

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: 03/24/2022

Applicant/Agent: Rodney A. DURRANCE & FLORIA M. DURRANCE

Applicant Email Address: Rodneyd22@msn.com

Phone # 912-257-5169

Applicant Mailing Address: 306 SHIRLEY DR.

City: DuYton State: GA Zip Code: 31312

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

Owner's Email Address (if known): Rodneyd22@msn.com

Phone # 912-257-5169

Owner's Mailing Address: 306 SHIRLEY DR.

City: DuYton State: GA Zip Code: 31312

Property Location: 290 SHIRLEY DR. DUYTON, GA 31312

Proposed Road Access: 306 SHIRLEY DRIVE (OFF COURTHOUSE ROAD)

Present Zoning of Property: AR1 Proposed Zoning: AR2

Tax Map-Parcel # 370C-3B Total Acres: 5 Acres to be Rezoned: 5

Lot Characteristics: RECTANGLE

WATER

Private Well

Public Water System

If public, name of supplier: N/A.

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Deed 1 ACRE TO OUR SON.

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.

RESIDENTIAL

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.

BUILD A HOUSE FOR OUR SON

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

RESIDENTIAL

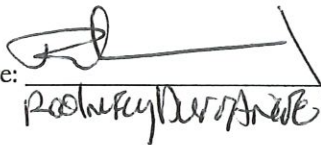
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

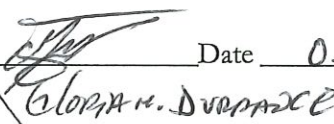
CLOSE TO PARENTS.

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:


Rosalyn Duran


Gloria M. Duran

Date

03/24/2022

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

August 23, 2006, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1455 page 71.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature [Signature]

Print Name RODNEY DURRANCE

Owner's signature [Signature]

Print Name GLORIA M. DURRANCE

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 24 day of March, 20 22.

[Signature]
Notary Public, State of Georgia





Coastal Health District

Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350

Springfield, Georgia 31329

Phone: 912-754-6850 | Fax: 912-754-0078

April 5, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Rodney Durrance
290 Shirley Drive, Guyton, GA 31312
Pin: 370C-3B
Total Acres: 5.0 Acres to be rezoned: 5.0

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval
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 the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.



We Protect Lives.

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,



Darrell M. O'Neal, MPA
Environmental Health County Manager
Effingham County Health Department

Attachment C - Site Plan

1. Dimensions for proposed subdivision of a 5-acre property 3A (see attached plat) from Surveying Consultants
2. There are 2 existing mobile homes on front of property with access to Shirley Drive that will be separated with the rezone into two .5-acre parcels. Both residences are currently occupied with tenants that have well water and septic services.

Remainder of Parcel 3-A /3 acres that has a storage building with power, water, and septic tank services

Parcel 3-A has a residential dwelling with Water and Septic services.

Drainage is provided by a ditch between Leon Hoods property, proposed subdivision, and Jeff Davis's property

3. Access to 3-A.2 and 3-A.3 is from Shirley Drive currently which exist to the right of 3-A.2.

Access to remainder of parcel 3-A current access from 60 ft easement to property 3-B

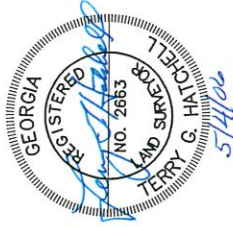
Access to 3-A.1 illustrated on the attachment will be from current 60 ft easement to property parcel 3-B

4. **Parcel 3-A.1 subdivided (1) acre proposed site for a new residential dwelling that will include well and septic tank services.**

