

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 2/3/2022

Applicant/Agent: Alan Fred Hazard Jr.

Applicant Email Address: Hazardrecovery@yahoo.com

Phone # 912-346-3284

Applicant Mailing Address: 3535 Noel C Conaway Rd.

City: Guyton State: GA Zip Code: 31312

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: 3535 Noel C Conaway Rd.

Proposed Road Access: Pecan Lane + Noel C Conaway

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

Tax Map-Parcel # 436-44 Total Acres: 3.5 Acres to be Rezoned: 3.5

Lot Characteristics: Residence, accessory structures

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: creating 2 lots under 5 acres

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?

Yes

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

Residential - creating new home site

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?

Consistent use with surroundings

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

2-3-22

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date March 18, 2016, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2337 page 29-30.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature _____
Print Name Alan Fred Hazard Jr.

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 3rd day of February, 20 22.

Kathleen Erin Dunnigan
Notary Public, State of Georgia





Coastal Health District
Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350
Springfield, Georgia 31329
Phone: 912-754-6850 | Fax: 912-754-0078

February 22, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Alan Fred Hazard Jr.
3535 Noel C. Conaway Road, Guyton GA 31312
Pin: 436-44
Total Acres: 3.50 Acres to be rezoned: 3.50

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval

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 OSSMS 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.



We Protect Lives.

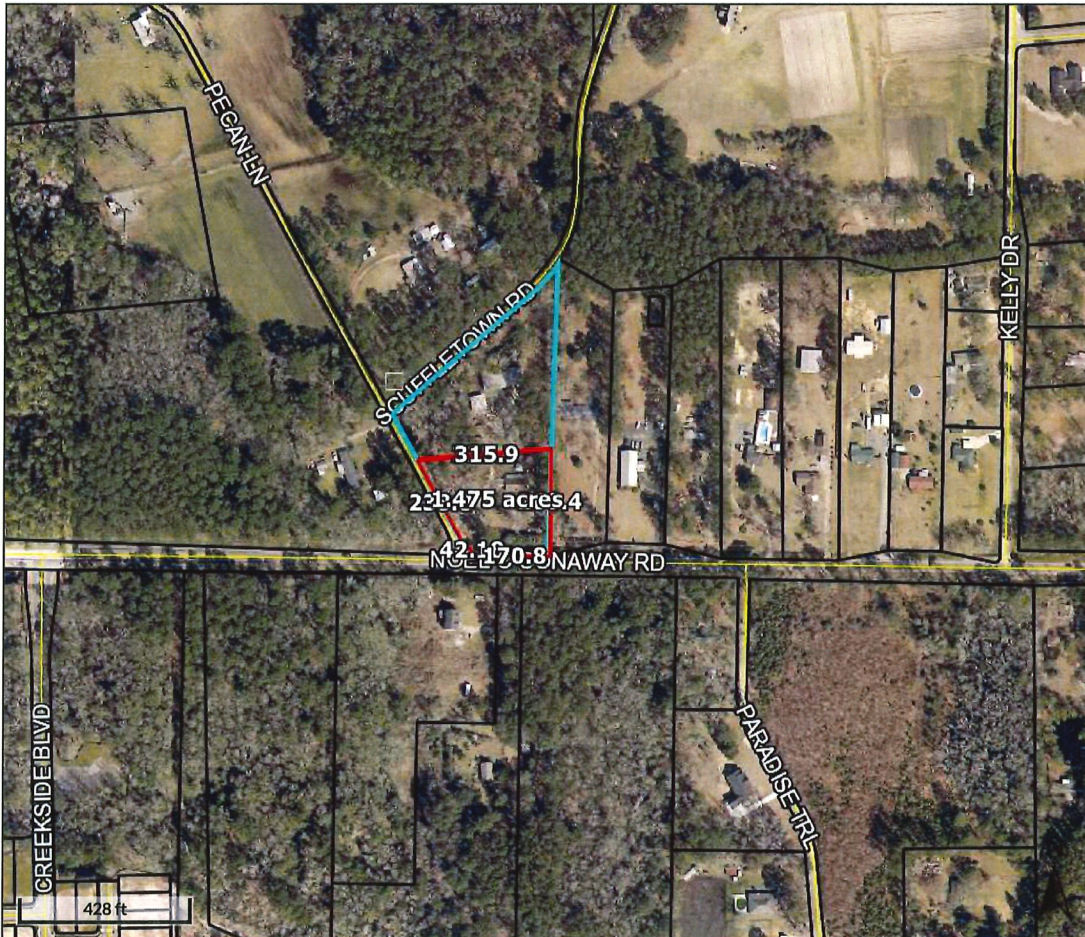
This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

