

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: SEPT 29, 2023

Applicant/Agent: ALLEN & CARRIE NEWKIRK

Applicant Email Address: WANEWKIRK1981@GMAIL.COM

Phone # 912-704-9477

Applicant Mailing Address: 397 HODGEVILLE 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): ABOVE

Phone # ABOVE

Owner's Mailing Address: ~~397~~ ABOVE

City: ABOVE State: ABOVE Zip Code: ABOVE

Property Location: 399 HODGEVILLE RD

Proposed Road Access: HODGEVILLE RD

Present Zoning of Property: R1 Proposed Zoning: B-3

Tax Map-Parcel # 415-20 Total Acres: 9.07 Acres to be Rezoned: 9.07

Lot Characteristics: FLAT, WELL DRAINED, PARTIALLY CLEARED

WATER

N/A Private Well

N/A Public Water System

SEWER

N/A Private Septic System

N/A Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

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

North AR1 South I1 East AR1 West B3

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

VACANT

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.

BOAT / RV PARKING / STORAGE

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

INDUSTRIAL LAND ADJACENT SOUTH - APPROX 2000 ACRES, DIESEL MECHANIC SHOP ACROSS ROAD (5 ACRES), LARGER HOMESITES (1-15 ACRES), VACANT LAND.

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?

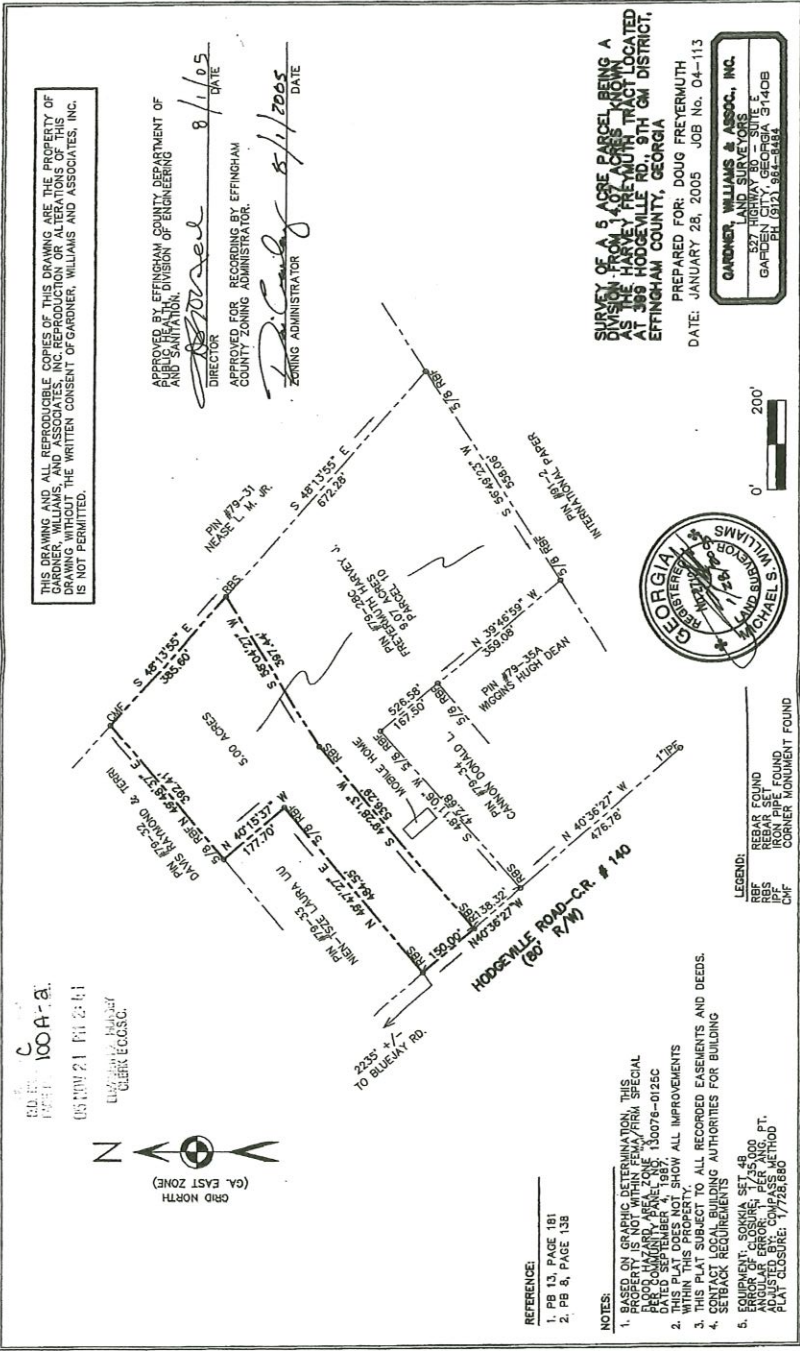
THIS USE WILL COMPLIMENT NUMEROUS LARGE DEVELOPMENTS, AS WELL AS, PLANNED RESIDENTIAL DEVELOPMENTS IN CONSTRUCTION PHASE.