BOUNDARY/SUBDIVISION
SURVEY OF
PARCEL 3
SHIRLEY DRIVE

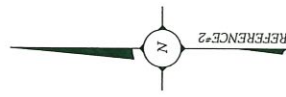
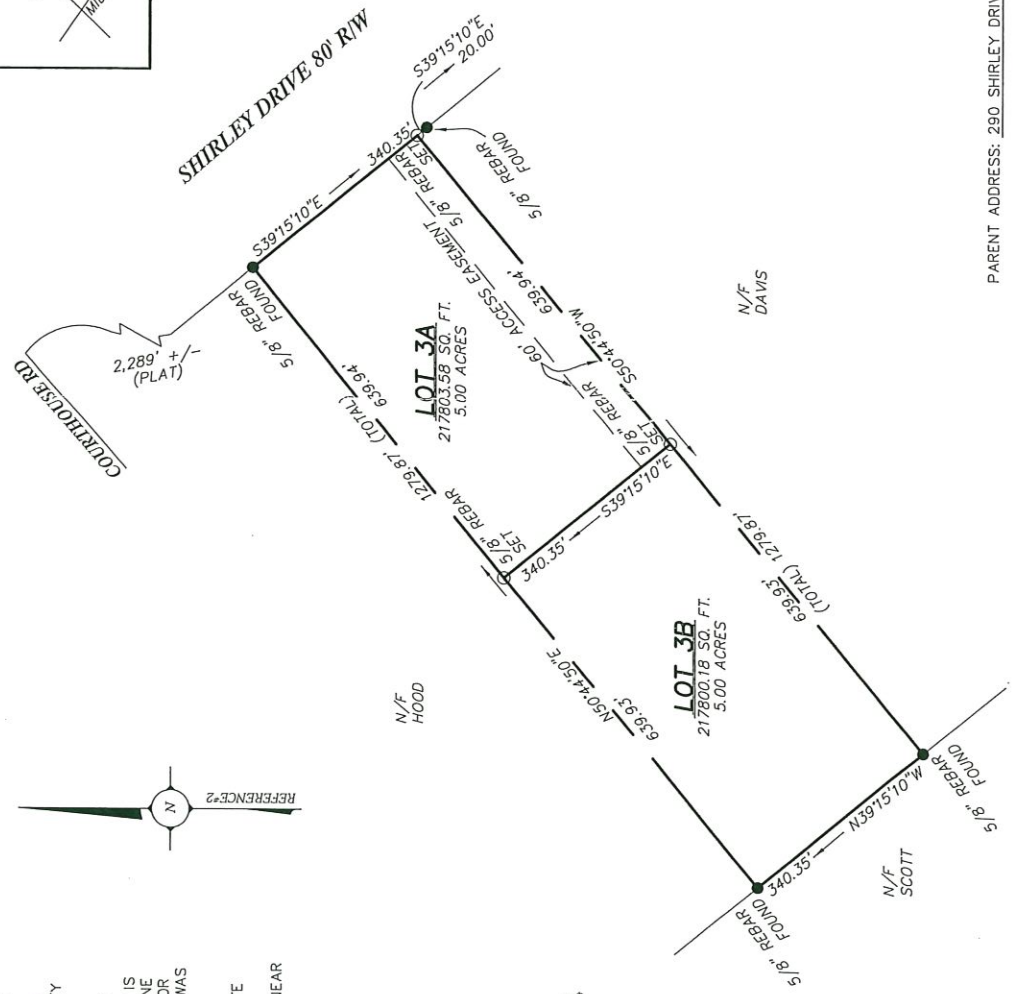
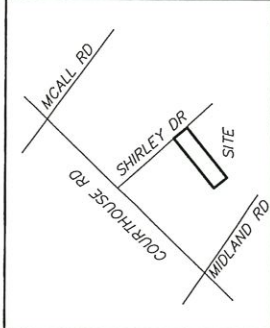
A PORTION OF
**PRESTON A.
RAHN TRACT**

10TH G.M. DISTRICT
EFFINGHAM COUNTY
GUYTON, GEORGIA



SURVEYING CONSULTANTS
17 Sherington Drive, Suite C
Bluffton, SC 29910
TELEPHONE: SC(843) 815-3304
GA(912) 826-2775
FAX: (843) 815-3305
(912) 826-2783
SCALE: 1" = 200'
DATE: 5/04/2006
JOB NO: GA06033-A&C

