



RZN-24-45

Rezoning Application

Status: Active

Submitted On: 6/26/2024

Primary Location

595 Arnsdorff Loop

Clyo, GA 31303

Owner

DAUGHERTY STEPHEN C

595 ARNSDORFF LP CLYO, GA

31303

Applicant

Stephen Daugherty

774-722-1523 ext. 00000

stevedawgd@aol.com

595 Arnsdorff loop

Cloy, Ga 31303

Staff Review

Planning Board Meeting Date*

08/13/2024

Board of Commissioner Meeting Date*

09/03/2024

Notification Letter Description *

subdivision to create a new home site.

Map #*

363

Parcel #*

27

Staff Description

Georgia Militia District

11

Commissioner District*

3rd

Public Notification Letters Mailed

07/15/2024

Board of Commissioner Ads

08/14/2024

🔒 Planning Board Ads

07/17/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Stephen daugherty

Applicant Email Address*

Stevedawgd@aol.com

Applicant Phone Number*

7747221523

Applicant Mailing Address*

595 Arnsdorff loop

Applicant City*

Clyo

Applicant State & Zip Code*

Ga & 31303

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

363-27

Road Name*

Arnsdorff loop

Proposed Road Access* ?

Easement

Total Acres *

7.67

Acres to be Rezoned*

1.6

Lot Characteristics *

Pasteur Land

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

My daughter wants to move near me

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR-1

South*

Ar-1

East*

Ar-1

West*

Ar-1

Describe the current use of the property you wish to rezone.*

Pasture

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

small family farm

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

Just a home site

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

Small family farm

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

There will be no change

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

Digital Signature*

 Stephen Daugherty
Jun 21, 2024

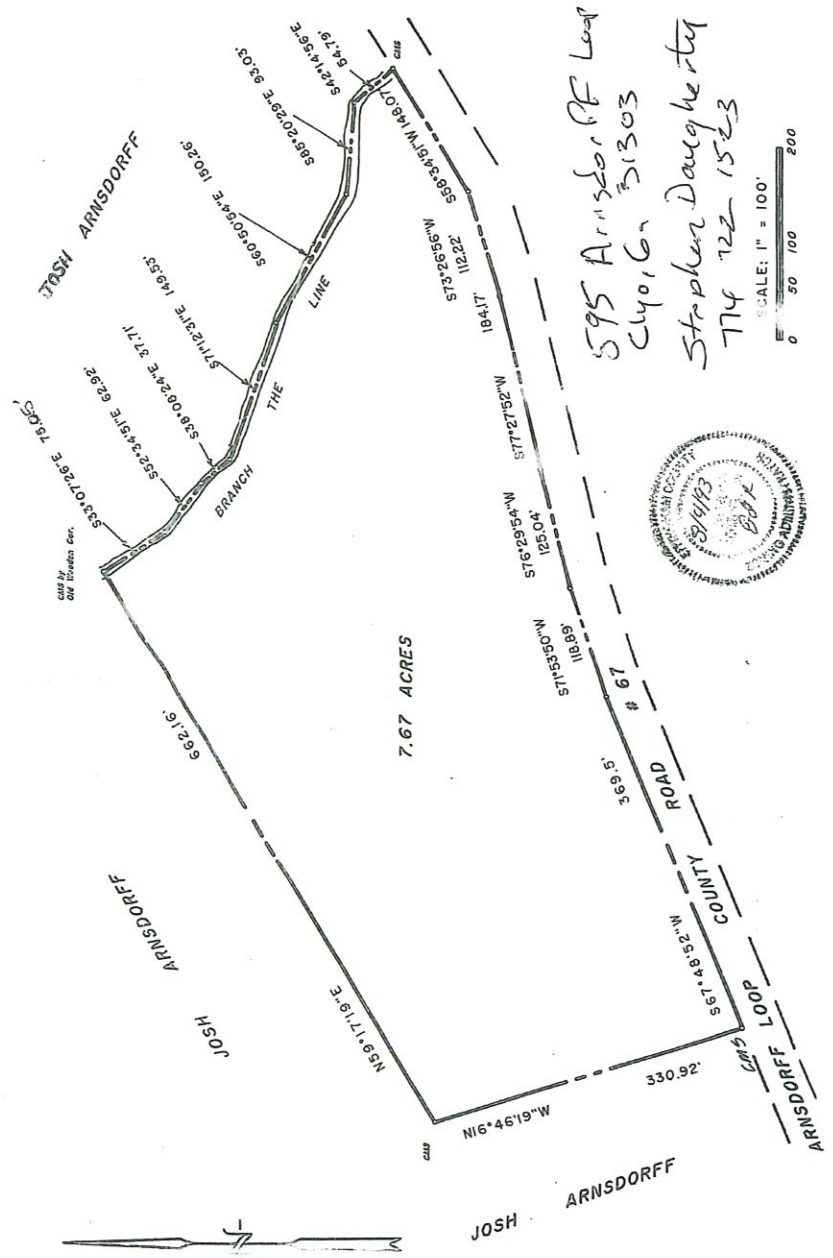


PURSUANT TO O.C.G.A. SEC. 44-1-1, I CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE COMMISSION.

