

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 9-7-23

Applicant/Agent: Donna Davis

Applicant Email Address: 119 Garden Ln Springfield, GA 31329

Phone # (912) 656-6401

Applicant Mailing Address: 119 Garden Ln

City: Springfield State: GA Zip Code: 31329

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

Owner's Email Address (if known): prissypot104@comcast.net

Phone # (912) 656-6401

Owner's Mailing Address: 119 Garden Ln

City: Springfield State: GA Zip Code: 31329

Property Location: 119 Garden Ln Springfield, GA 31329

Proposed Road Access: Driveway off HWY 119

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

Tax Map-Parcel # 0388B019 Total Acres: .86 Acres to be Rezoned: 1.72

Lot Characteristics: Parcel ID - 0388B018 .86

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Making single lot for convenience

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, just residential

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

Residential, converting 2 lots into 1 lot

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

Residential

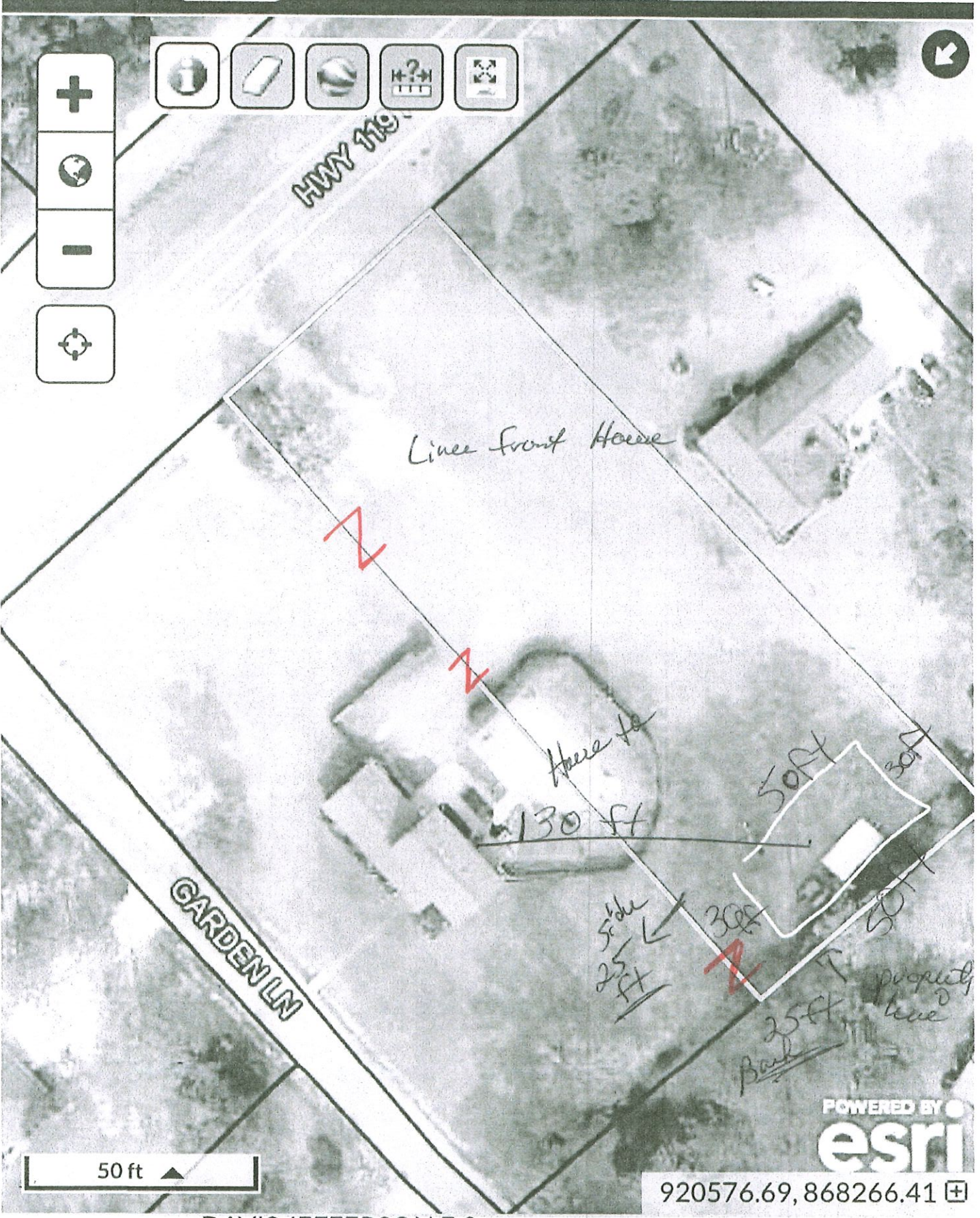
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