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?

THIS USE WILL NOT USE ANY WATER/SEWER, NOR WILL IT ADD TO BURDEN ON SCHOOLS. VERY LITTLE ADDITION TO TRAFFIC ON HODGEVILLE.

Applicant Signature: W. A. / M. / K. Date SEPT. 29, 2023

Carmie H Newkirk 9/29/23



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APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION

DIRECTOR *[Signature]* 8/1/05 DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR *[Signature]* 8/1/2005 DATE

SURVEY OF A 5 ACRE PARCEL BEING A DIVISION FROM 1.07 ACRES KNOWN AS THE HARVEY FREYERMUTH TRACT LOCATED AT 386 HODGEVILLE RD., 9TH GM DISTRICT, EFFINGHAM COUNTY, GEORGIA

PREPARED FOR: DOUG FREYERMUTH
DATE: JANUARY 28, 2005 JOB NO. 04-113

GARDNER, WILLIAMS & ASSOC., INC.
LAND SURVEYORS
527 HIGHWAY 80 - SUITE E
GAINESVILLE, GA 30606
TEL: (770) 862-0884 FAX: (770) 862-0884



LEGEND:
REBAR FOUND
REBAR NOT FOUND
PBE
CMF
CORNER MONUMENT FOUND

RD. 100A-A
1747

US NAVY 21 11 2:11

Effingham County
Geographic Information System



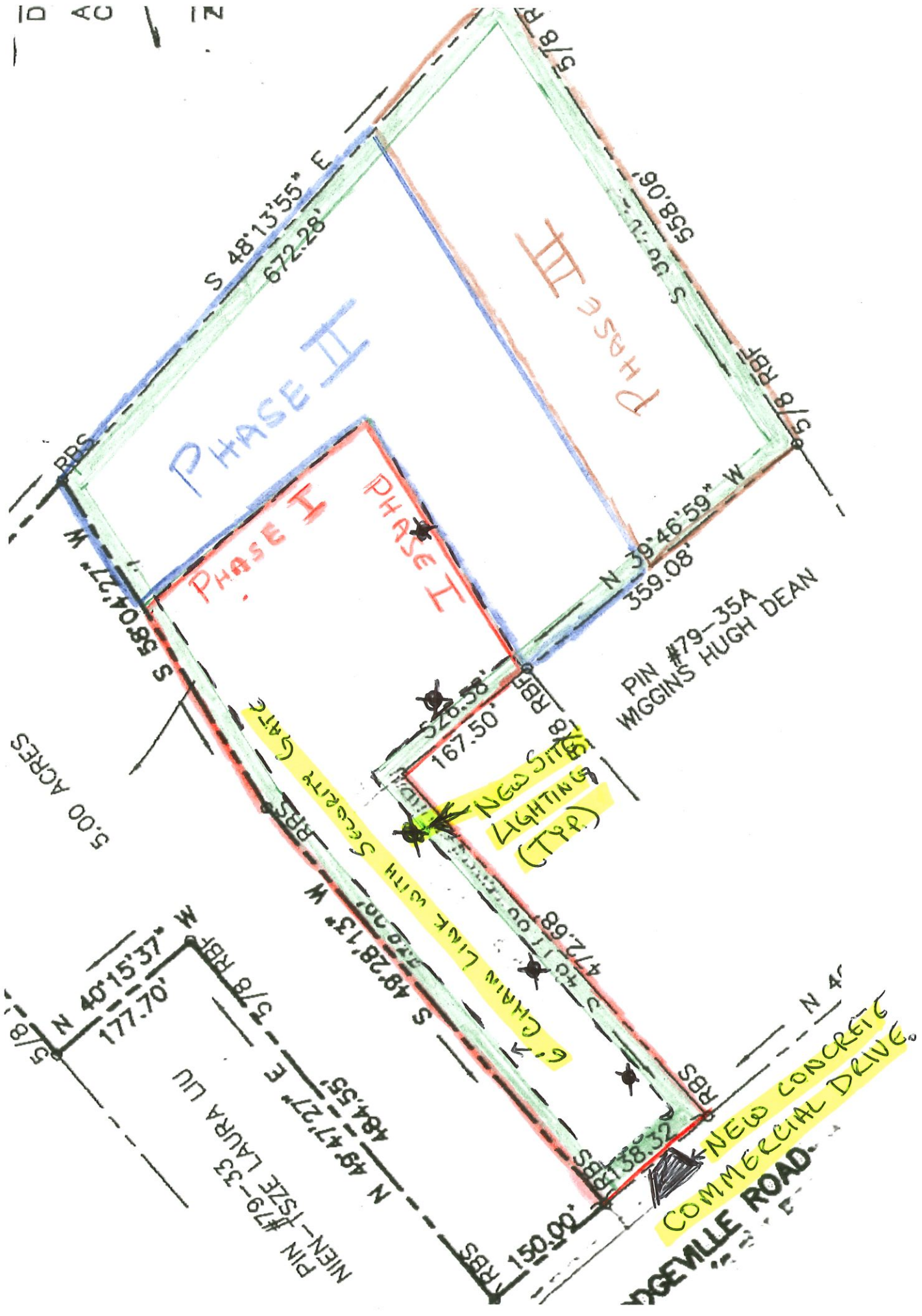
REFERENCE:

1. PB 13, PAGE 181
2. PB 8, PAGE 138

NOTES:

1. BASED ON GRAPHIC DETERMINATION, THIS SURVEY IS A SPECIAL SURVEY OF A PARCEL OF LAND LOCATED IN THE HODGEVILLE ROAD AREA, ZONE 130076-0126C, GAINESVILLE, GEORGIA.
2. THIS PLAT DOES NOT SHOW ALL IMPROVEMENTS WITHIN THIS PROPERTY.
3. ALL RECORDED EASEMENTS AND DEEDS, SUBJECT TO BUILDING AUTHORITIES FOR BUILDING SETBACK REQUIREMENTS.
4. EQUIPMENT: SOKKIA SET 48
5. ERROR OF CLOSURE: 1/25 0.00 FT.
ADJUSTED BY: COMPASS METHOD
PLAT CLOSURE: 1/7285.680

D AG N



PHASE II

Phase III

PHASE I

PHASE I

5.00 ACRES

PIN #79-35A
WIGGINS HUGH DEAN

NEW SITE LIGHTING (TYP)