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

REFERENCE:
PLAT BOOK 23, PAGE 18

ERROR OF CLOSURE:
FIELD DATA 1/27, 802
ANGULAR ERROR 03" PER 2
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/116, 372
EQUIPMENT USED:
OS THEODOLITE
ELECTRONIC DISTANCE MEAS



*595 Arnsdorff Loop
Clyo, Ga 31303
Stephen Daugherty
774 722 1523*



SCALE: 1" = 100'
0 50 100 200

DATE: JULY 29, 1993
BY: *Warren E. Poitress*

WARREN E. POITRESS
R.L.S. 117593

EQUIP: LIETZ SDM3E
FIELD E.O.C. - 1/48732
ANGULAR - 02" / PT.
PLAT E.O.C. - 1/117593

PROPERTY SURVEY
FOR
KEITH HALL

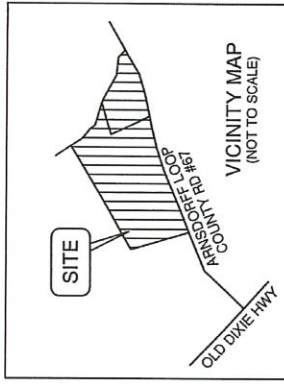
LOCATED IN THE 11TH G.M.D.,
EFFINGHAM COUNTY, GEORGIA

Joseph P. ...
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Geological data not to be used for purposes of
any other law or regulation unless specifically
authorized by the Bureau.



LINE	BEARING	DISTANCE
L1	S 33°07'26" E	75.05'
L2	S 52°34'51" E	62.92'
L3	S 38°08'24" E	37.71'
L4	S 72°53'12" E	120.05'
L5	S 64°25'12" E	29.74'
L6	S 60°50'54" E	150.26'
L7	S 85°20'29" E	93.03'
L8	S 42°14'56" E	54.79'

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13105C0175E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

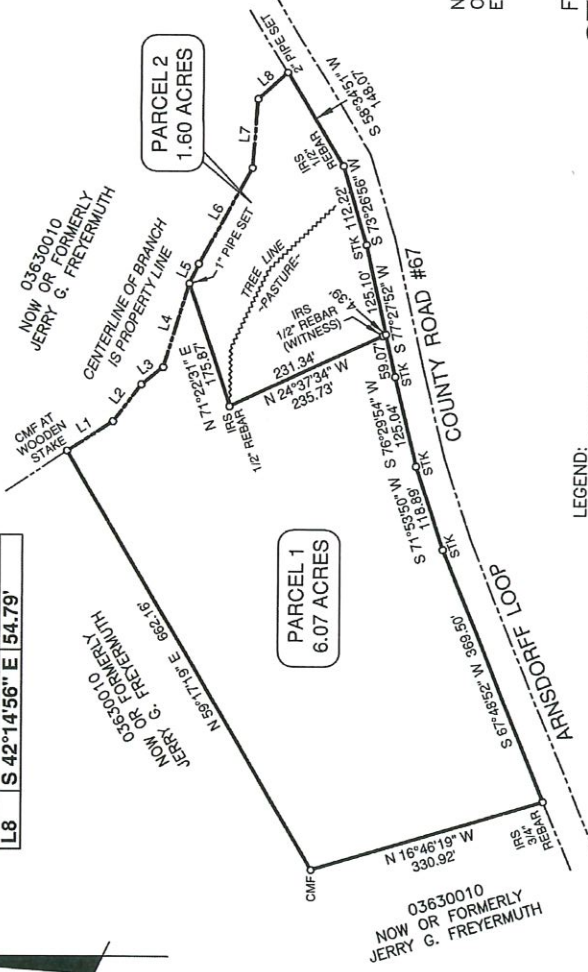
DIRECTOR _____ DATE _____

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 03630027 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

FAMILY SUBDIVISION SURVEY FOR
STEPHEN C. DAUGHERTY

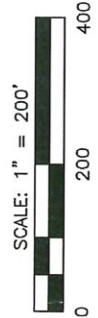
SURVEY TO DIVIDE
A 1.60 ACRE PARCEL FROM
AN EXISTING 7.67 ACRE TRACT
(MAP AND PARCEL 03630027)
LOCATED IN THE 11TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

SURVEYED 9 NOVEMBER 2023
PLAT DRAWN 12 NOVEMBER 2023



LEGEND:
CMF—CONCRETE MONUMENT FOUND
IRS—IRON REBAR SET
STK—STAKE SET

REFERENCES:
DEED BOOK 2441, PAGE 266
PLAT BOOK A230, PAGE D1



RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PHONE: (912) 829-3972

SURVEYORS CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-6-67, this plat was prepared and approved for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the purchaser or user of this plat should comply with the minimum technical standards for property surveys 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.