CREW: JHMP
DRAWN BY: AGL
COPYRIGHT © BY SURVEYING CONSULTANTS



- NOTES:
- 1) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENT LOCATIONS ARE AS SHOWN, AND 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. HAVE BEEN PROVEN BY A LAND SURVEY
 - 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED BY USING LEAST SQUARES.
 - 3) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,000 FEET.
 - 4) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS:
TOPCON GTS 200
 - 5) AS OF THE DATE OF THIS SURVEY THIS LOT IS LOCATED IN ZONE X A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 130076 COMMUNITY NO. 01256. MAP DATED 3/18/1987, BASE ELEVATION N/A.
 - 6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

[Signature]
ZONING ADMINISTRATOR DATE 5/17/06

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

[Signature]
DIRECTOR DATE 5/5/06

REFERENCE PLAT:
1) DEED BOOK 369, PAGE 700
2) PLAT REFERENCE BOOK A, PAGE 138

PARENT ADDRESS: 290 SHIRLEY DRIVE, LOT 3, GUYTON, GA 31312
PARENT TAX PARCEL I.D. NO. : 648-3



PREPARED FOR: **RODNEY DURRANCE**

THIS/ THESE LOTS OR LOTS IS/ ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY UNLESS SPECIFIED BY THE PROPERTY OWNER'S EXPENSE. IS BROUGHT IN COMPLIANCE WITH COUNTY STANDARDS. THE ROAD SHALL BE MAINTAINED BY THE OWNER'S EXPENSE. PAVING, THIS/ THESE LOT OR LOTS MAY NOT BE RE-SUBDIVIDED UNTIL SAID ROAD, AT THE OWNER'S EXPENSE, IS BROUGHT INTO COMPLIANCE WITH THE COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE BOARD OF SUPERVISORS. THE ROAD SURFACE SHALL BE ALL MAINTENANCE OF THE RIGHT-OF-WAY OR EASEMENT INCLUDING DRAINAGE AND ROAD SURFACING. THE ABUTTING 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 PROPERTY GRANT THE EASEMENT SHOWN ON THIS PLAT BY DEED OR OTHERWISE TO THE PROPERTY. THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE THE EASEMENT ON PLAT CHANGES. I/WE SHALL REVISE THE PLAT AND RESUBMIT TO EFFINGHAM COUNTY FOR APPROVAL AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

THIS DAY OF _____, 2022.

RODNEY A. DURRANCE, OWNER

N/F LEON L. HOOD, JR.
PARCEL 1
PID 3700-002B

N/F LEON L. HOOD, JR.
PARCEL 2
PID 3700-002C

N/F LEON L. HOOD, JR.
PARCEL 3
PID 3700-002C

N/F RODNEY A. &
GLORIA M. DURRANCE
PARCEL 3B
PID 3700-003B

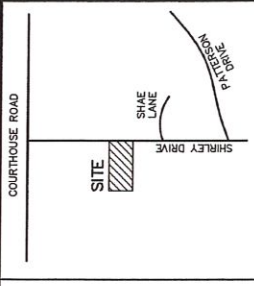
PARCEL 3A.1
1.00 AC.

REMAINDER OF PARCEL 3A
3.00 AC.

PARCEL 3A.2
1.00 AC.

N/F DARRELL W. &
ALEIDA GRICE SANCHEZ
PARCEL 17
PID 3700-017

N/F WILLIAM J. DAVIS
PARCEL 4
PID 3700-004



VICINITY MAP
N.T.S.