As both lots are presently being used as a single residence, it makes sense for us to combine
the 2 lots

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: _____ Date _____



Map navigation controls including zoom in (+), zoom out (-), home, and location search icons.

Map navigation controls including a globe, a rectangle, a sphere, a grid, and a square with an 'X' icon.



HWY 10

Linee front House

Z

Z

Here to

130 ft

50ft

30ft

side 25 ft

30ft

50ft

Back 25ft

property line

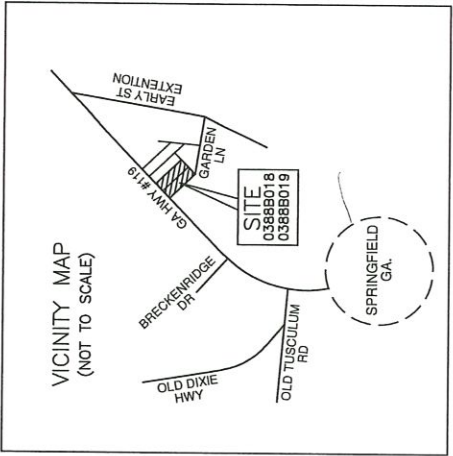
GARDEN LN

50 ft

POWERED BY esri

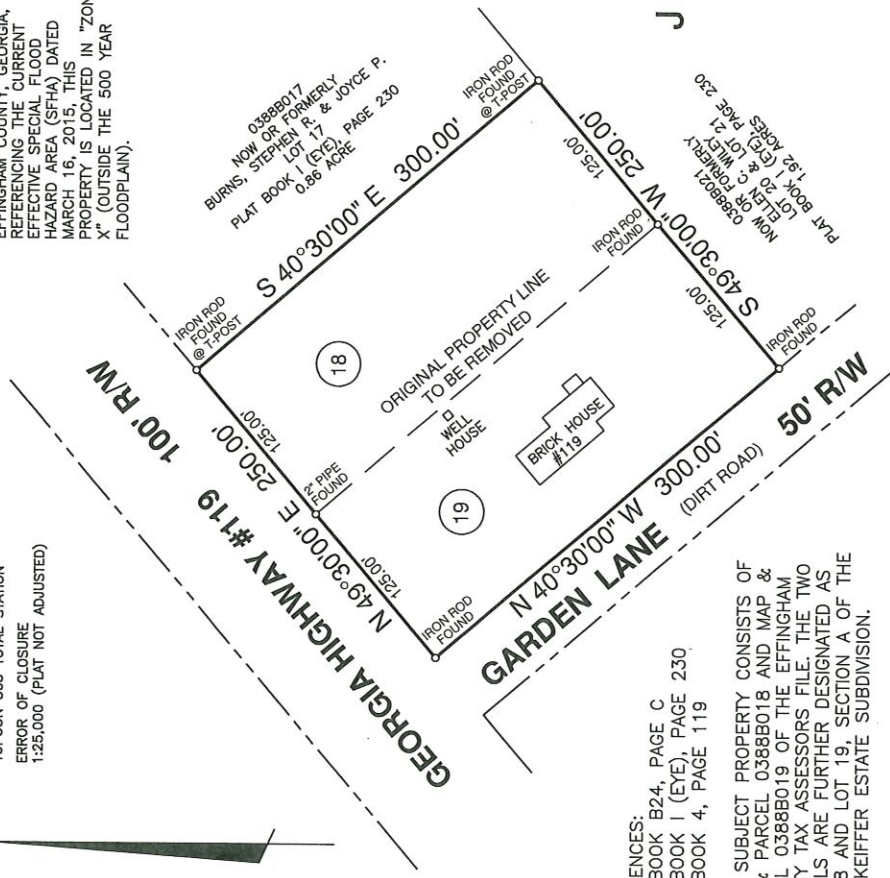
920576.69, 868266.41

DAVIS JEFFERSON & C



NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0168E, EFFINGHAM COUNTY, GEORGIA, REFERENCE THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED MARCH 16, 2015. THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN).

EQUIPMENT USED:
 TOPCON 303 TOTAL STATION
 ERROR OF CLOSURE
 1:25,000 (PLAT NOT ADJUSTED)

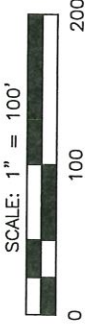


JEFFERSON E. DAVIS & DONNA DAVIS

RECOMBINATION SURVEY FOR
 SURVEY TO RECOMBINE
 MAP & PARCEL 0388B018 WITH
 MAP & PARCEL 0388B019
 NOW 1.72 ACRES
 LOCATED IN THE 11TH G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 08 SEPTEMBER 2023
 PLAT DRAWN 10 SEPTEMBER 2023

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____



REFERENCES:
 PLAT BOOK B24, PAGE C
 PLAT BOOK I (EYE), PAGE 230
 PLAT BOOK 4, PAGE 119

NOTE: SUBJECT PROPERTY CONSISTS OF MAP & PARCEL 0388B018 AND MAP & PARCEL 0388B019 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. THE TWO PARCELS ARE FURTHER DESIGNATED AS LOT 18 AND LOT 19, SECTION A OF THE R. L. KEIFFER ESTATE SUBDIVISION.

THE METES & BOUNDS WERE TAKEN FROM PLAT BOOK 4, PAGE 119, A SURVEY BY PAUL WEITMAN, COUNTY SURVEYOR DATED MAY 1968. SEVERAL POINTS WERE VERIFIED IN THE FIELD.


RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
 735 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 823-3972

SURVEYORS CERTIFICATION

As required by subsection (d) 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 herein.