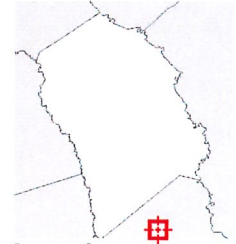
Sincerely,



Darrell M. O'Neal, MPA
Environmental Health County Manager
Effingham County Health Department



Overview



Legend

- Parcels
- Roads

<p>Parcel ID 04360044 Class Code Residential Taxing District 01-County County Acres 3.5</p>	<p>Owner HAZARD ALAN FRED JR 3535 NOEL C CONAWAY RD GUYTON, GA 31312 Physical Address 3535 NOEL C CONAWAY RD Assessed Value Value \$229862</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>3/18/2016</td> <td>\$226500</td> <td>FM</td> <td>Q</td> </tr> <tr> <td>5/22/2014</td> <td>\$205000</td> <td>FM</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	3/18/2016	\$226500	FM	Q	5/22/2014	\$205000	FM	Q
Date	Price	Reason	Qual											
3/18/2016	\$226500	FM	Q											
5/22/2014	\$205000	FM	Q											

(Note: Not to be used on legal documents)

Date created: 2/3/2022
 Last Data Uploaded: 2/2/2022 8:07:41 PM

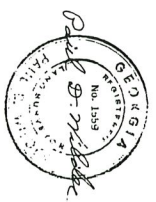
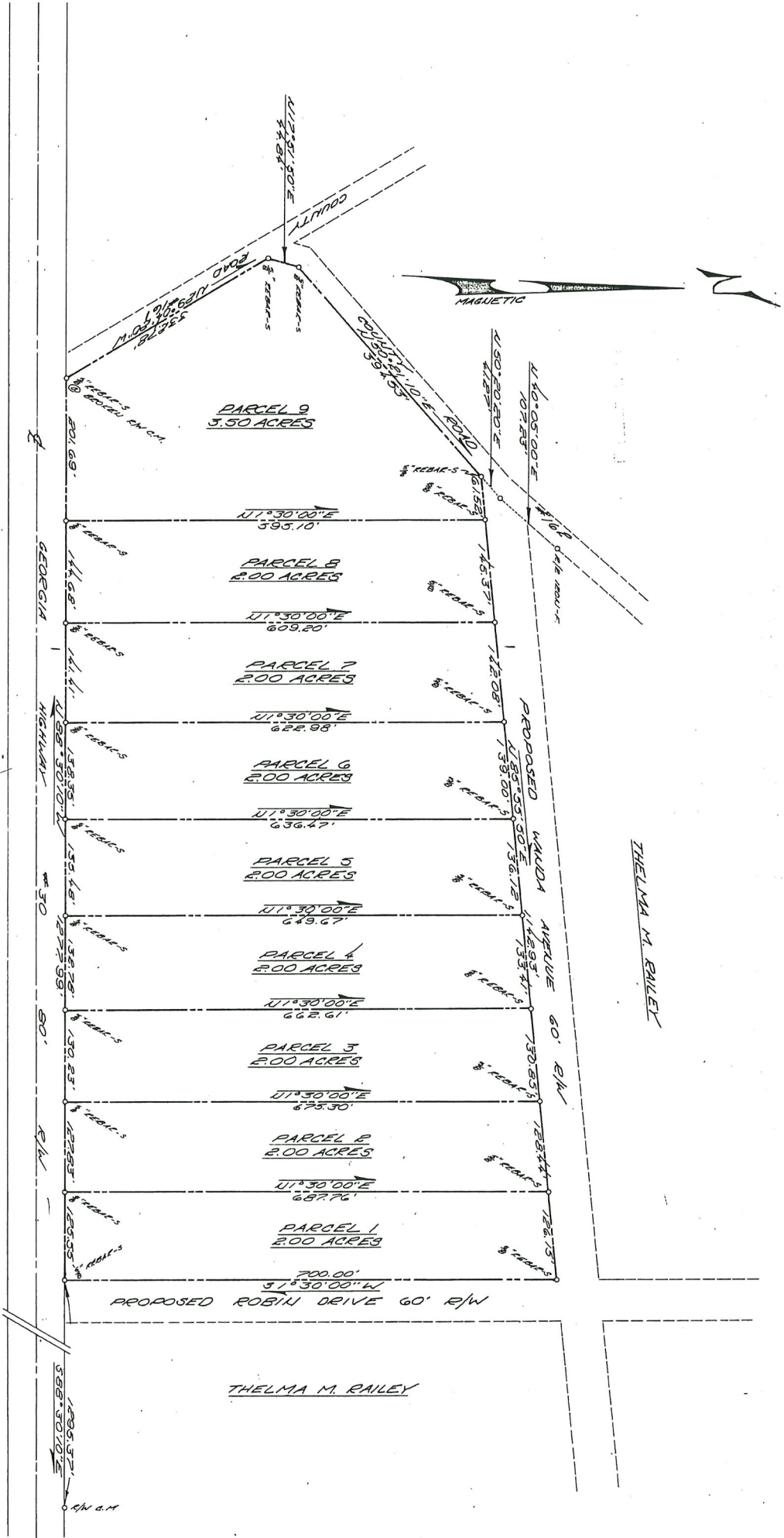
Developed by Schneider
 GEOSPATIAL