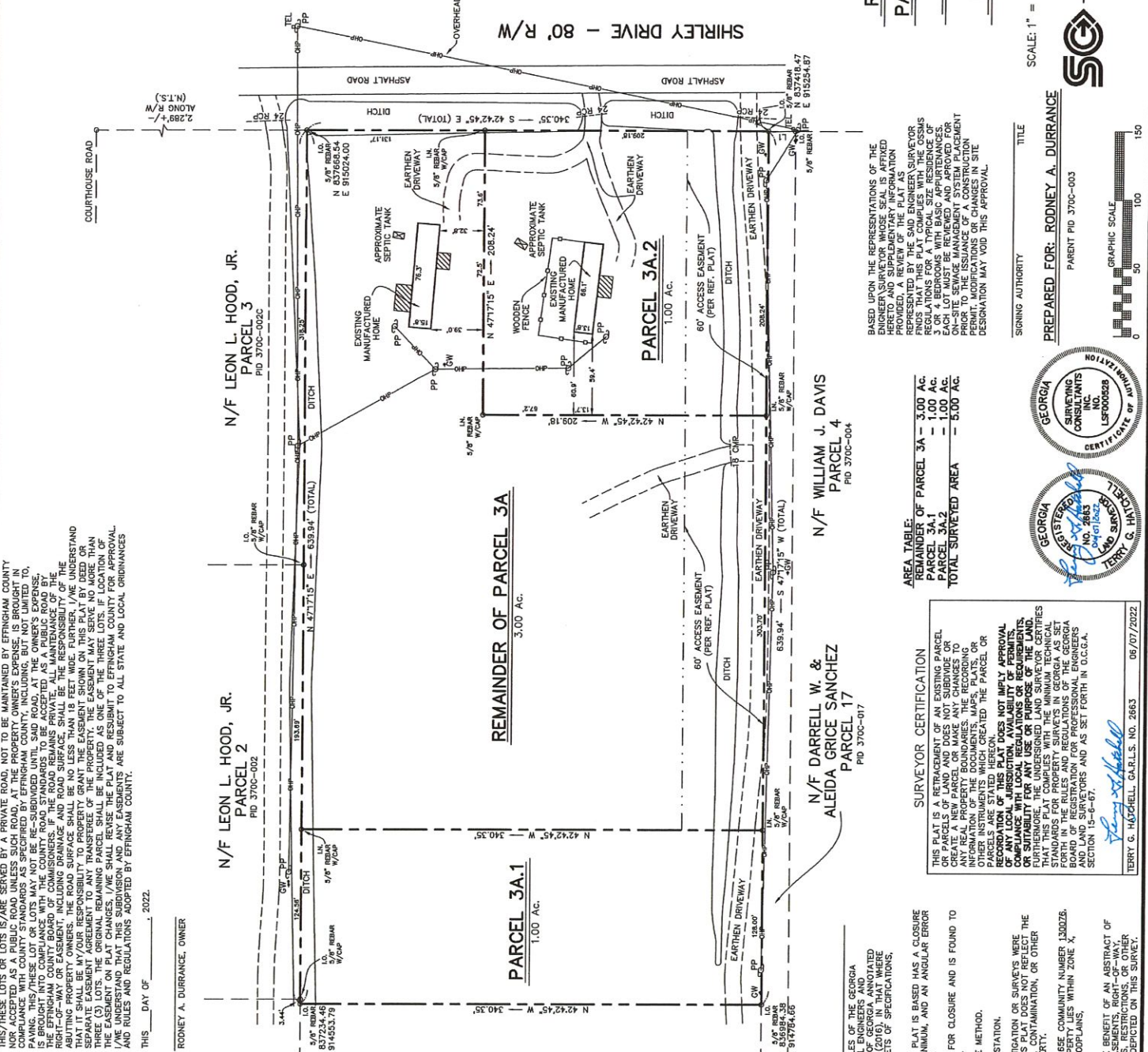
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR _____ DATE _____



LEGEND:
N.T.S. NOT TO SCALE
R/W RIGHT-OF-WAY
Ac. ACRES
NEW PIN, NEW (SET) IRON PIN, OLD (FOUND)
B.S.L. BUILDING SETBACK LINE
CORRUGATED METAL PIPE
CW/PP CEMENT WIRE POWER POLE
PCP REINFORCED CONCRETE PIPE
TEL TELEPHONE BOX

REFERENCE PLAT:
1) BOUNDARY/SUBDIVISION OF PARCELS 3, SHIRLEY DRIVE, A PORTION OF PRESTON A. RHAN TRACT, 10TH C.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, BY: TERRY G. HATCHELL, G.A.R.L.S. NO. 2663, RECORDED: P.C. C, PAGE 122E1, MAY 05, 2006.
AS PER EFFINGHAM COUNTY ZONING DEPARTMENT:
1) EACH LOT SHOULD HAVE AT LEAST 100' ROAD FRONTAGE
2) EACH MOBILE HOME SHOULD BE 15' FROM THE SIDE PROPERTY LINE, 50' FROM THE FRONT PROPERTY LINE.