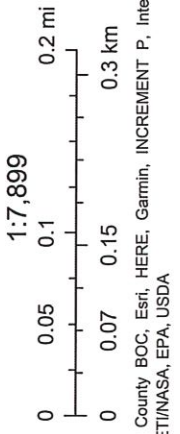
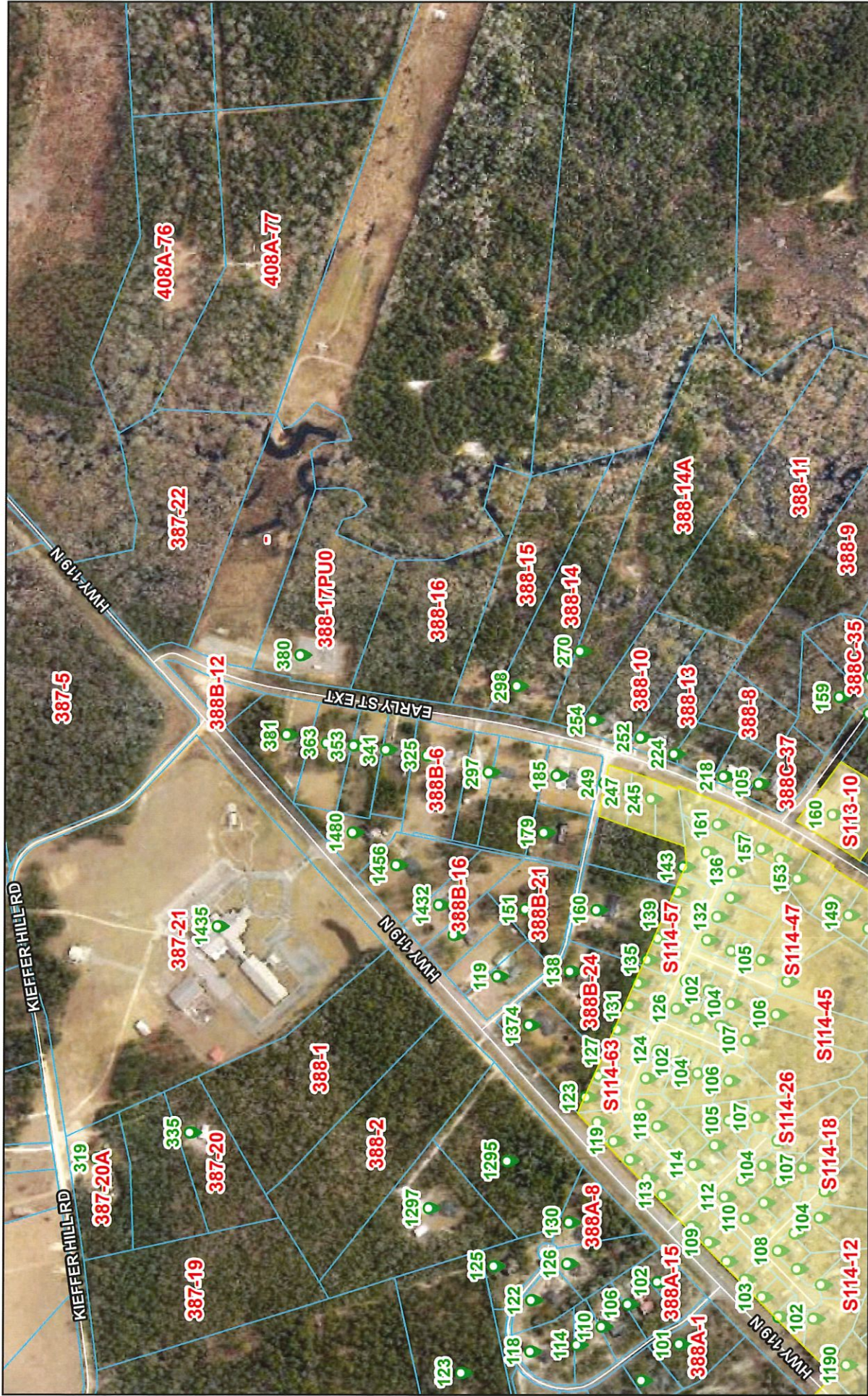
Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or transferee of the property. It is the responsibility of the purchaser or transferee to verify that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Adolph N. Michelis

