

RZN-23-5

Rezoning Application

Status: Active

Submitted On: 11/9/2023

Primary Location

156 Tish Way

Rincon, GA 31326

Owner

LOPEZ CESAR LUIS AND

KIMBERLY DAWN


463 POOLER PKWY STE 166


POOLER, GA 31322

Applicant

 Kimberly Lopez

 912-484-7365

 klopez102@gmail.com

 267 moss loop
Rincon, GA 31326

Staff Review

 Planning Board Meeting Date*

—

 Public Notification Letters Mailed*

—

 Planning Board Ads *

—

 Board of Commissioner Meeting Date*

—

 Board of Commissioner Ads*

—

 Commissioner District*

—

 Staff Description*

 ZMA Conditions

 Request Approved or Denied*

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Kimberly Lopez

Applicant Email Address*

Klopez102@gmail.com

Applicant Phone Number*

9124847365

Applicant Mailing Address*

Klopez102@gmail.com

Applicant City*

Rincon

Applicant State*

GA

Applicant Zip Code*

31326

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)

Proposed Road Access*

Current

Total Acres *

2.211

Acres to be Rezoned*

2.211

Lot Characteristics *

Residential

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Subdivision of parcel to create another home site

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

North*

South*

1

AR-1

East*

West*

AR-1

AR-1

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

One current manufactured home and one current single family home

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

Yes as rental but cannot sell because lenders will not lend on home and manuf home

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

Each home as its own parcel with well and septic on site

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

Both ar-2 and ar1

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

Most parcels have one family per parcel and this will remove the multi family aspect

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*

✓ KIMBERLY D LOPEZ
Nov 9, 2023

Attachments



Site Plan

image.jpg

Uploaded by Kimberly Lopez on Nov 9, 2023 at 8:30 AM



image.jpg

image.jpg

Uploaded by Kimberly Lopez on Nov 9, 2023 at 8:28 AM



image.jpg

image.jpg

Uploaded by Kimberly Lopez on Nov 9, 2023 at 8:30 AM



image.jpg

image.jpg

Uploaded by Kimberly Lopez on Nov 9, 2023 at 8:30 AM

SURVEY OF PARCEL #:(04340020) BEING SUBDIVED INTO TWO TRACTS OF LAND LOCATED IN THE 9th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N48°31'27"E	113.19'	L5	N40°38'43"W	189.45'
L2	S41°28'33"E	52.32'	L6	S42°51'52"E	156.59'
L3	N49°09'30"E	100.00'	L7	S42°51'52"E	174.67'
L4	N8°02'15"E	103.70'			

FLOOD INFORMATION:

FEMA FLOOD MAP: (13103C00380E)
EFFECTIVE DATE: (12/21/2017)
THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA

FLOOD ZONE:

"X" AREA OF MINIMAL FLOOD HAZARD

ZONING:

R - 1
F.S.L.
FRONT = 35'
SIDE = 15'
REAR = 25'

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRX6+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
3. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1976.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
5. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY, AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS, FOR RECORDING AS EVIDENCED BY THE CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROPRIATE AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF 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 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

WILLIAM MARK GLISSON RLS #3316

DATE



GRAPHIC SCALE 1" = 80'

STATE OF GEORGIA
LSF # 1404



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

PREPARED BY:



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 O.S.M.S. REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3,000 SQ. FT. WITH BASIC APPURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR'S MANAGEMENT SYSTEM PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. ANY MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL

