

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: September 6, 2023

Applicant/Agent: Mariner Group Ltd.

Applicant Email Address: ismith@marinergroup.us

Phone # (404) 402-5077

Applicant Mailing Address: 2970 Peachtree Road NW, Suite 850

City: Atlanta State: GA Zip Code: 30305

Property Owner, if different from above: Robert Fletcher Waldour and Lynette D. Waldour  
*Include Signed & Notarized Authorization of Property Owner*

Owner’s Email Address (if known): \_\_\_\_\_

Phone # (912) 665-1830

Owner’s Mailing Address: 4440 Blue Jay Road

City: Guyton State: GA Zip Code: 31312

Property Location: Southwest corner of Blue Jay Road and Highway 17 (wrapping the Parker's Convenience Store)

Proposed Road Access: Main entrance on Blue Jay Road, secondary entrance on Highway 17 via access easement

Present Zoning of Property: AR-1 Proposed Zoning: R-3

Tax Map-Parcel # 326-17 Total Acres: +/- 54.509 Acres to be Rezoned: +/- 44.509

Lot Characteristics: Irregularly shaped, generally flat sloping to the west with planted pines.

**WATER**

**SEWER**

Private Well

Private Septic System

Public Water System (to be installed)

Public Sewer System (to be installed)

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: \_\_\_\_\_

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

North B-3 & AR-1 South AR-1 East B-3 & AR-1 West AR-1

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

The property is currently unimproved and about 50% covered with planted pines.

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

The current use is probably the lowest yielding economic use.

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

Development of a Class A, fully amenitized multifamily project similar in nature to Mariner Grove,

The Ellis and Marion Lake (all developed by Mariner Group and located in Savannah.)

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

The property is adjacent to a Parker's Convenience Store, across the street from a BP Gas Station and catty-corner to a Dollar General. The balance of the nearby uses are self-storage, agricultural and 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?

The proposed use will provide much needed high quality housing stock to the South Effingham area

and is complimentary to the other uses that have located recently at the intersection.

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?

The existing infrastructure that would support the proposed use has been studied and has adequate

capacity to support the proposed use.

