

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 9/6/2023

Applicant/Agent: ANNA HABERSHAM WRIGHT

Applicant Email Address: factorswalk@earthlink.net

Phone # (912) 257-3902

Applicant Mailing Address: 126 West TAYLOR ST

City: SAVANNAH State: GA Zip Code: 31401

Property Owner, if different from above: N/A
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 733 Log Landing Road

Proposed Road Access: Log Landing Road

Present Zoning of Property: A-1 Proposed Zoning: A-2

Tax Map-Parcel # 04280001 Total Acres: 4.96 Acres to be Rezoned: 4.96

Lot Characteristics: Gently sloping, Dry, Wooded

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Save historic bungalow & add 1 new residence

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

North A-1 South A-1 East A-1 West A-1

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

Small historic bungalow in need of restoration and 2 semi-
derelict 1900 out buildings. Bungalows built 1945.

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.

Restore bungalow & 2 outbuildings on 1.96 acres

Enable 1 new residence to be built on remaining 3 acres

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

Single family residences

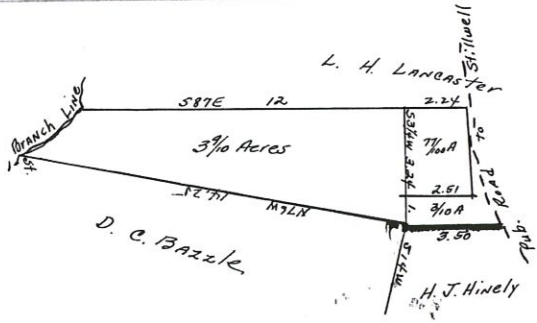
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

Same use and average lot size

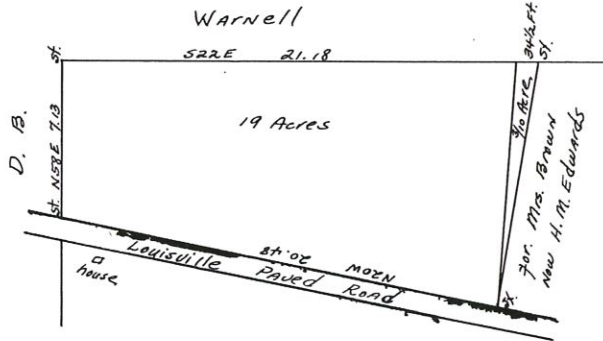
6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

NO

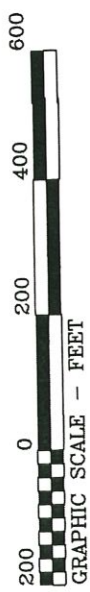
Applicant Signature: Anna Habersham Wright Date 5 September 2023



State of Ga.
 Effingham Co. Plat of
 Three and 1/10 acres of land laid out for L. V. Hinely
 by direction of D. C. Bazzle. Three tenths out of land
 of L. V. Hinely, 77/100 acres previously laid out for L. V.
 Hinely this July 28, 1942.
 Scale of 4 cu. pr. inch.
 D. L. Reisman, Sur.



State of Ga.
 Effingham Co. Plat of
 Nineteen acres of land on Louisville road about 17 miles
 from Savannah, Ga. 1859th U. S. District. Surveyed for
 Geo. L. Miller out of land of Mrs. Brown August 1, 1942.
 D. L. Reisman, Sur.
 Scale of 3 cu. pr. inch.



DATE: JULY 27, 2023
 By: Warren E Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road
 Sylvania, Georgia 30467
 Cell Phone - 912-531-1453
 Telephone: 912-857-3288
 Equipment - Sokia GRS2 - GPS

FINAL PLAT CLOSURE =

Curve	Radius	Length	Chord	Chord Bear.
C1	959.15'	294.86'	293.70'	S 10°26'54" E
C2	959.15'	60.38'	60.37'	S 03°26'41" E
C3	959.15'	234.49'	233.90'	S 12°15'06" E

Course	Bearing	Distance
L1	S 02°36'22" E	60.44'
L2	N 85°36'30" W	194.39'
L3	N 76°20'53" W	249.84'
L4	N 41°30'29" E	135.53'
L5	N 44°55'03" E	92.71'

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.

TOTAL AREA = 4.96 ACRES

ZONING ADMINISTRATOR DATE

SURVEYOR'S CERTIFICATION
 The plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATION OR REQUIREMENTS OR SUITABILITY FOR ANY USE FOR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia 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.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953

DATE 7-27-23



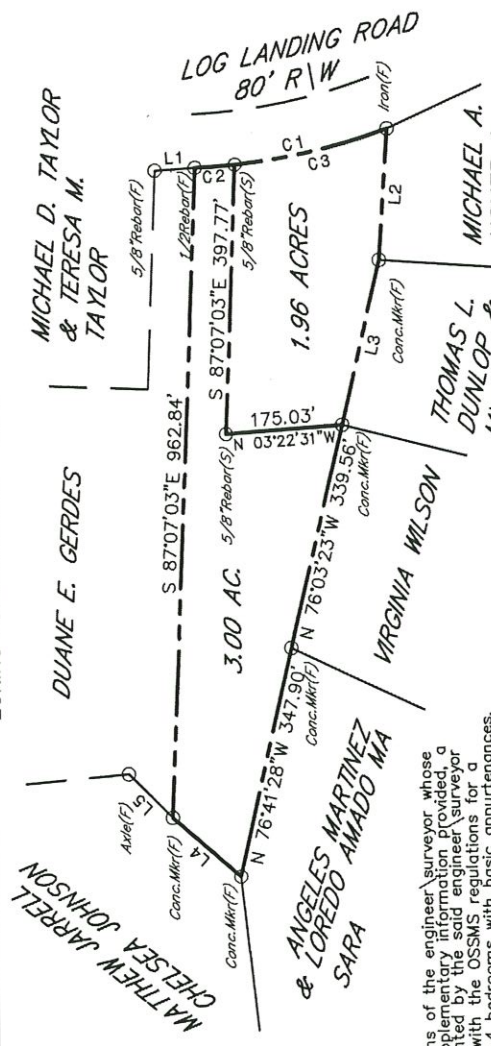
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSMS regulations for a typical size residence of 3 or 4 bedrooms with basic 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.