SIGNING AUTHORITY _____ TITLE _____ DATE _____

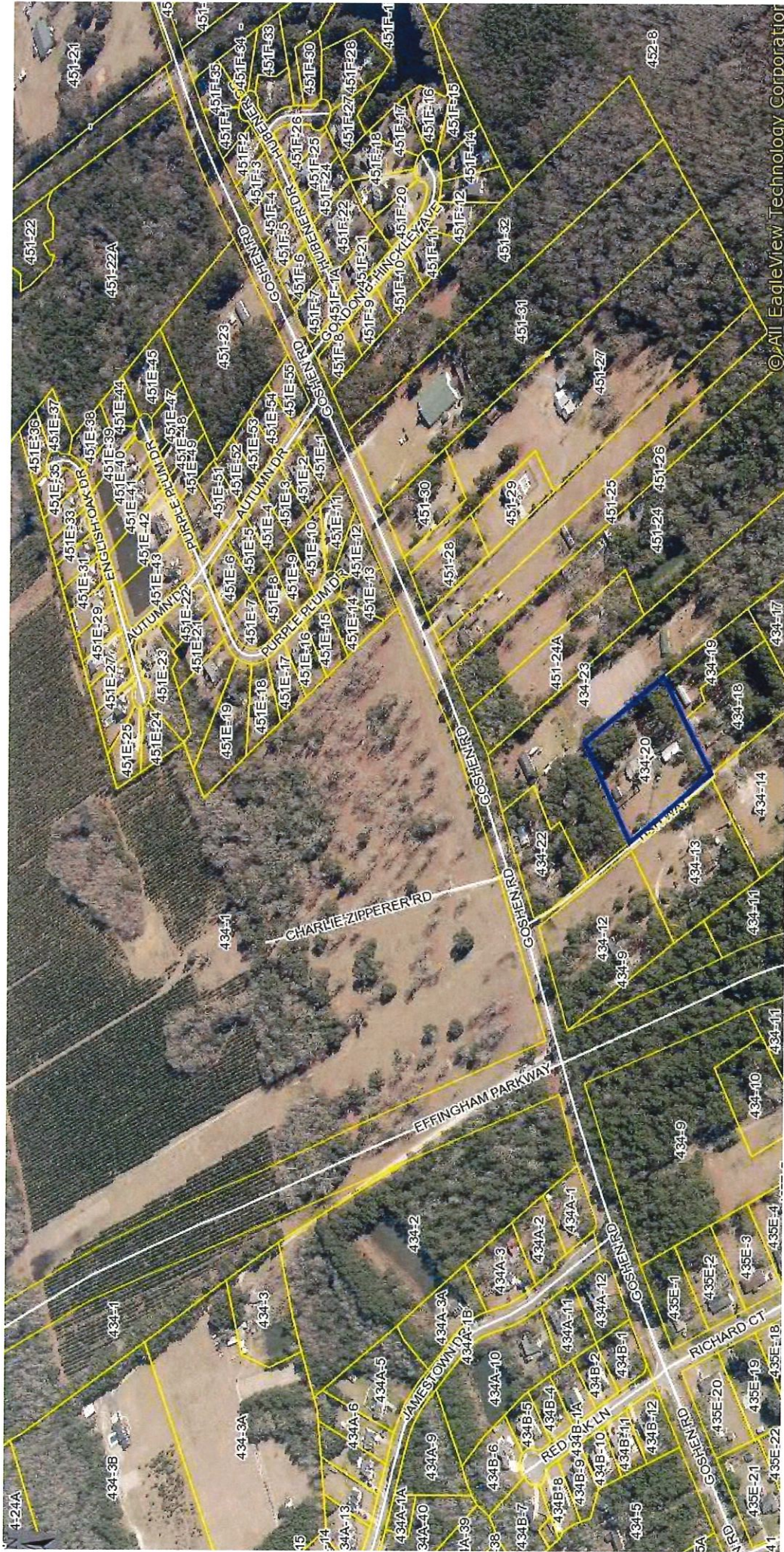
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