Applicant Signature:  on behalf of Ian Smith Date 09/06/2023

TRIM LINES

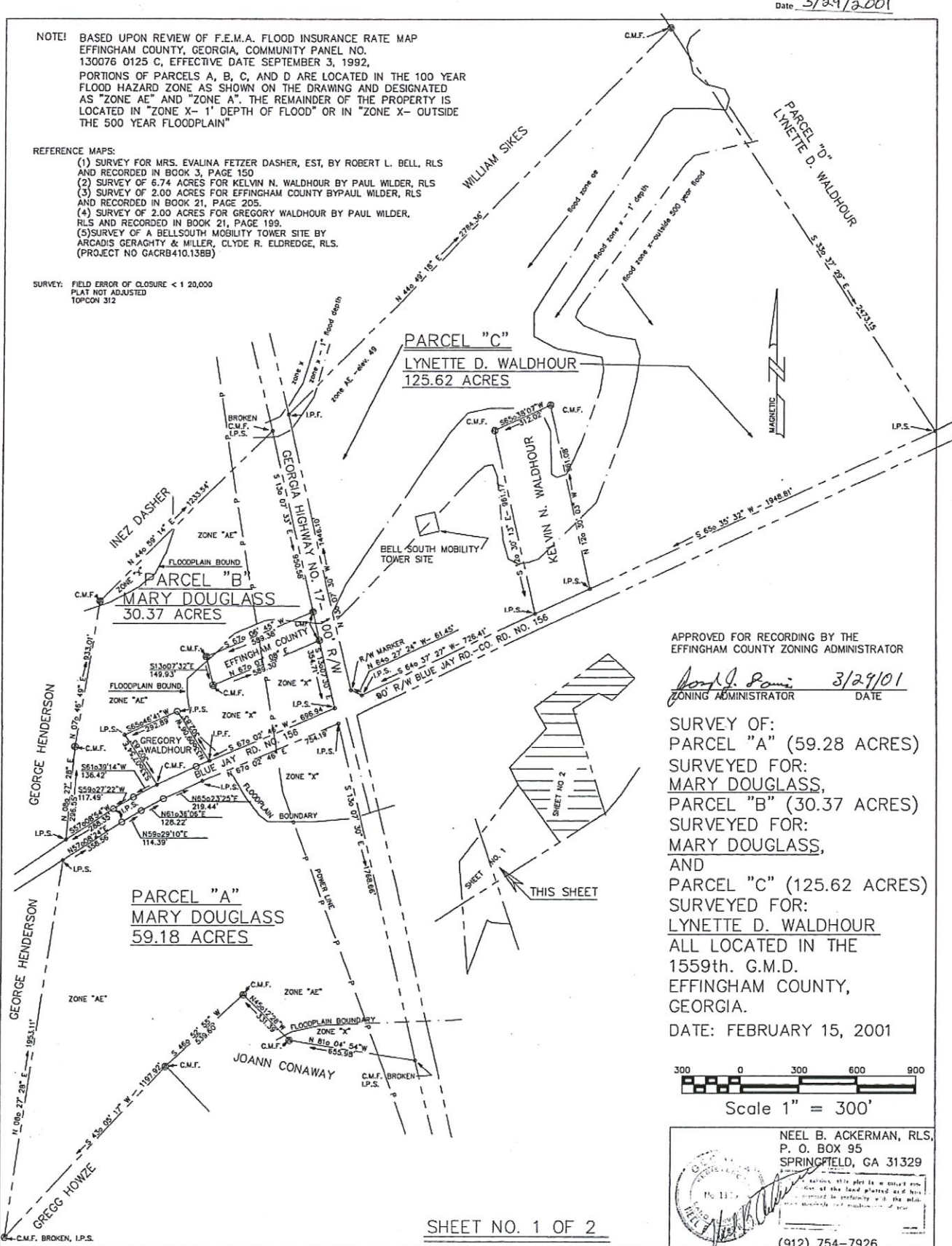
Filed for Record  
Book B122 Page A  
Date 3/29/2001

NOTE: BASED UPON REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NO. 130076 0125 C, EFFECTIVE DATE SEPTEMBER 3, 1992, PORTIONS OF PARCELS A, B, C, AND D ARE LOCATED IN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE DRAWING AND DESIGNATED AS "ZONE AE" AND "ZONE A". THE REMAINDER OF THE PROPERTY IS LOCATED IN "ZONE X- 1" DEPTH OF FLOOD" OR IN "ZONE X- OUTSIDE THE 500 YEAR FLOODPLAIN"

REFERENCE MAPS:

- (1) SURVEY FOR MRS. EVALINA FETZER DASHER, EST, BY ROBERT L. BELL, RLS AND RECORDED IN BOOK 3, PAGE 150
- (2) SURVEY OF 6.74 ACRES FOR KELVIN N. WALDHOUR BY PAUL WILDER, RLS
- (3) SURVEY OF 2.00 ACRES FOR EFFINGHAM COUNTY BY PAUL WILDER, RLS AND RECORDED IN BOOK 21, PAGE 205.
- (4) SURVEY OF 2.00 ACRES FOR GREGORY WALDHOUR BY PAUL WILDER, RLS AND RECORDED IN BOOK 21, PAGE 199.
- (5) SURVEY OF A BELL SOUTH MOBILITY TOWER SITE BY ARCADIS GERAGHTY & MILLER, CLYDE R. ELDRIDGE, RLS. (PROJECT NO GACRB410.135B)