Signing Authority

Title

PROPERTY DIVISION

FOR
 ANNA HABERSHAM WRIGHT
 LOCATED IN THE 11TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA



733 Log Landing Road



9/6/2023

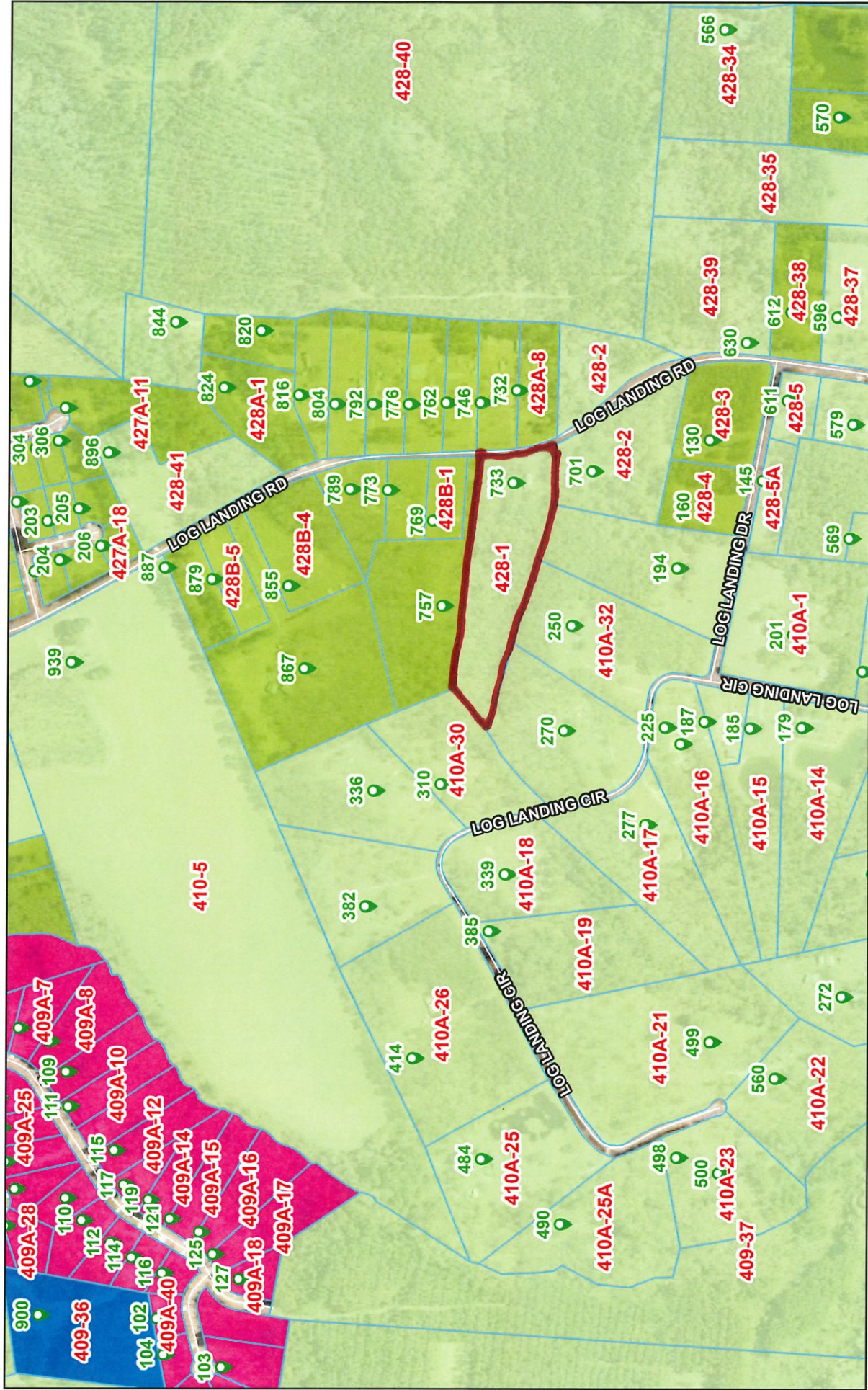
- Municipal Boundaries
- Tax Parcel Labels
- Tax Parcels
- Roads Efn_fin_cache
 - Red: Band_1
 - Green: Band_2

1:15,799



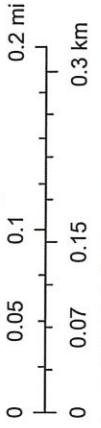
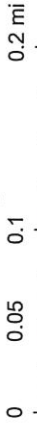
Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

733 Log Landing Road



9/6/2023

1:7,899



- Address Points
- Tax Parcels
- Roads
- Effingham County Zoning
- R-1 Efn_fin_cache
- B-2
- AR-1
- AR-2
- Red: Band_1
- Green: Band_2

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, 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 **Anna Habersham Wright** – (Map # 428 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?

1 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 #02

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 **Anna Habersham Wright** – (Map # 428 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?

R.F #02

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 **Anna Habersham Wright – (Map # 428 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?

D.B #02

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 **Anna Habersham Wright – (Map # 428 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?

P.M #02
[Handwritten Signature]