STEPHEN C. DAUGHERTY
NO. 1323
REGISTERED SURVEYOR

Adolph N. Michelis
GA. Reg. L.S. LIC. NO. 1323 2-02-24 DATE

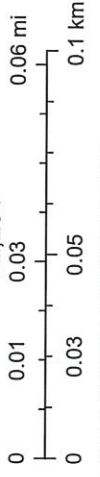
363-27



6/26/2024

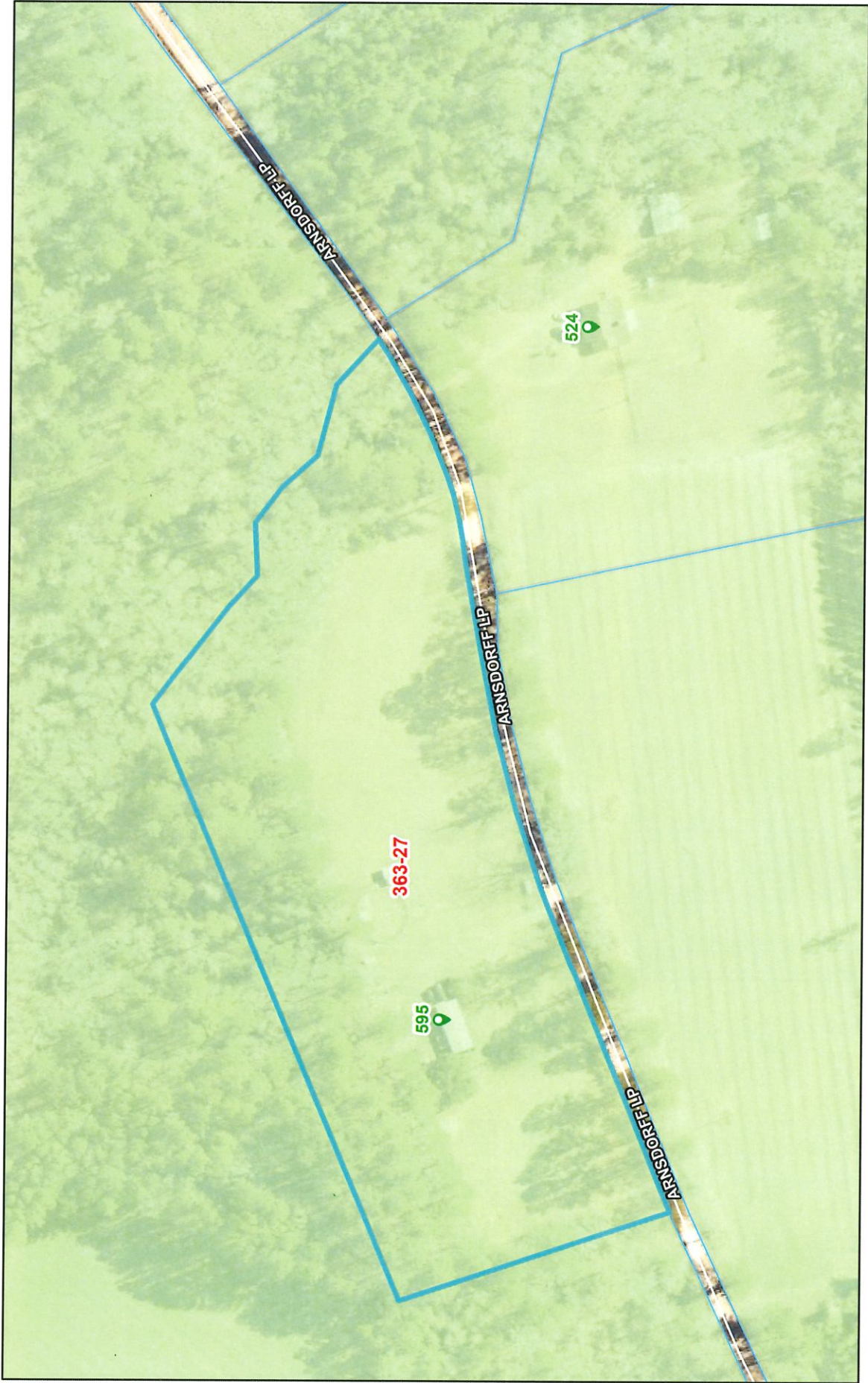
- 📍 Addresses
- Map-Parcel Ids (PINs)
- 🛣 Roads
- ▭ Tax Parcels

1:2,201



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

363-27



6/26/2024

- Addresses
- Map-Parcel Ids (PINs)
- Roads
- Tax Parcels
- AR-1

1:2,201
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, USGS, 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 **Stephen Daugherty- (Map # 363 Parcels # 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?
- 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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BS

9.5

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D.B

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PH
Stephen Daugherty