SURVEY: FIELD ERROR OF CLOSURE < 1/20,000  
PLAT NOT ADJUSTED  
TOPCON 312



APPROVED FOR RECORDING BY THE  
EFFINGHAM COUNTY ZONING ADMINISTRATOR

*Joseph J. Romo* 3/29/01  
ZONING ADMINISTRATOR DATE

SURVEY OF:  
PARCEL "A" (59.28 ACRES)  
SURVEYED FOR:  
MARY DOUGLASS,  
PARCEL "B" (30.37 ACRES)  
SURVEYED FOR:  
MARY DOUGLASS,  
AND  
PARCEL "C" (125.62 ACRES)  
SURVEYED FOR:  
LYNETTE D. WALDHOUR  
ALL LOCATED IN THE  
1559th. G.M.D.  
EFFINGHAM COUNTY,  
GEORGIA.

DATE: FEBRUARY 15, 2001

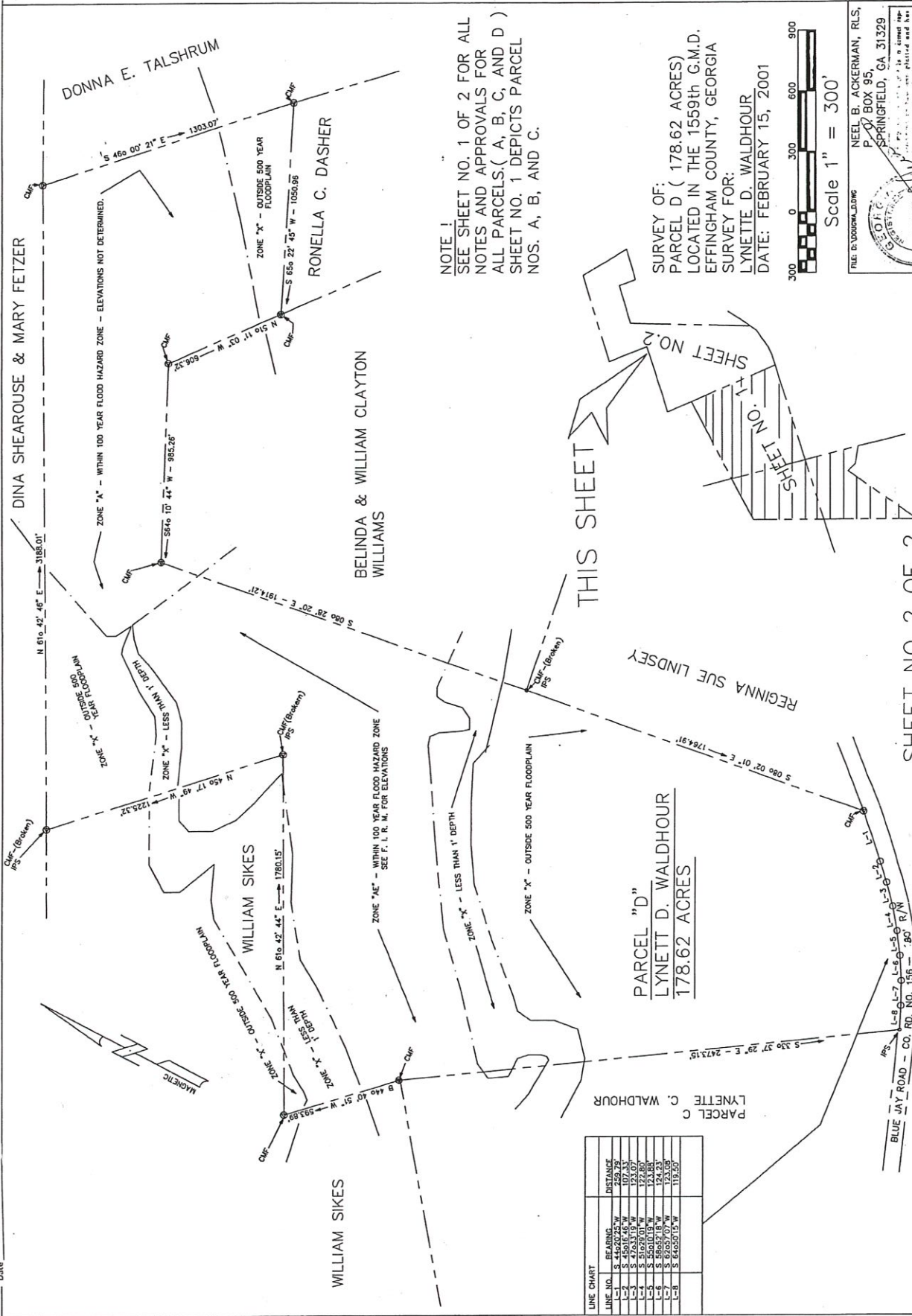


Scale 1" = 300'

NEEL B. ACKERMAN, RLS,  
P. O. BOX 95  
SPRINGFIELD, GA 31329

(912) 754-7926

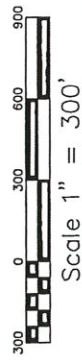
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 Book **B122** Page **B**  
 Date **3/29/2001**



NOTE!  
