

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10-13-23

Applicant/Agent: Kathi Messer

Applicant Email Address: Kat81@gmail.com

Phone # 254-413-2036

Applicant Mailing Address: 1086 Long Bridge Rd

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Long Bridge Rd, Rincon

Proposed Road Access: Long Bridge Rd

Present Zoning of Property: Residential R4AR-1 Proposed Zoning: Commercial B-1

Tax Map-Parcel # 04450019 Total Acres: 10.72 Acres to be Rezoned: 1.01

Lot Characteristics: _____

WATER

☒ Private Well

☐ Public Water System

SEWER

☒ Private Septic System

☐ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Would like to build small Pizza restaurant

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

North residential South Residential East Commercial West Residential

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

Vacant lot. Has not been used.

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.

We would like to build a small family friendly restaurant

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

Most are residential. Across the highway from property is a gas station. Two properties to the north is another Commercial lot.

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?

We would like to make a fun place for the families in all surrounding neighborhoods to eat. Currently it's a long drive for a dining experience.

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. Long Bridge Rd is very busy already. Our restaurant will not cause any excessive added traffic.

Applicant Signature:

Kathi Messer

Date

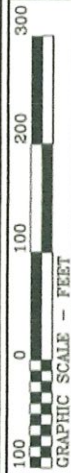
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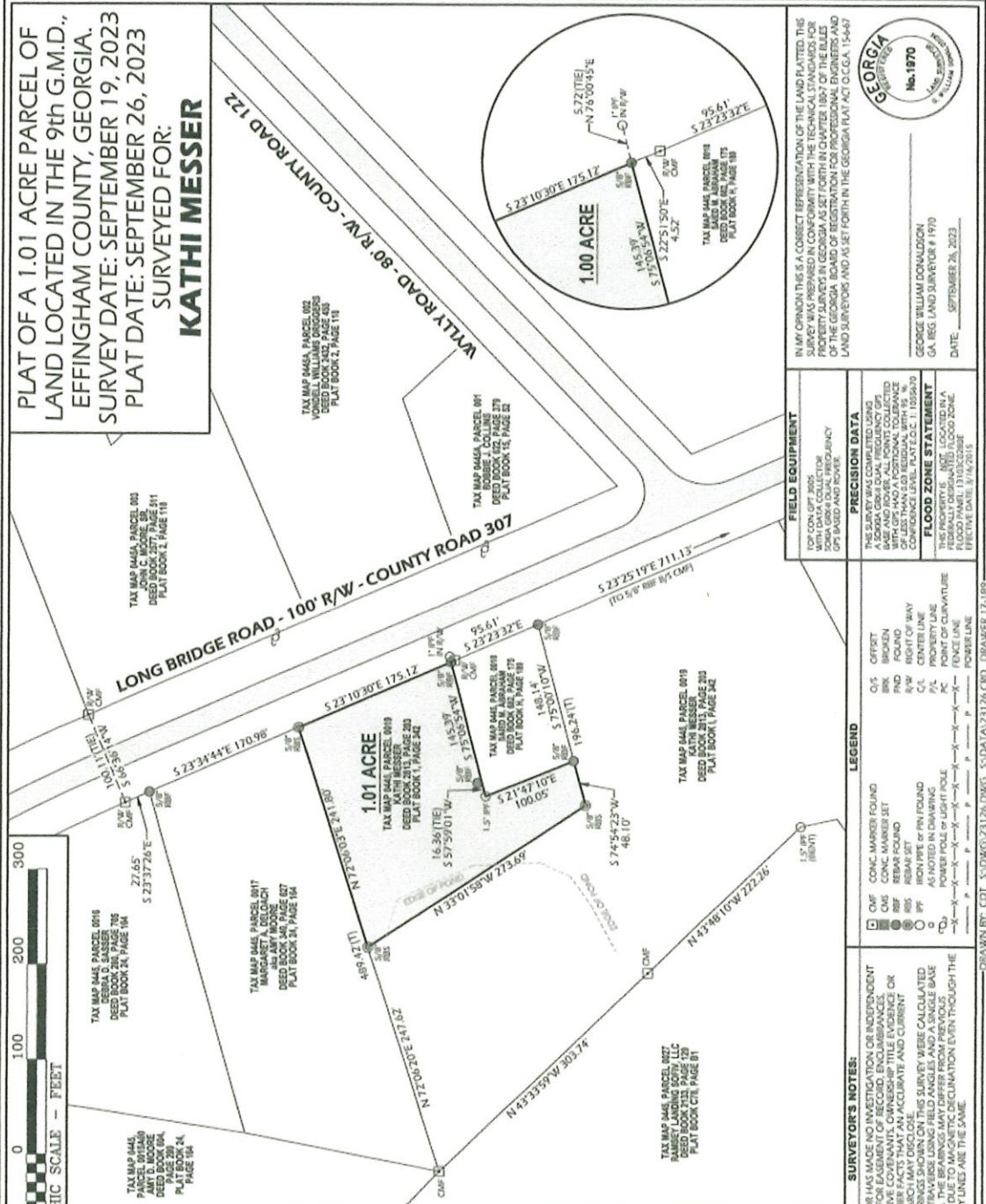
PLAT OF A 1.01 ACRE PARCEL OF
LAND LOCATED IN THE 9th G.M.D.,
EFFINGHAM COUNTY, GEORGIA.
SURVEY DATE: SEPTEMBER 19, 2023
PLAT DATE: SEPTEMBER 26, 2023
SURVEYED FOR:

KATHI MESSER



AS REQUIRED BY SUBSECTION (3) OF O.C.G.A. SECTION 44-5-41,
THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN
WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY
AUTHORITIES OR THAT EACH GOVERNMENTAL BODY HAS
AUTHORIZED IN WRITING THAT APPROVAL IS NOT REQUIRED.
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED
THIS MAP, PLAT OR PLAN FOR FILING:

ADMINISTRATION _____
DATE: _____



IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS
SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES
OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND
LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 44-5-407

GEORGE WILLIAM DONALDSON
GA REG. LAND SURVEYOR # 1970
DATE: SEPTEMBER 26, 2023

FIELD EQUIPMENT
TOP CON. GPS 3005
ZONAL GRAV. DUAL FREQUENCY
GPS BASED AND POWER

PRECISION DATA
THE SURVEY WAS COMPLETED USING
A ZONAL GRAV. DUAL FREQUENCY GPS
WITH GPS HAD A POSITIONAL TOLERANCE
OF 1.0 CM. THE SURVEY WAS COMPLETED
CONFORMING TO THE TECHNICAL STANDARDS
FOR PROPERTY SURVEYS IN GEORGIA

FLOOD ZONE STATEMENT
THIS PROPERTY IS NOT LOCATED IN A
FEDERALLY DESIGNATED FLOOD ZONE.
EFFECTIVE DATE: 9/26/2023

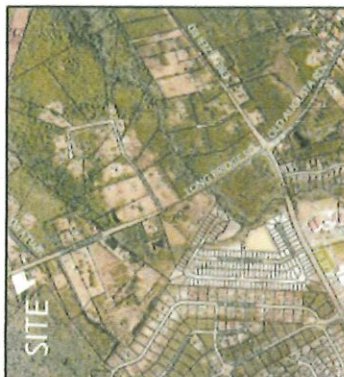
LEGEND

CONC. MARKER FOUND
CONC. MARKER SET
REAR FOUND
IRON PIPE or PIN FOUND
IRON PIPE or PIN SET
SHOULDER IN CURBING
FENCE LINE
POWER LINE

OFFSET
BROKEN
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RIGHT OF WAY
CENTER LINE
PROPERTY LINE
FENCE LINE
POWER LINE