REMAINDER OF PARCEL 3A,
PARCEL 3A.1 & PARCEL 3A.2
SHIRLEY DRIVE
A PORTION OF
PRESTON A. RHAN TRACT

SUBDIVISION
SURVEY OF

10th C.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
SCALE: 1" = 50'
PLAT DATE: 06/07/2022
JOB NO: GA06033A
FIELD DATE: 05/27/2022

SIGNING AUTHORITY
TITLE
PREPARED FOR: RODNEY A. DURRANCE
PARENT PID 3700-003

AREA TABLE:
REMAINDER OF PARCEL 3A - 3.00 AC.
PARCEL 3A.1 - 1.00 AC.
PARCEL 3A.2 - 1.00 AC.
TOTAL SURVEYED AREA - 5.00 AC.

SURVEYOR CERTIFICATION
THIS PLAT IS A RETURN OF ALL EXISTING PARCEL OR PARCELS OF LAND AND THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE REAL PROPERTY BOUNDARIES, THE RECORDING OF ANY INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
I, THE SURVEYOR, CERTIFY THAT THIS PLAT COMPLY WITH THE STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

- NOTES
- THIS SURVEY COMPIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYING AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE THERE IS A CONFLICT BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF 5 SECONDS PER ANGLE POINT MAXIMUM, AND AN ANGULAR ERROR BE ACCURATE WITHIN ONE FOOT IN INFINITY.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITY.
 - AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION.
 - NO SURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE CONDUCTED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - ACCORDING TO FEMA FLOOD MAP, 131030026E, COMMUNITY NUMBER 130026, PANEL NUMBER, 0265 SUFFIX: E, THIS PROPERTY LIES WITHIN ZONE X, OUTSIDE THE 100 YEAR AND 500 YEAR FLOODPLAINS. MAP REVISED 05/16/2015.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, STRIP-TAKINGS, OR OTHER INTERESTS NOT DEPICTED ON THIS SURVEY. SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS FOLLOWS:
FINDS THAT THIS PLAT COMPIES WITH THE STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT, THE APPLICANT SHALL VERIFY THE DESIGNATION MAY VOID THIS APPROVAL.

REGISTERED PROFESSIONAL SURVEYOR
TERRY G. HATCHELL
NO. 2663
DATE: 06/07/2022

GEORGIA SURVEYING CONSULTANTS
CONSULTANTS
NO. LSP000528
CERTIFY I AM THE TITLE OF

SCALE: 1" = 50'