- REFERENCES:**
1. DB 2804 PG 768
 2. PB 4 PG 102

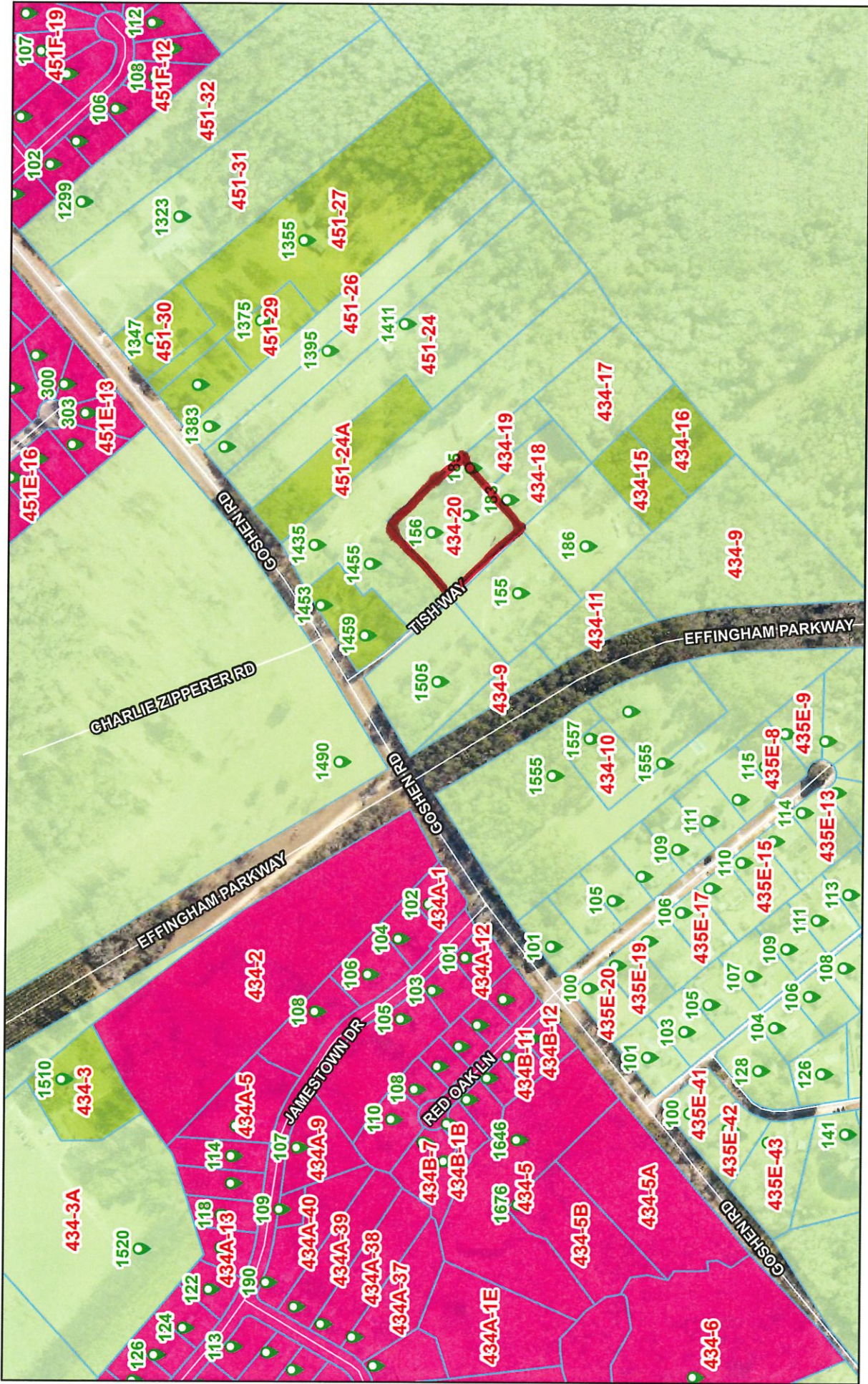
SURVEY FOR:	
LUIS LOPEZ	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 9th	
DATE: 11/08/2023	SCALE: 1" = 80'
FILE NUMBER: 23427	DRAWN BY: KJ
TOTAL AREA: = 1.211 ac.	
FIELD SURVEY DATE: 10/30/2023	

156 TISH WAY 434-20



© All EagleView Technology, Corporation

156 TISH WAY 434-20



11/9/2023

● Addresses
 Tax Parcels
■ Tax Parcel Labels
■ Effingham County Zoning
■ AR-1
■ AR-2
■ R-1
■ AR-1
■ Band_1
■ Band_2
■ Band_3
■ Efn_fin_cache
■ R-1
■ Band_3

0 0.04 0.09 0.15 0.18 mi
 0 0.07 0.15 0.3 km

1:6,545
 Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, 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 **Kimberly Lopez – (Map # 434 Parcel # 20)** 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?
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R. T.

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P.H.

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D.B.