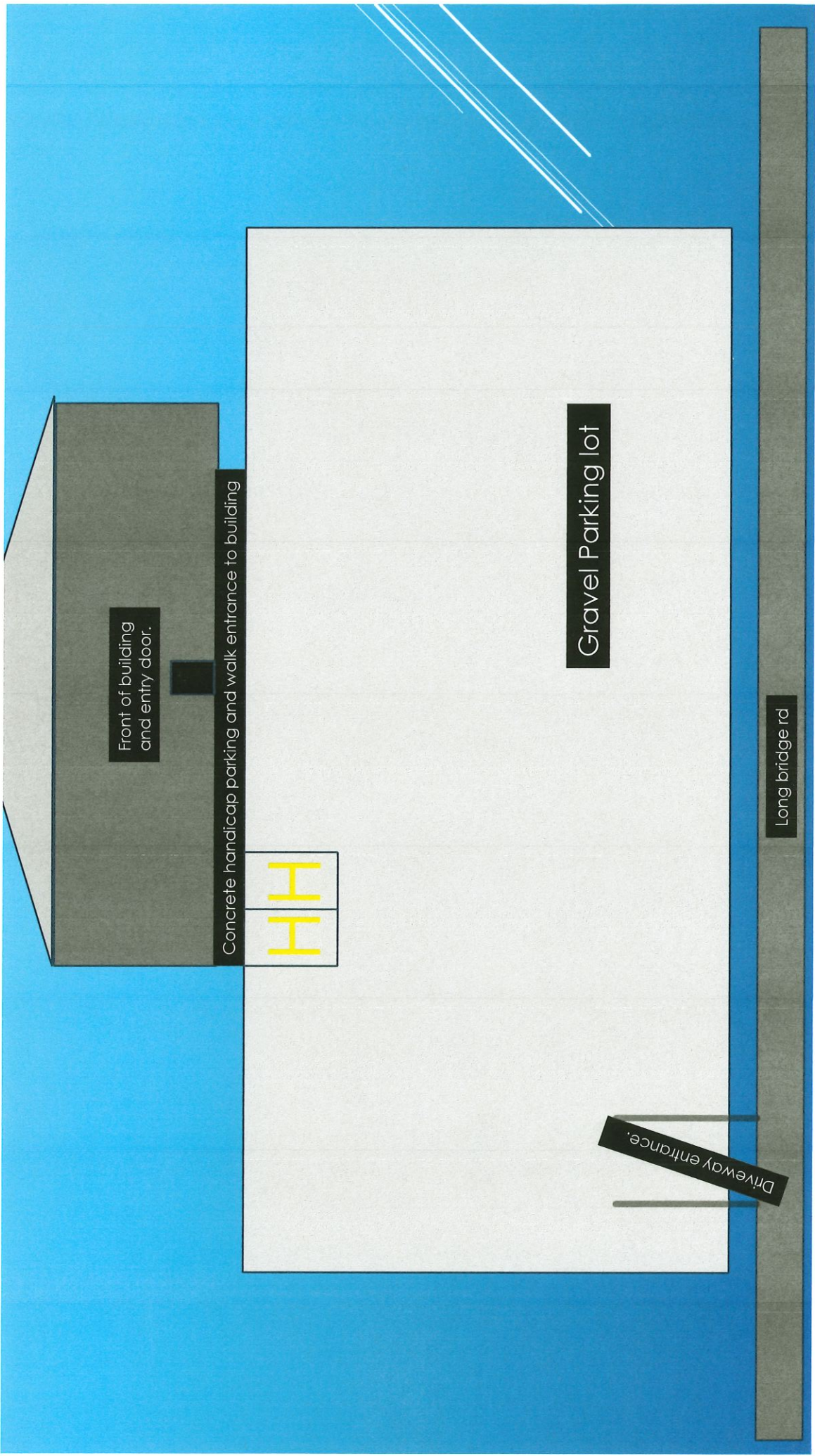
SURVEYOR'S NOTES:

- * SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, ANY OTHER COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTER THAT MAY AFFECT THE ACCURACY AND CURRENT TITLE SEARCH MAY DISCLOSE.
- * THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM THE BEARINGS SHOWN ON THE PREVIOUS SURVEY. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.



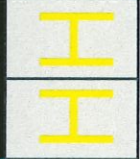
DONALDSON SURVEYS

616 West Moring St. - P.O. Box 1138
Swainsboro, GA 30401
478-237-7339 - Fax 478-237-3456
email: wdsurvey@pineland.net



Front of building
and entry door.

