

RZN-24-9

Rezoning Application

Status: Active

Submitted On: 1/30/2024

Primary Location

1161 Corinth Church Road
Clyo, GA 31303

Owner

EDWARDS JACK L
1161 CORINTH CHURCH RD
CLYO, GA 31303

Applicant

 Anita Butler

 912-856-3665

 anitabutler1977@gmail.com

 1226 Corinth Church Rd
Clyo, Georgia 31303-2866

Staff Review

 Planning Board Meeting Date*

03/12/2024

 Board of Commissioner Meeting Date*

04/02/2024

 Notification Letter Description *

subdivision to create a new home site.

 Map #*

312

 Parcel #*

1

 Staff Description

 Georgia Militia District*

12

 Commissioner District*

3rd

 Public Notification Letters Mailed

02/19/2024

 Board of Commissioner Ads

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Anita Butler

Applicant Email Address*

anitabutler1977@gmail.com

Applicant Phone Number*

912-856-3665

Applicant Mailing Address*

1226 Corinth Church Rd

Applicant City*

Clyo

Applicant State & Zip Code*

GA, 31303

Property Owner Information

Owner's Name*

Jack L. Edwards

Owner's Email Address*

anitabutler1977@gmail.com

Owner's Phone Number*

912-754-3845

Owner's Mailing Address*

1161 Corinth Church Rd

Owner's City*

Clyo

Owner's State & Zip Code*

GA 31303

Rezoning Information

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 *

312-1

Road Name*

Corinth Church Rd

Proposed Road Access* ?

Corinth Church Rd

Total Acres *

31.58

Acres to be Rezoned*

3.11

Lot Characteristics *

there are residences on the parcel and it has planted pine trees on a portion

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

my father wishes to give a small portion(3.11 acres) of his property to a family member so they may move closer to our family.

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.*

There are residences and planted pine trees

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

Yes

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

Residential new home site

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

Residential

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

will be using for a new residential home site to have family closer

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*

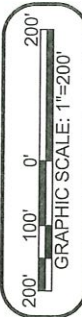
✔ Anita Butler
Jan 30, 2024

JEFFREY W. MOCK PLS
 1919 TWIN FORKS ROAD
 STATESBORO, GA 30458
 PH:(912) 657-4010

A SURVEY OF 3.11 ACRES
 12th G.M.D.
 EFFINGHAM COUNTY, GA
 PREPARED FOR
 JACK EDWARDS

1. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
2. THIS PROPERTY LIES IN ZONE "Y," ACCORDING TO FEMA MAP NUMBER 1310300050E DATED MARCH 16, 2015.
3. PARCEL INFORMATION TAKEN FROM EFFINGHAM COUNTY GIS DATA BASE.
4. BEARINGS ESTABLISHED BY GPS.
5. COMPLETED USING TOPCON HYPER V4 RECEIVERS USING L1,L2 & L5 FREQUENCIES WITH FOUR CONSTELLATIONS. POINTS COLLECTED AVERAGED 0.03" OR LESS FROM THE MEAN OF ALL SAMPLES WITH A 95% CONFIDENCE LEVEL.

LEGEND
 IRF = IRON REBAR FOUND
 IRS = IRON REBAR SET



PROJECT NO.: 24-004

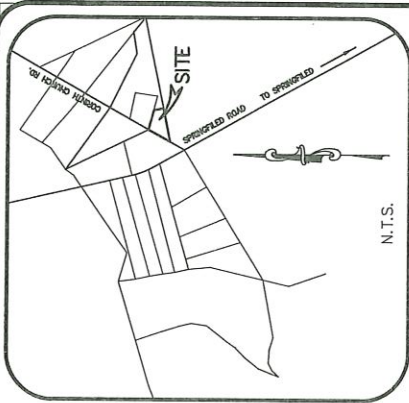
DRAWN BY: JWM

SURVEYED BY: JWM

CHECKED BY: JWM

SCALE: 1" = 200'