13/1/82

A19 F

BEARING OF CLOSURE:
 FIELD DATA 1/1/82/89/
 HUBBLE STRAP CO. 1/1/82/89/1
 ADJUSTED BY COMPARISON RULE
 PLAT CLOSURE / 1/1/82/89/1
 GOVERNMENT USED:
 40" TRANSIT
 ELECTRONIC DISTANCE METER

REFERENCE:
 PLAT BOOK 2, PAGE 121



PLAT OF PHASE - I, SQUIRRELTOWN ESTATES SUBDIVIDED FOR U. H. CAMBRECHT AND EDWARD RUSSELL	LOCATION 2.142.9 BRUNSWICK COUNTY, GEORGIA
SCALE: 1" = 40'	DATE: MARCH 21, 1982
DRAWN BY: [Signature]	CHECKED BY: [Signature]
SURVEYED BY: [Signature]	DATE: [Signature]



107.83'
 N 50° 20' 20" E
 4.27'

COUNTY ROAD
 N 50° 21' 10" E
 394.53'

5" REBAR-S
 61.52'

5" REBAR-S
 145.37'

5" REBAR-S
 145.37'

COUNTY ROAD
 0" E

5" REBAR-S
 5" REBAR-S

PARCEL 9
3.50 ACRES

N 1° 30' 00" E
 595.10'

PARCEL 8
2.00 ACRES

ROAD
 N 29° 10' 00" E
 346.78'
 350.04'
 350.10'

5" REBAR-S
 BROKEN RW C.M.

201.69'

5" REBAR-S

144.66'

GEORG

Clerk's use

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2° per angle point, and was adjusted using least squares.

This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet. The survey was made without benefit of a title search. This plat is subject to all recorded easements and restrictions.

This plat is valid only for the person/persons named herein.

According to the F.E.M.A. map this property is not located in a flood hazard zone.

Equipment used: Topcon ES-103 and Carlson Software



Shirley L Daughton
PB 2, Pg 121

1/2" rebar fd.

1" iron pipe fd.

N 84°46'20"E
61.22'

(8)

Janelle W Drawdy &
Sonya D Baker
PB 15, Pg 49

Scuffletown Road 40' R/W
N 49°35'33"E 394.02'

metal bldg.
73.7'
67.0'

Tract 2
2.12 Acres

Pecan Lane 40' R/W
N 10°52'27"E
39.90'

1" iron pipe fd.
99.80'

wood frame bldg.
94.7'

1/2" rebar set
224.56'

1 story brick house
51.5'

Tract 1
1.33 Acres

S 84°30'32"W
10.0'

1/2" rebar set
89.3'

N 28°22'54"W 332.78'

1/2" rebar set
92.93'

10.6'

1" iron pipe fd.
124.7'

125.7'

240.66'

N 89°24'56"W 201.33'

1/2" rebar fd.

State Route 30
100' R/W

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 OSSMS 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 Systems placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Environmental Health Dept. _____ Date _____

Certificate of Approval for Recording:
The subdivision has been found to comply with the Effingham County Subdivision Regulations and was Approved by the Effingham County Board of Commissioners For recording in the office of the Clerk Superior Court of Effingham County, Georgia.

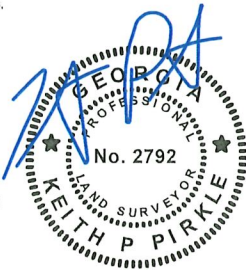
Chairman of Effingham County Board of Commissioners _____ Date _____

Witness _____ Date _____

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 1978.

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 (OCGA) 15-6-67 as amended by HB1004 (2016) is that where a conflict exists between those two sets of specifications the requirements of the law prevail

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 an expressed or implied warranty or guarantee.



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 hereon. Such approvals or affirmation should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended used 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.

[Handwritten Signature]



Minor Subdivision for:

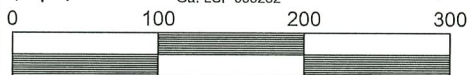
Alan Fred Hazard Jr.
Lot 9, 3.45 Acres
Scuffletown Estates S/D, Ph 1
9th Georgia Militia District
Effingham County, Georgia

Survey Date: 2/28/2022 Plat Date: 3/1/2022
File #3823



Pirkle & Associates Surveying Inc.