Concrete handicap parking and walk entrance to building

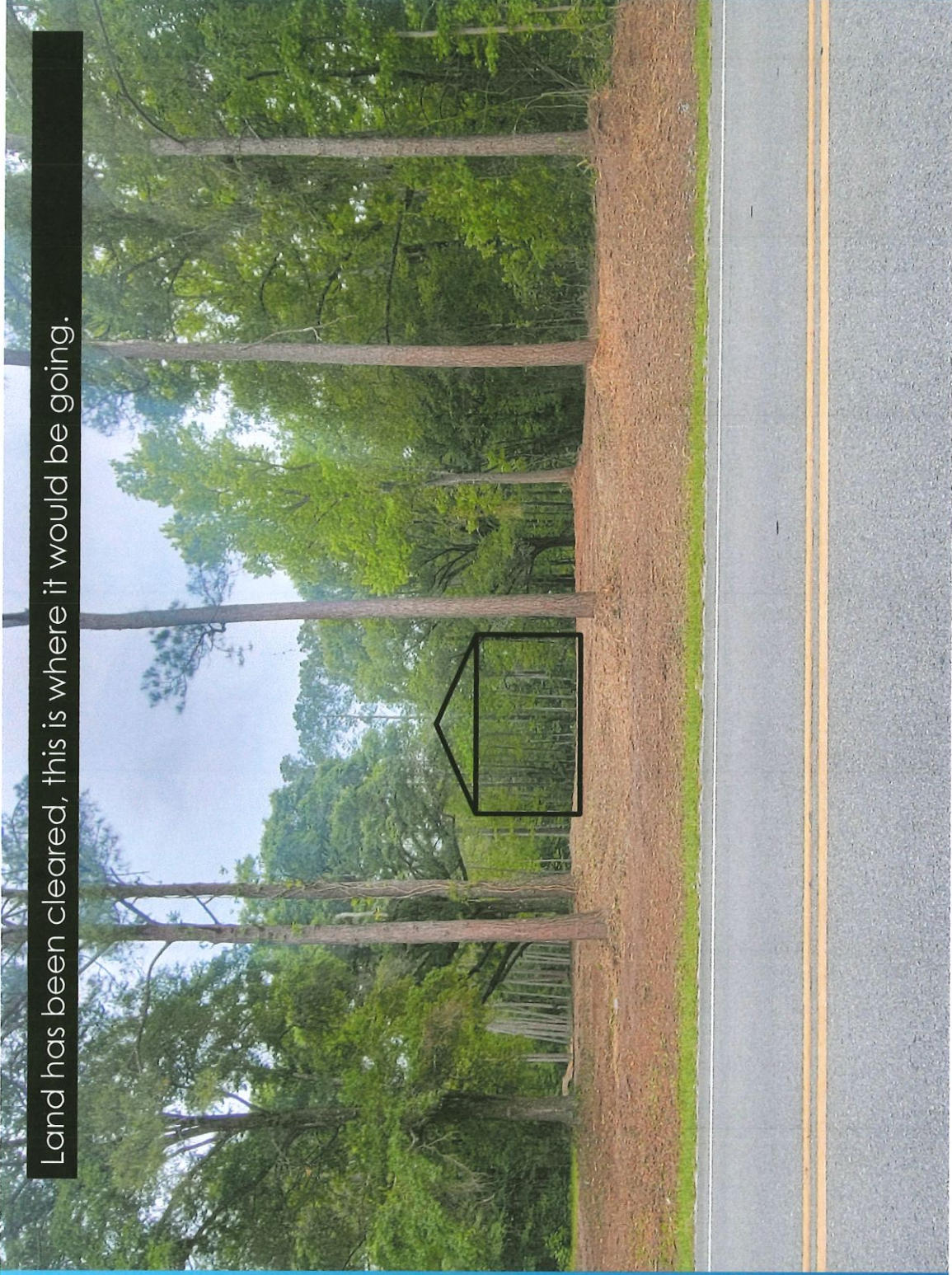


