMPION PRO RTK DUAL FREQUENCY RECEIVER AND A LEICA TS12 ROBOTIC TOTAL STATION.

1 INCH = 100 FEET

0 100 200 300

THIS THESE LOT OR LOT IS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY THE PROPERTY OWNERS. THE ROAD IS MAINTAINED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS. THE ROAD IS NOT TO BE DIVIDED INTO CONVEYANCES UNTIL SAID ROAD AT THE SUBDIVISION EXPENSES IS BROUGHT INTO COMPLIANCE WITH COUNTY STATE LAWS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING, BUT NOT LIMITED TO, PAVING. THIS THESE ROAD REMAINS PRIVATE. ALL MAINTENANCE OF THE RIGHT-OF-WAY OR EASEMENT, IF ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS, ARISING FROM PRIVATE PROPERTY OWNERS. THE ROAD SURFACE SHALL BE NO LESS THAN 18 FEET WIDE. FURTHER, I/WE UNDERSTAND THAT IT SHALL BE MY/OUR RESPONSIBILITY TO PROPERLY MAINTAIN THE ROAD AND TO OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. I/WE AGREE TO ANY TRANSFER OF THE PROPERTY. THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE LOTS. THIS SUBDIVISION AND ANY EASEMENTS ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

THIS DW OF _____ 20____

SIGNATURE _____ PRINT _____

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR _____ DATE _____

SIGNING AUTHORITY _____ TITLE _____ DATE _____

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF O.C.G.A. SECTION 15-6-67 FOR RECORDING WITH BASIC APPURTENANCES. EACH LOT MUST BE REVIEWED AS A SEPARATE PARCEL FOR ON-SITE SEWERAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE BEGINNING OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VISIT THIS APPROVAL.

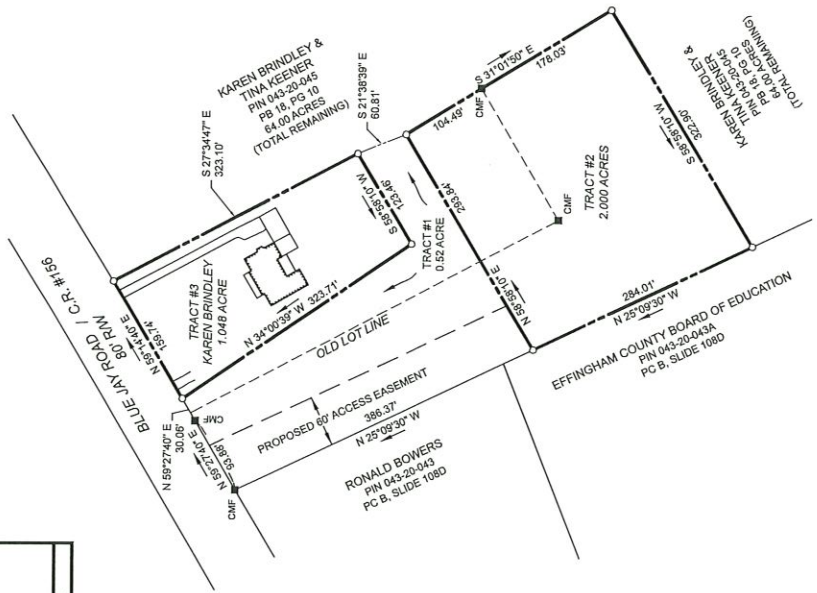
REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THE DOCUMENT ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT FORME LAND SURVEYING, INC. MAY HAVE IN THIS DOCUMENT.