DATE: 1/20/24

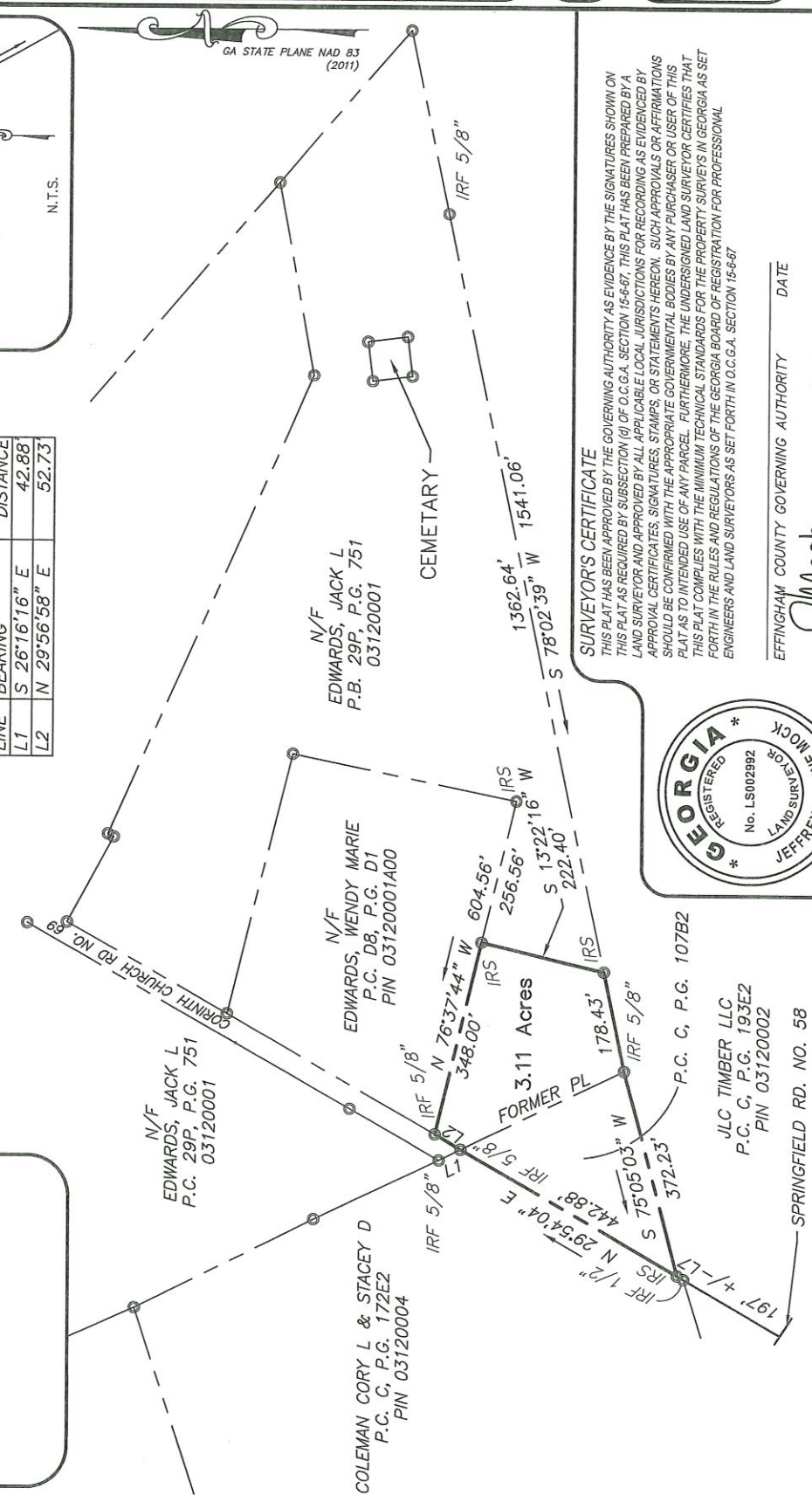


E.O.C. FIELD: SEE NOTE 5
 MIN. E.O.C. PLAT: 1:126.575
 EQUIPMENT USED: TOPCON HYPER VR

LINE	BEARING	DISTANCE
L1	S 26°16'16" E	42.88'
L2	N 29°56'58" E	52.73'

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION BY SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE OCSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. 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.