Gravel Parking lot

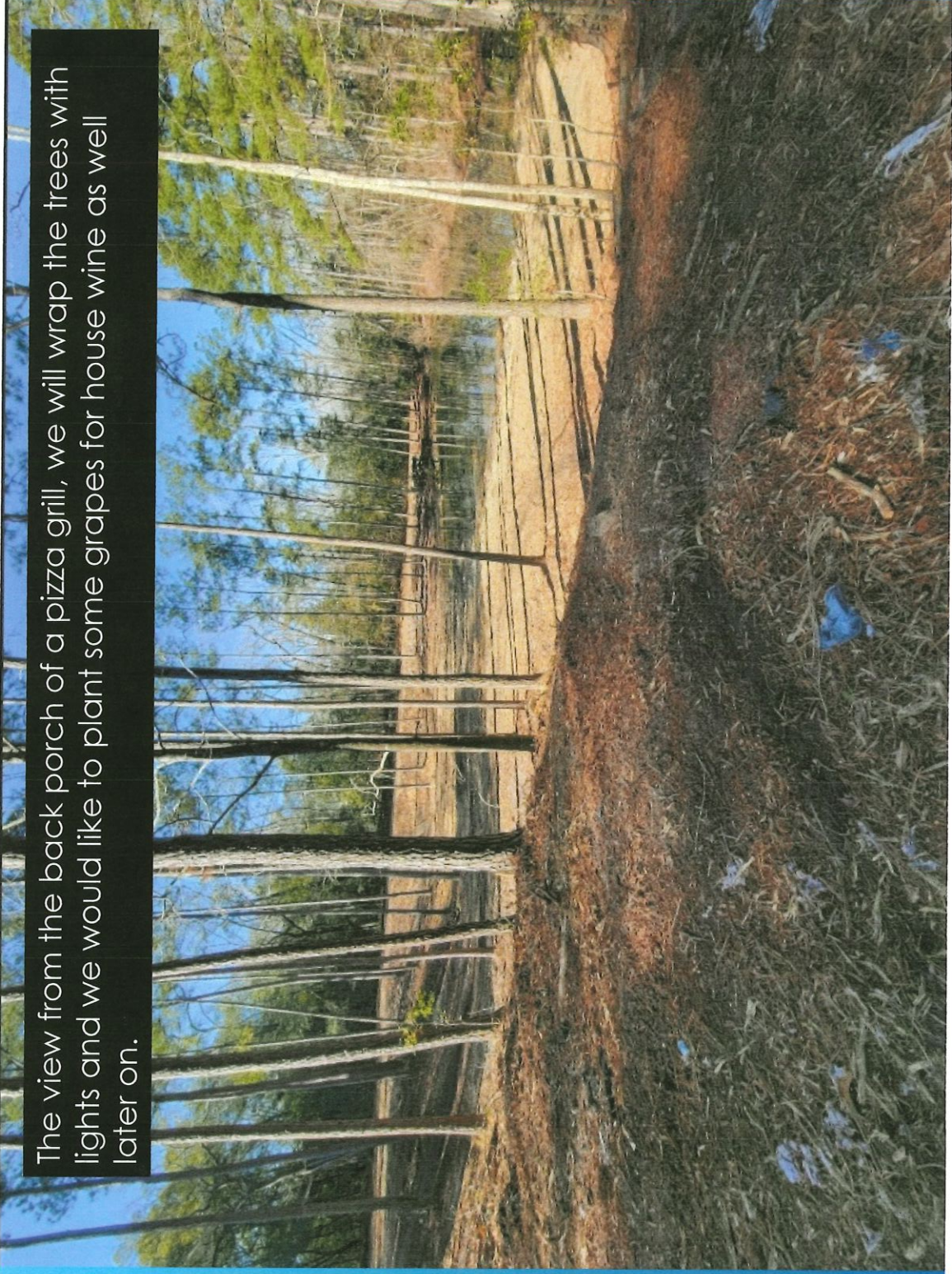
Driveway entrance.