 SEE SHEET NO. 1 OF 2 FOR ALL  
 NOTES AND APPROVALS FOR  
 ALL PARCELS (A, B, C, AND D)  
 SHEET NO. 1 DEPICTS PARCEL  
 NOS. A, B, AND C.

PARCEL "D"  
 LYNETTE D. WALDHOUR  
 178.62 ACRES

SURVEY OF:  
 PARCEL D ( 178.62 ACRES)  
 LOCATED IN THE 1559th G.M.D.  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEY FOR:  
 LYNETTE D. WALDHOUR  
 DATE: FEBRUARY 15, 2001



FILE: D:\JUDICIAL\J.D.W.C  
 NEEL B. ACKERMAN, RLS.  
 P.O. BOX 95,  
 SPRINGFIELD, GA 31329

NO. 11370

MADE BY IMPROVEMENTS OF LAND

(912) 754 - 7926

LINE CHART	LINE NO.	BEARING	DISTANCE
	1-1	S 45° 00' 00" W	107.33
	1-2	S 45° 00' 00" W	107.33
	1-3	S 47° 53' 19" W	193.07
	1-4	S 47° 53' 19" W	193.07
	1-5	S 45° 00' 00" W	124.23
	1-6	S 88° 57' 18" W	124.23
	1-7	S 45° 00' 00" W	107.33
	1-8	S 45° 00' 00" W	107.33