783 Slater Durrence Rd., Glennville Ga. 30427
Phone: 912-654-3298 Fax: 912-654-1463
email: pirklesurveying@outlook.com
Ga. LSF 000232

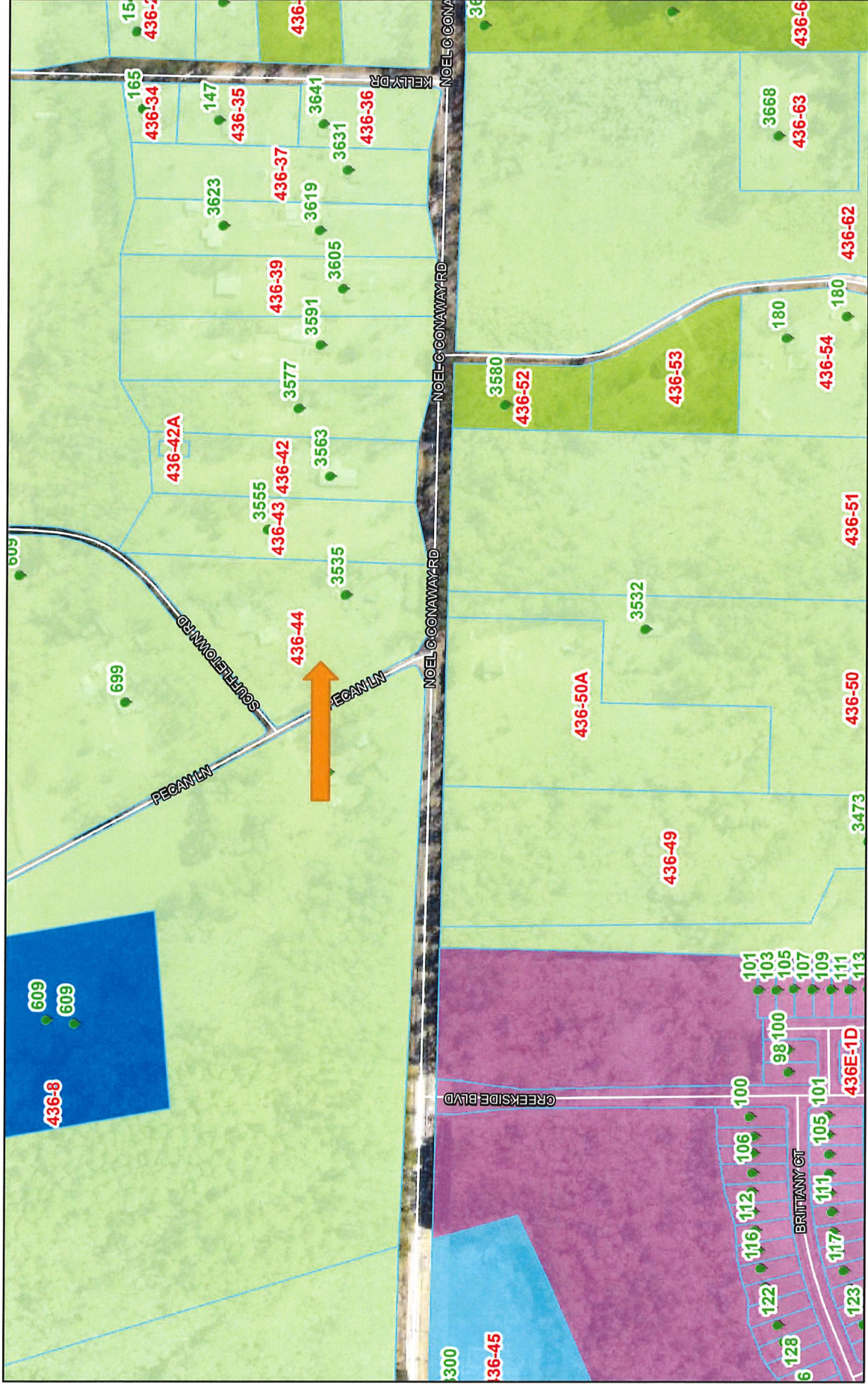


Graphic Scale 1 inch = 100 feet

3535 NOEL C CONAWAY



3535 NOEL C CONAWAY ROAD



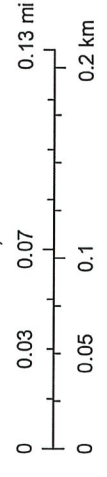
2/14/2022, 7:55:42 AM

Efn_fin_cache

Red: Band_1

Green: Band_2

1:4,514



Effingham County BOC, Maxar

DB

9.5

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 **Alan Fred Hazard Jr. – (Map # 436 Parcel # 44)** 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?

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RT

CHECK LIST:

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APPROVAL _____

DISAPPROVAL _____

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CHECK LIST:

AZ

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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BFS.
3/21/22.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH

DISAPPROVAL _____

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PEH