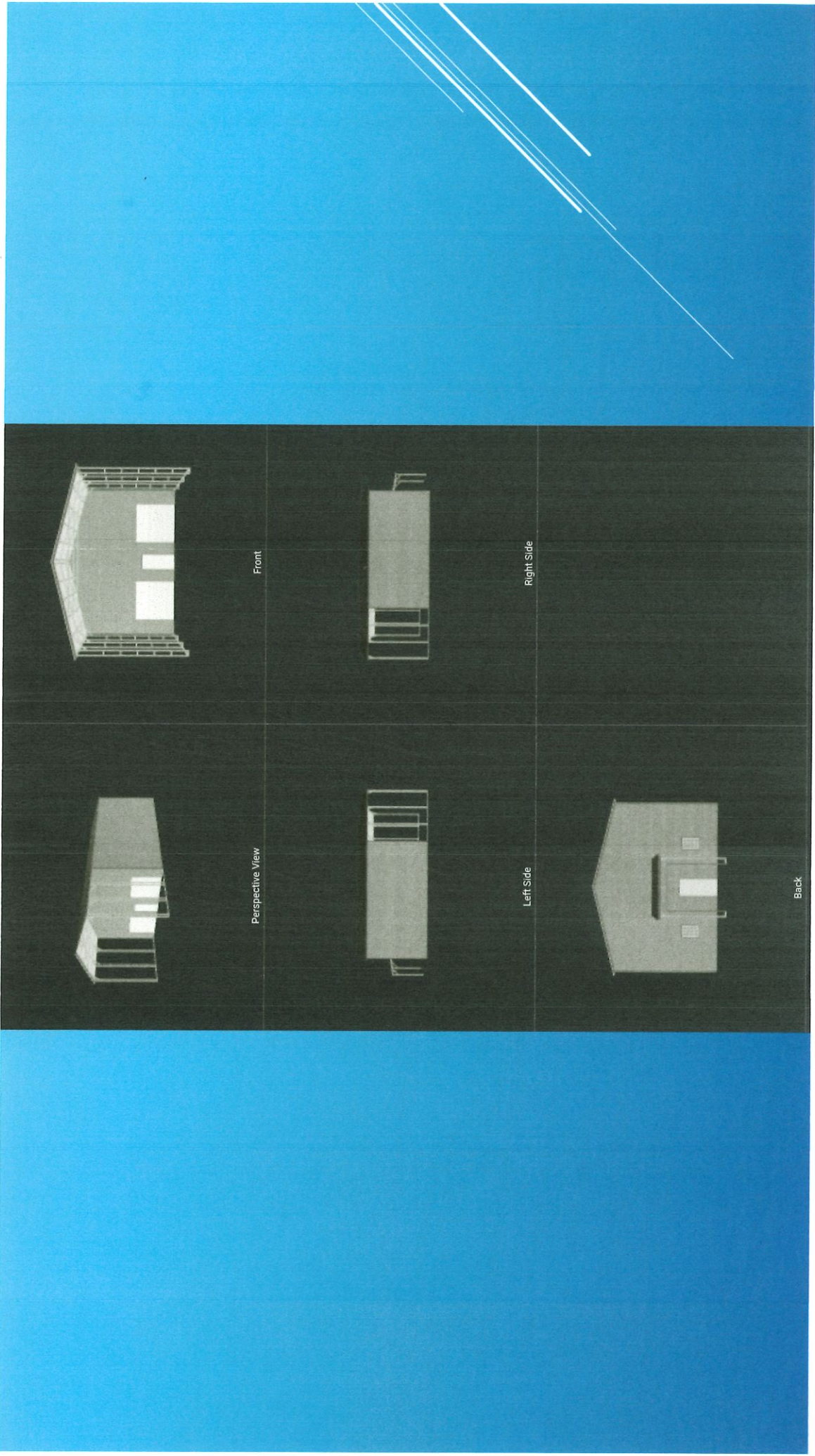
Long bridge rd

Land has been cleared, this is where it would be going.



The view from the back porch of a pizza grill, we will wrap the trees with lights and we would like to plant some grapes for house wine as well later on.