GA. Reg. L.S. LIC. NO. 1323 9-17-23 DATE

119 GARDEN LANE 388B-19 & 388B-18



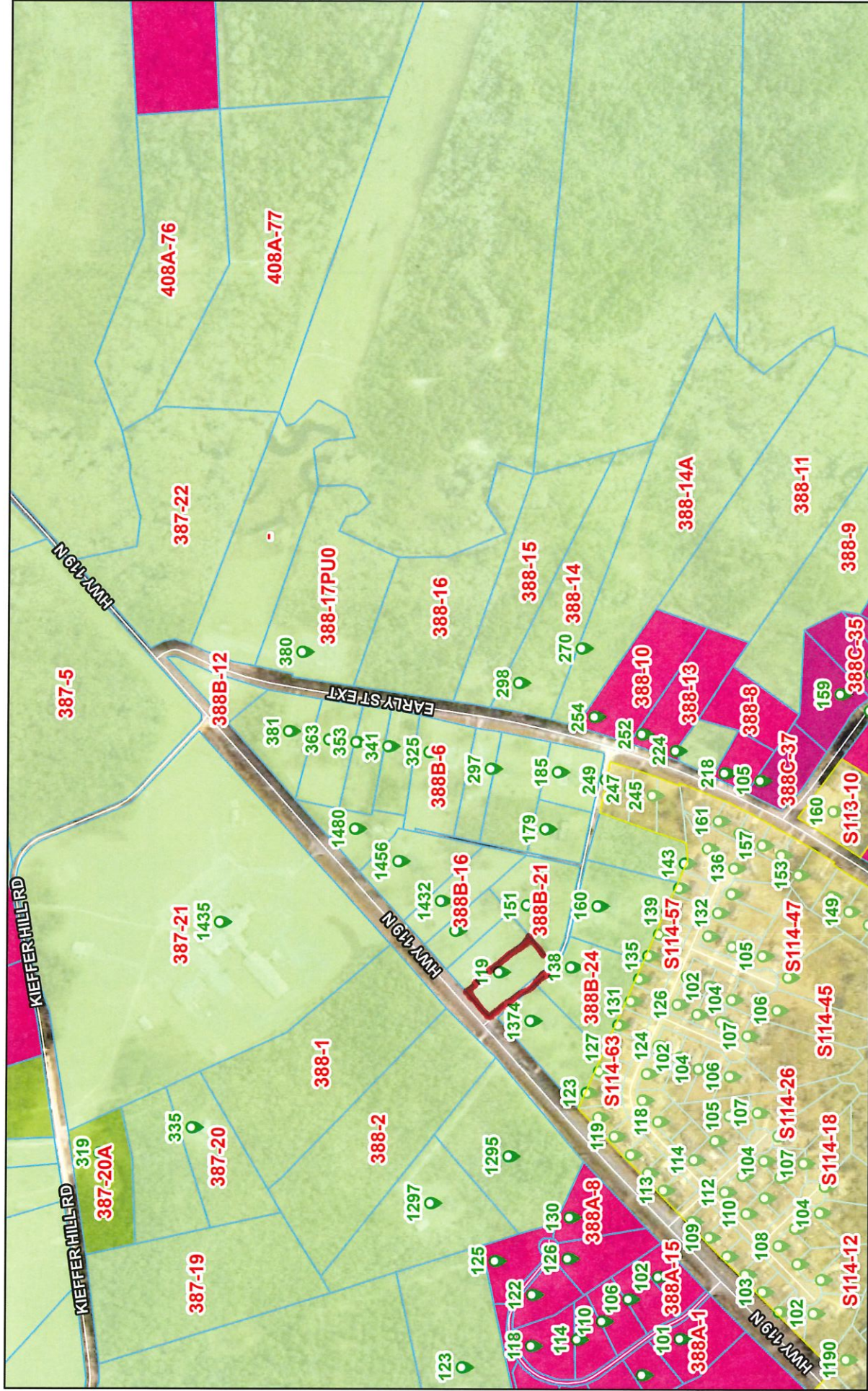
9/7/2023

- Municipal Boundaries
- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- Efn_fin_cache

Red: Band_1
Green: Band_2

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

119 GARDEN LANE 388B-19 & 388B-18



9/7/2023

- Municipal Boundaries
- Tax Parcels
- Effingham County Zoning
- R-1 Efn_fin_cache
- Address Points
- Roads
- AR-1
- AR-2
- R-3
- R-3
- Band_1
- Band_2

Scale: 1:7,899

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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 Pet DISAPPROVAL _____

Of the rezoning request by applicant **Donna Davis – (Map # 388B Parcels # 19)** 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.H. #01
P. H. Higgins

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