GRID NORTH
REF PC B, SLIDE 108D

LEGEND

- IRF IRON ROD FOUND
- IRPF PIPE FOUND
- IRPKF IRON ROD SET (CAPPED) "O"
- PKF PK PIN FOUND (IN ASPHALT)
- CMF CONCRETE MONUMENT FOUND



SURVEYORS NOTES

1. ALL MATTERS OF TITLE ARE EXCEPTED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. ADDITIONAL EASEMENTS AND RIGHT OF WAY MAY EXIST THAT ARE NOT SHOWN.
2. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR.
3. IRON RODS SET ARE 2" REBAR AND CAPS TITLED "JIM HORNE 942-7043124"
4. REFERENCE POINT HORIZONTAL DATA IS BASED ON THE GEORGIA STATE PLANE GRID SYSTEM. WEST LONGITUDE COORDINATES ARE GROUND DISTANCE AND STATED IN U.S. FEET.
5. TRACT #1 IS NOT APPROVED FOR A TOTAL OF 44.00 ACRES REMAINING. THE LANDS OF KAREN BRINDLEY AND TINA KEENER, PIN 043-20-045 FOR A TOTAL OF 64.00 ACRES REMAINING.

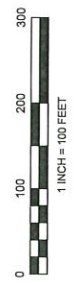
CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS ARE CONSIDERED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN ACCORDANCE WITH THE REGULATIONS OF THE GEORGIA SURVEYING BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Jeffrey W. Horne
JEFFREY W. HORNE, R.L.S. #2131
DATE **FEBRUARY 06, 2023**

GPS CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED ON HAS AN AVERAGE RELATIVE ACCURACY OF 1:100,000. THE TOTAL DISTANCE OF THE CLOSURE WAS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 0.00000001 INCHES. THE LINEAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED UTILIZING A CHAMPION PRO RTK DUAL FREQUENCY RECEIVER AND A LEICA 1512 ROBOTIC TOTAL STATION.



REVISION	DATE

RECOMBINATION SURVEY FOR
KAREN Z & JIM BRINDLEY, JR.
TRACTS # 1, 2 & 3
LOCATED IN THE
9TH G.M.D., EFFINGHAM COUNTY, GEORGIA

PLAT DATE 2/6/2023
FIELD DATE 1/17/2023

HORNE
LAND SURVEYING
344 Trekevell Road, Forsyth Ga, 31029
Office (478) 993-2051 Cell (912) 704-8124
Email: jhorne@horneandsurveying.com
www.horneandsurveying.com

LSF NO. 1274
GEORGIA
REGISTERED
JAN 11 2011
JIM HORNE
LAND SURVEYOR
FEBRUARY 06, 2023

PROJECT NO. EFFINGHAM2022.008

SHEET	OF
1	1

RECORDING INFORMATION

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR _____ DATE _____

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS SHOWN ON THIS PLAT, THE ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH OCSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTANCES. EACH LOT MUST BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR. ANY CHANGES TO THE ISSUANCE OF A CONSTRUCTION PERMIT, MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY _____ DATE _____