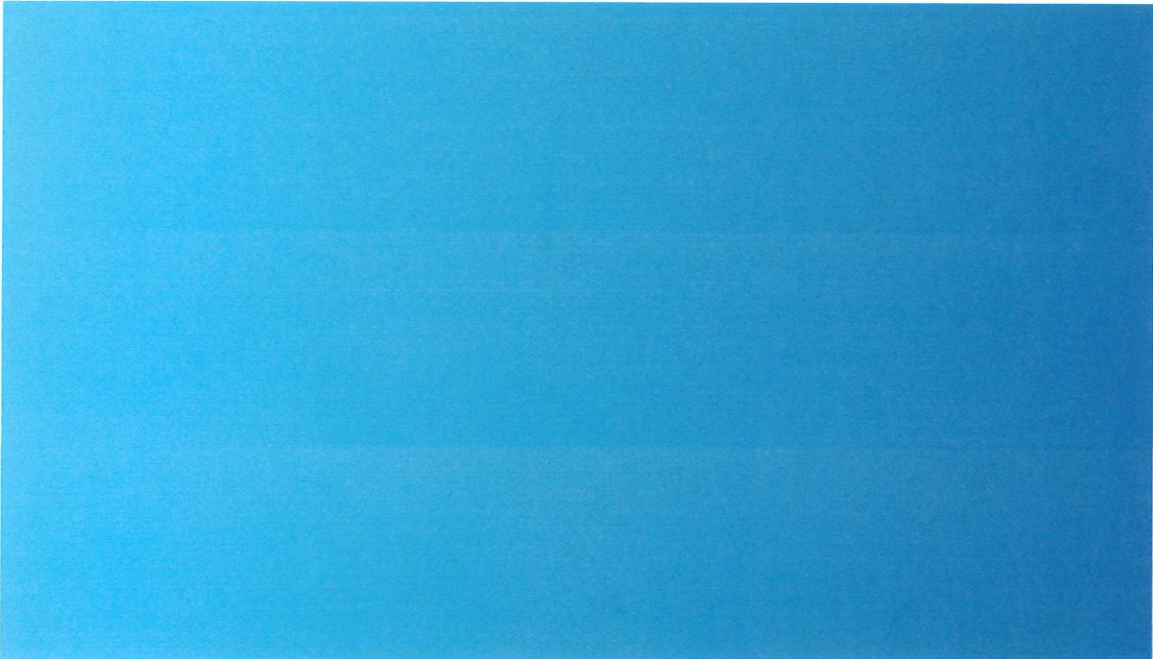
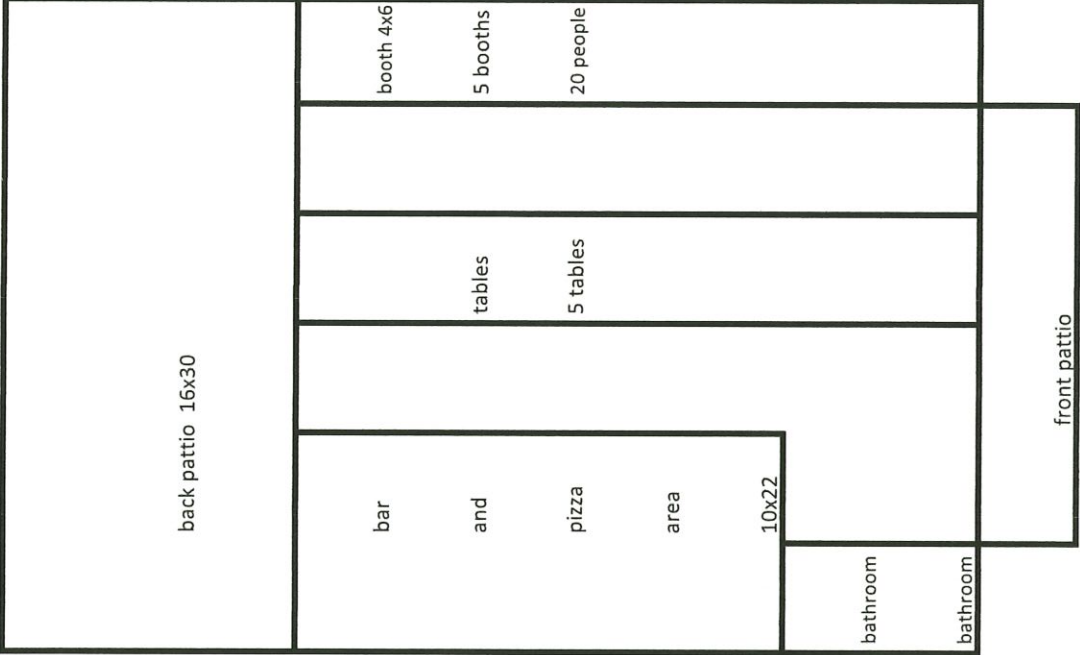
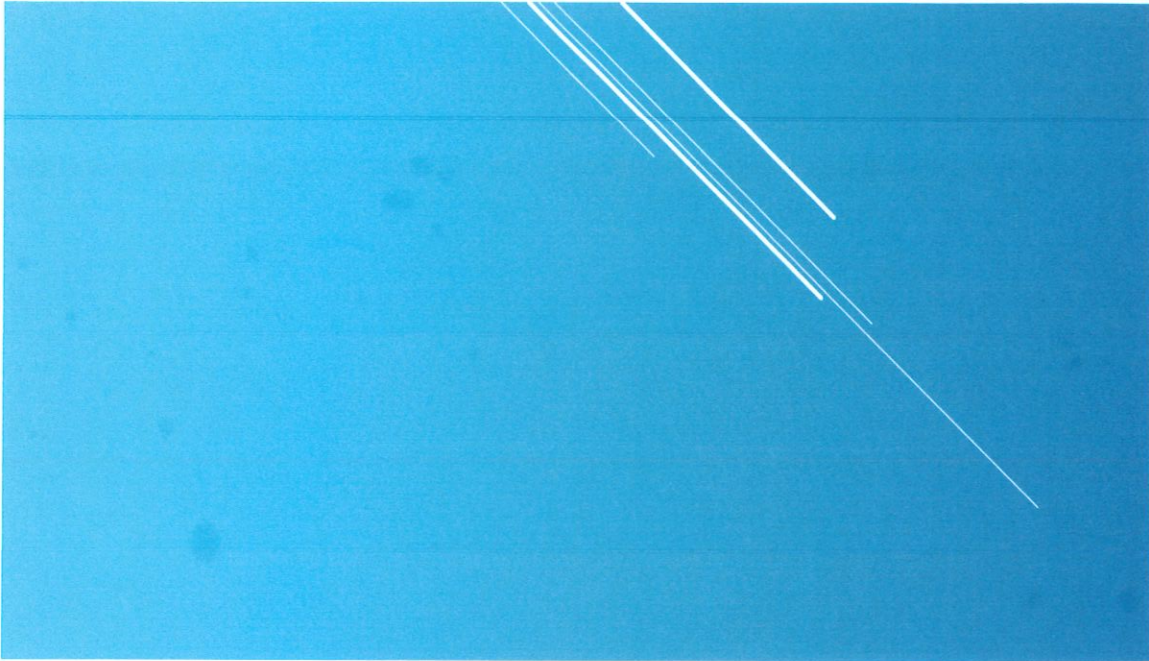
Front