GRAPHIC SCALE
0 50 100 150

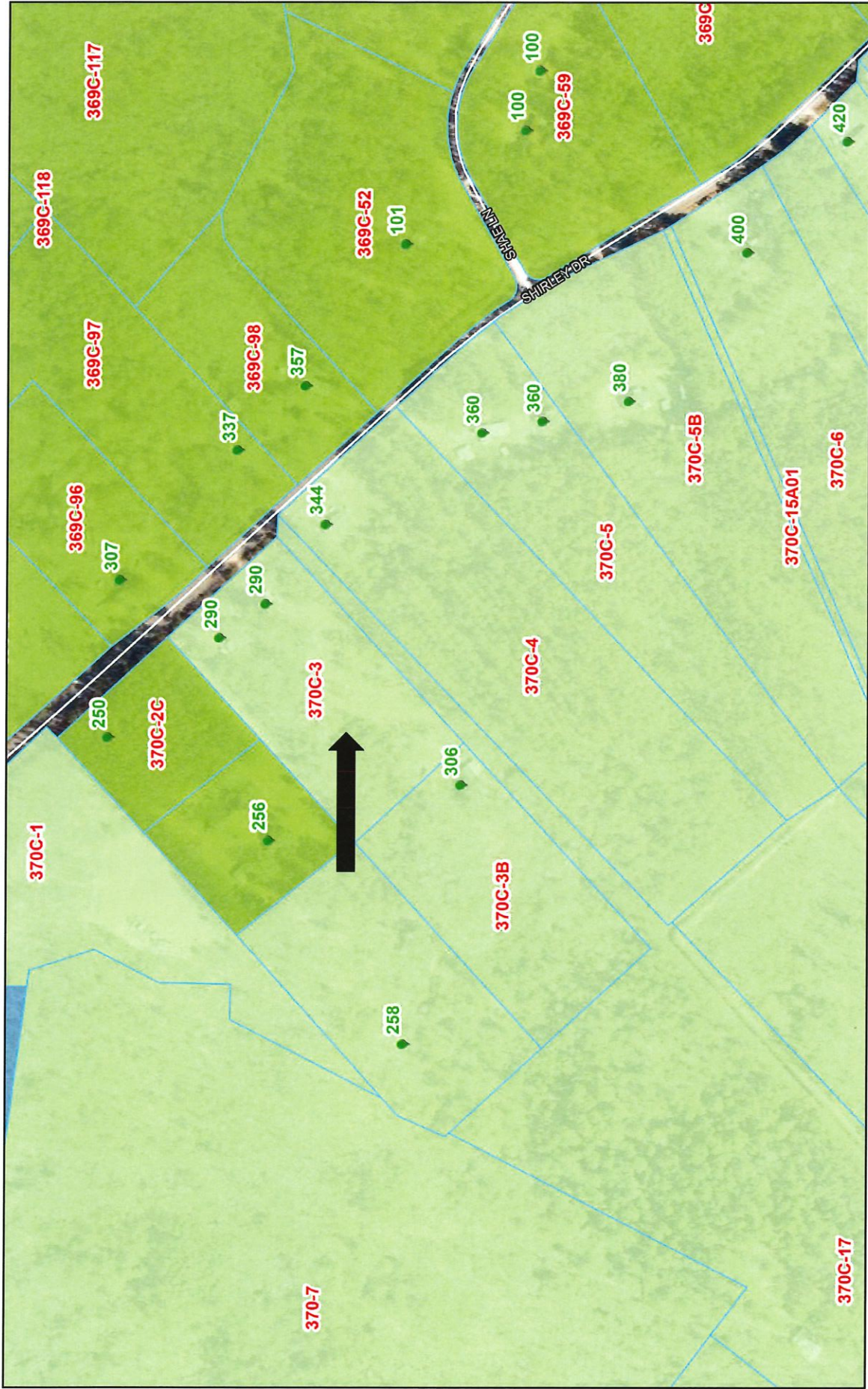
EFFINGHAM COUNTY, GEORGIA
JOB NO: GA06033A
FIELD DATE: 05/27/2022

SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (812) 658-2775
Email: SC@SurveyingConsultants.com

290 SHIRLEY DRIVE



290 SHIRLEY DRIVE



5/18/2022, 1:56:14 PM

Efn_fin_cache ● Address Points Roads

Red: Band_1 Tax Parcel Labels Effingham County Zoning

Green: Band_2 Parcels2020 AR-1

Blue: Band_3

AR-2

R-1

0 0.03 0.07 0.1 0.13 mi

0 0.05 0.1 0.2 km

1:4,514

Effingham County BOC, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ArcGIS Web AppBuilder

Maxar | Esri, Inc., City of Naperville, Illinois | Effingham County BOC | <https://www.fws.gov/wetlands/data/data-download.html>

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 **Rodney A. Durrance & Gloria M. Durrance – (Map # 370C 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?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

RT

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AZ

CHECK LIST:

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APPROVAL DISAPPROVAL

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REH

EFFINGHAM COUNTY REZONING CHECKLIST

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