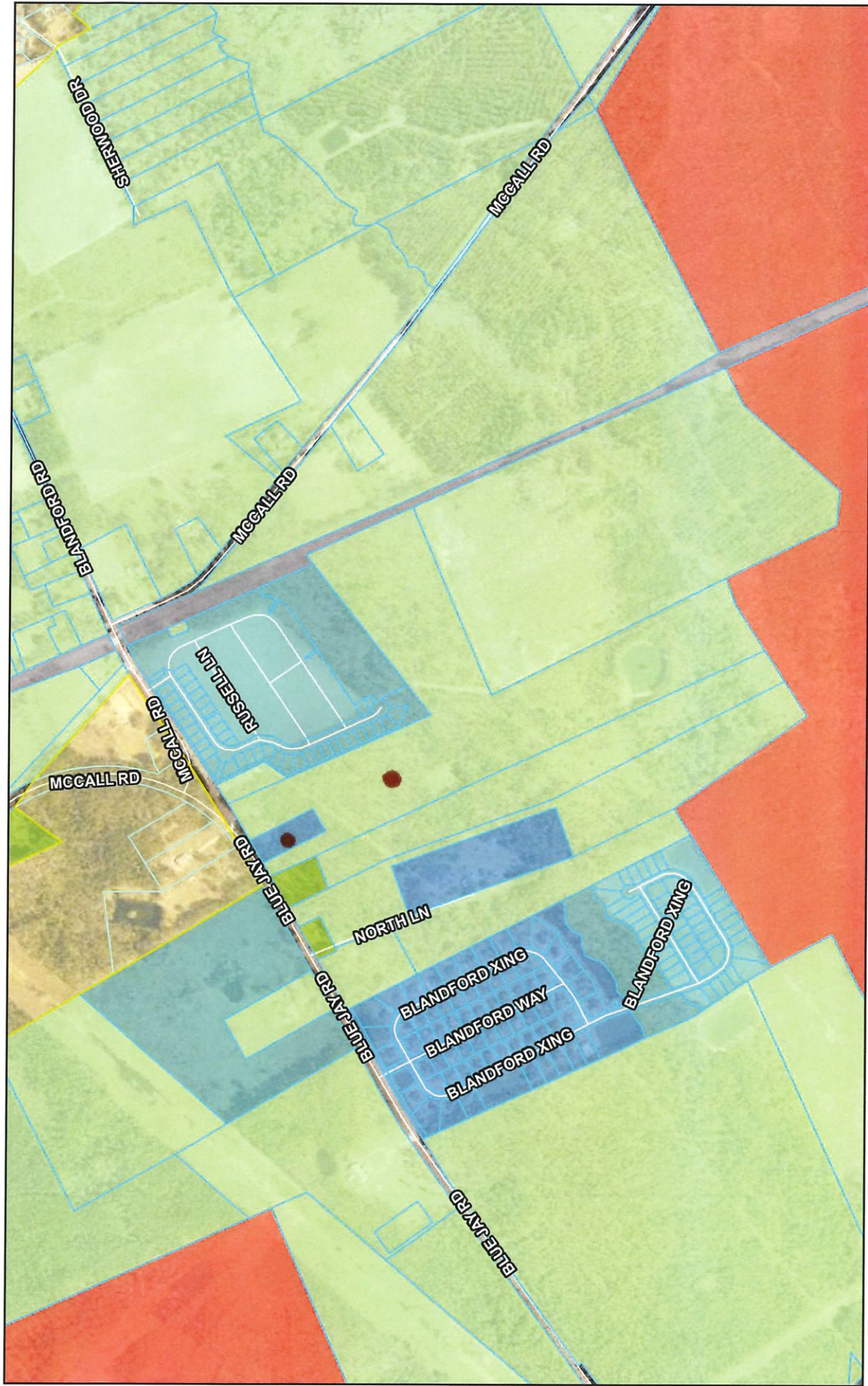
THIS _____ DAY OF _____ 20____
SIGNATURE _____ PRINT _____

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT HORNE LAND SURVEYING, INC. MAY HAVE IN THIS DOCUMENT.

432-44&45



432-44&45



3/17/2023

Municipal Boundaries Roads

Tax Parcel Labels Effingham County Zoning

Tax Parcels

- AR-2
- R-1
- R-6
- I-1
- Other
- Efn_fin_cache
- Red: Band_1
- Green: Band_2

Scale: 1:13,542

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

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:

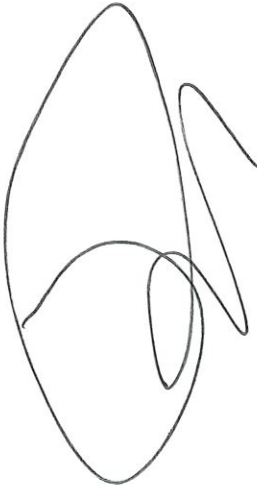
CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Karen Brindley as Applicant and Agent for Hoyt Brindley & Tina Keener – (Map # 432 Parcel # 44&45) from AR-1 & r-1 to AR-1 & 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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Handwritten initials: KB

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APPROVAL

DISAPPROVAL

DB

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APPROVAL X DISAPPROVAL _____

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BKS, 4/11/23.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH DISAPPROVAL _____

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PEH