Right Side

Perspective View

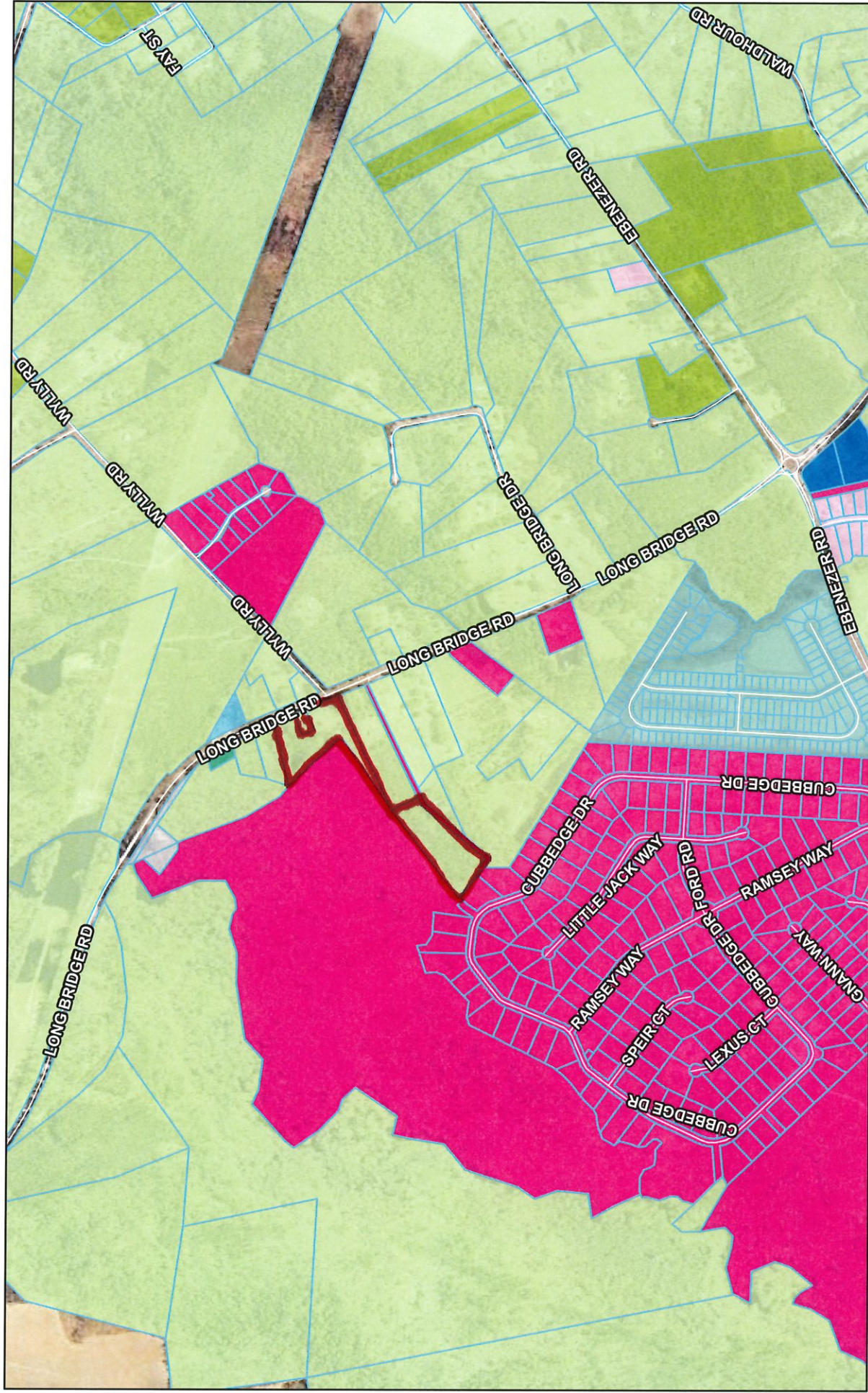
Left Side

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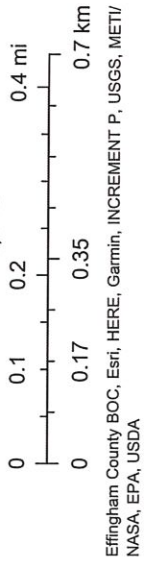
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LONG BRIDGE ROAD 445-19



10/24/2023

1:15,348



- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-2
- R-6
- B-1
- B-2
- B-3
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- Red: Band_1
- CP

Effingham County BOC, 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_____

DISAPPROVAL_____

Of the rezoning request by applicant **Kathi Messer – (Map # 445 Parcel # 19)** from **AR-1** to **B-1** 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?