SIGNING AUTHORITY TITLE DATE



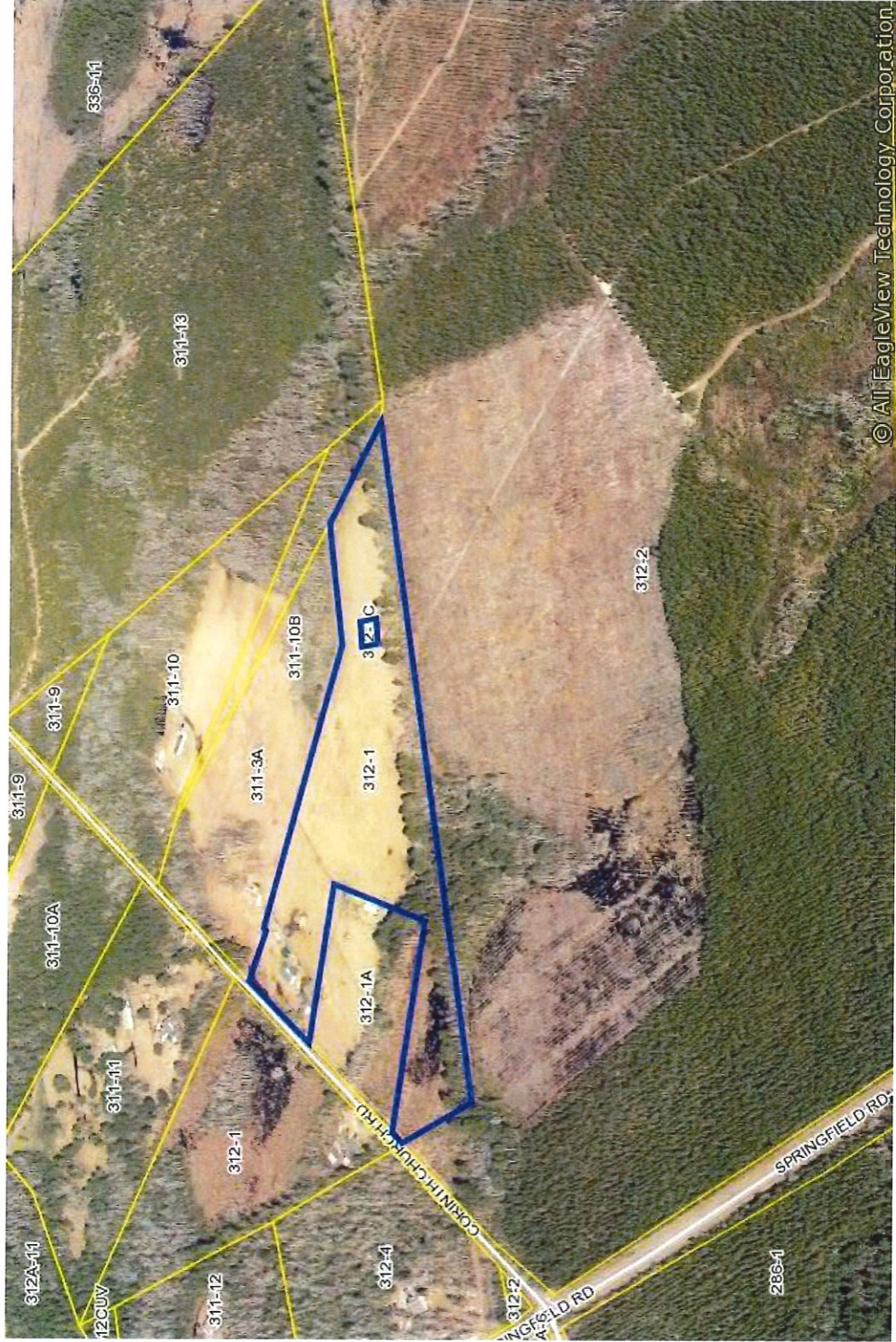
SURVEYOR'S CERTIFICATE
 THIS PLAT HAS BEEN APPROVED BY THE GOVERNING AUTHORITY AS EVIDENCE BY THE SIGNATURES SHOWN ON THIS PLAT AS REQUIRED BY SUBSECTION (9) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL 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 UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