THIS SHEET

SHEET NO. 1

SHEET NO. 2

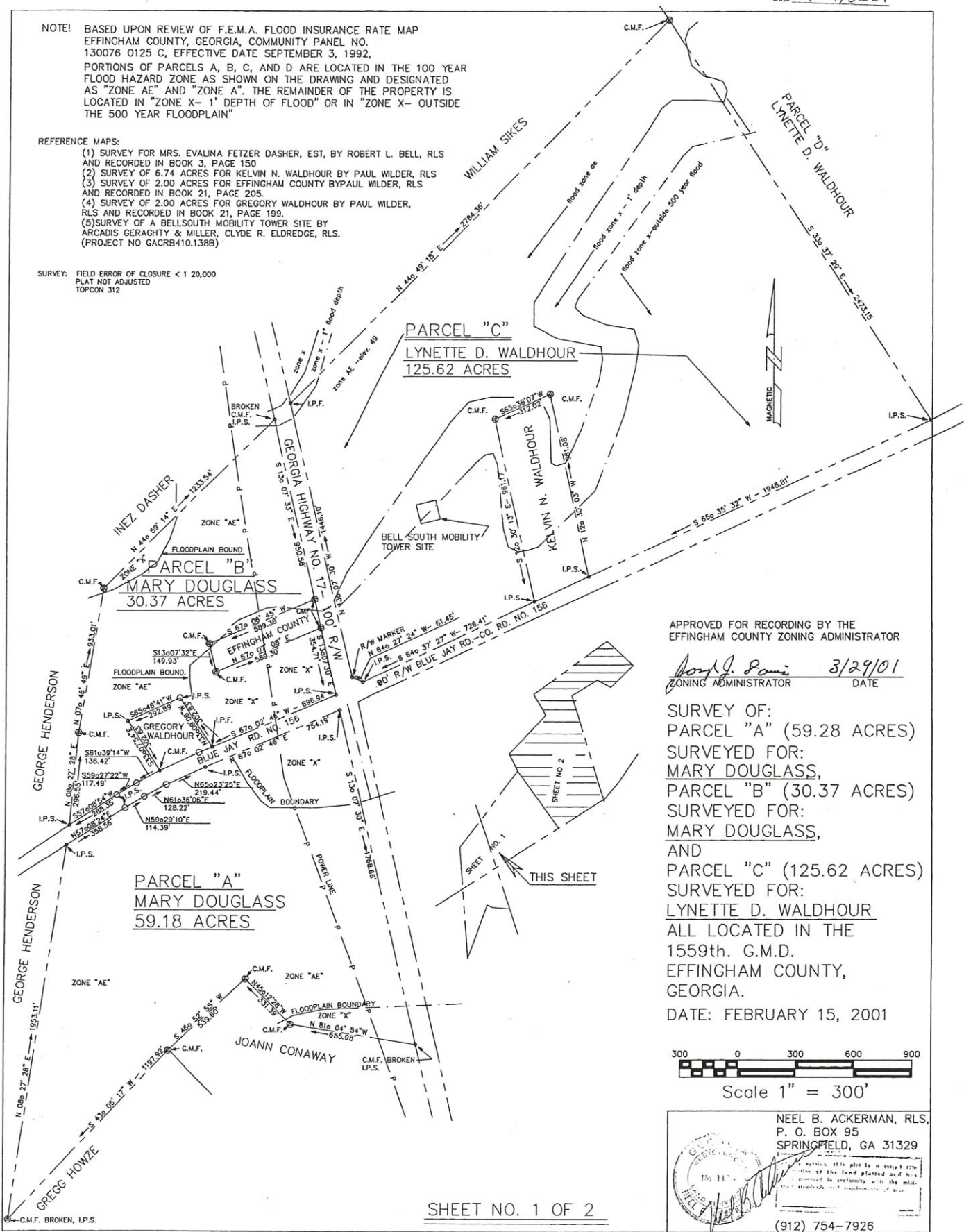
SHEET NO 2 OF 2

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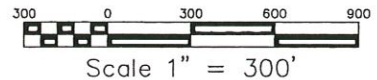


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P. O. BOX 95  
SPRINGFIELD, GA 31329

*Neel B. Ackerman*

FILED

(912) 754-7926

# SITE PLAN

BLUE JAY ROAD



DEVELOPMENT SUMMARY- SITE PLAN
MULTIFAMILY APARTMENTS: 3-STORY BUILDINGS
UNITS: +/- 288
RESIDENTIAL PARKING: +/- 440 (1.5 PARKING FACTOR)