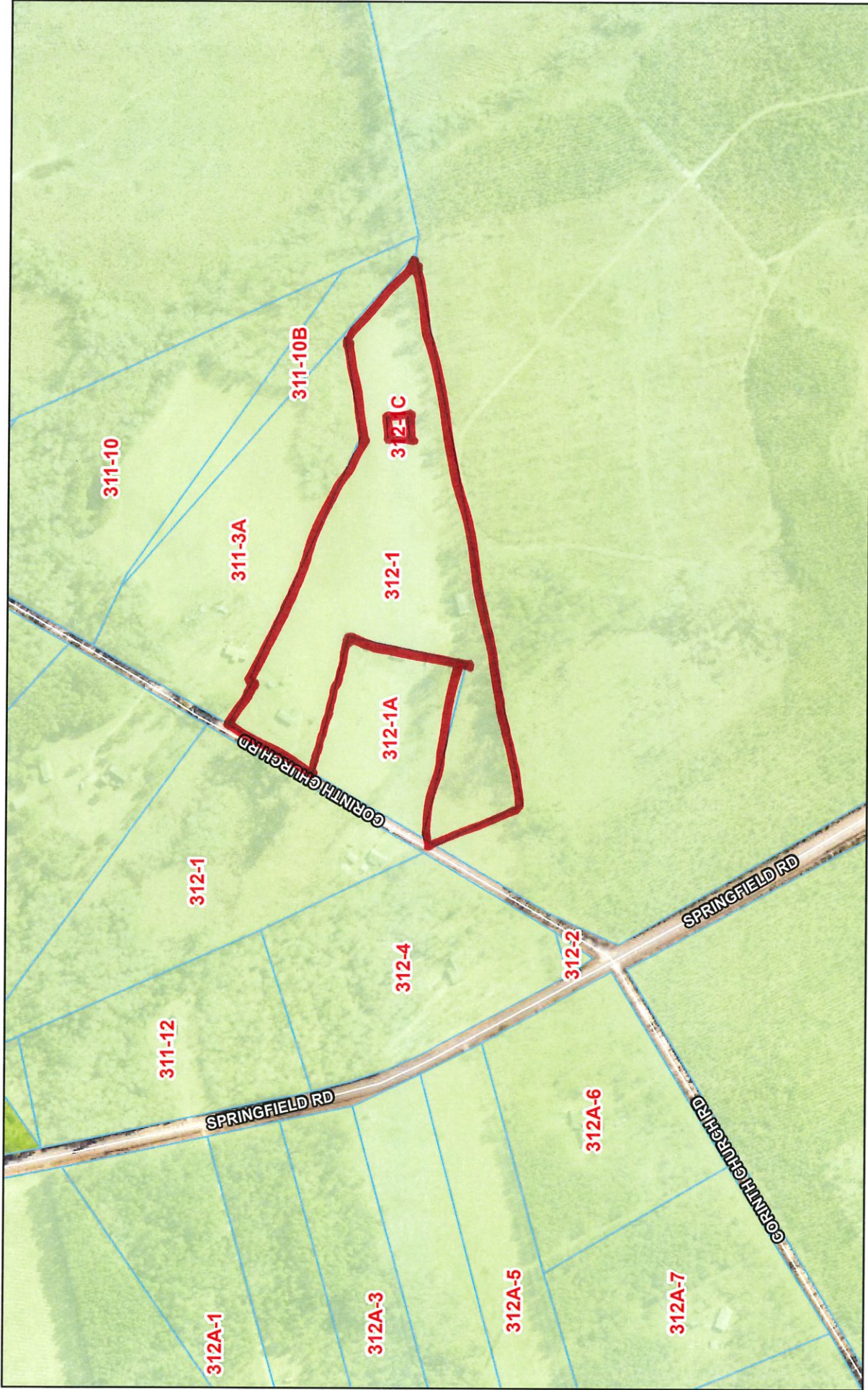
EFFINGHAM COUNTY GOVERNING AUTHORITY DATE
 JMock 1/20/24

JLC TIMBER LLC
 P.C. C, P.G. 193E2
 PIN 03120002
 SPRINGFIELD RD. NO. 58

312-1



312-1



1/30/2024

1:6,545

0 0.04 0.09 0.15 0.18 mi

0 0.07 0.15 0.3 Km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

Roads Tax Parcel Labels Tax Parcels Effingham County Zoning

AR-2 Efn_fin_cache

Red: Band_1

Green: Band_2

Blue: Band_3

AR-1

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 **Anita Butler as agent for Jack L. Edwards – (Map # 312 Parcels # 1)** 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?

B.S.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request by applicant **Anita Butler as agent for Jack L. Edwards** – (Map # 312 Parcels # 1) from AR-1 to AR-2 zoning.

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
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D.B.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL *A*

DISAPPROVAL _____

Of the rezoning request by applicant **Anita Butler as agent for Jack L. Edwards – (Map # 312 Parcels # 1)** from **AR-1** to **AR-2** zoning.

Yes *No*? 1. Is this proposal inconsistent with the county’s master plan?

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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?

A.7.
(8)

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by applicant **Anita Butler as agent for Jack L. Edwards** – (Map # 312 Parcels # 1) from AR-1 to AR-2 zoning.

Yes No ? 1. Is this proposal inconsistent with the county's master plan?

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R.T.