AS2-3

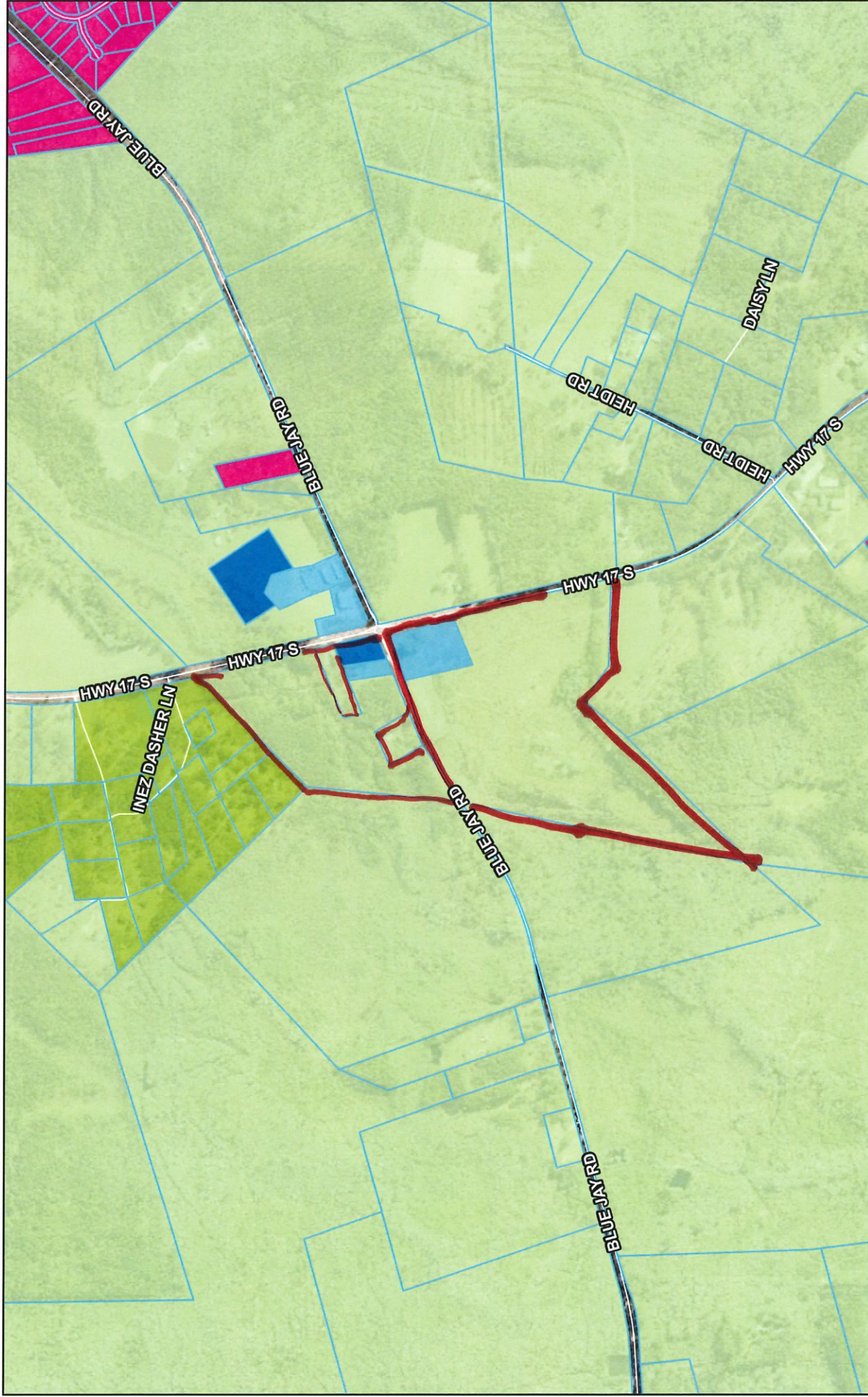
SILVERSTUDIO

MARINER GROUP | 09.01.2023

# BLUE JAY ROAD 326-17



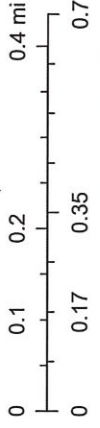
# BLUE JAY ROAD 326-17



9/7/2023

- Tax Parcel Labels Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-3
- B-3 Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2
- B-2
- Tax Parcels
- Roads

1:15,799



Effingham County BOC, Savannah Area GIS, 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 Pat

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Marnier Group Ltd. as agent for Robert Flechter Waldour and Lynette Waldour – (Map # 326 Parcels # 17)** from **AR-1** to **R-3** 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.H. #03  
*[Signature]*

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CHECK LIST:

Recused myself

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DISAPPROVAL \_\_\_\_\_

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