SECURITY GATE

6' CHAIN LINK WITH SECURITY GATE

NEW CONCRETE COMMERCIAL DRIVE

WIGVILLE ROAD

N 40°15'37" W 177.70'
S 7/8 RBF M

N 49°47'27" E 484.55'
PIN #79-33 LAURA LU

S 49°28'13" W 572.07'
RBS

S 47°12'00" W 472.68'
RBS

S 15°38'32" W 150.00'
RBS

N 39°46'59" W 359.08'
RBS

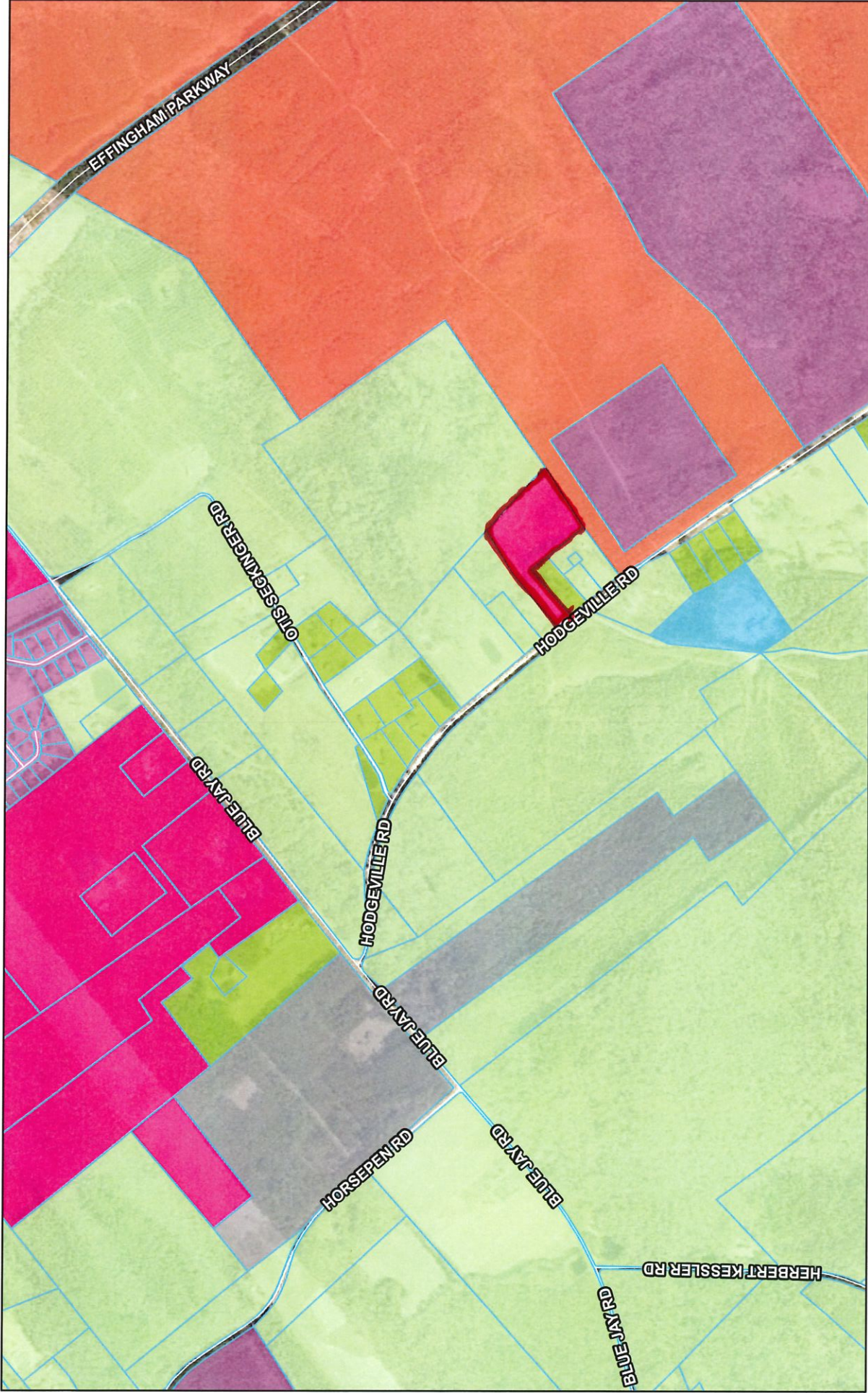
S 39°11'00" W 558.06'
RBS

S 48°13'55" E 672.28'
RBS

S 58°04'27" W 580.47'
RBS

S 39°11'00" W 558.06'
RBS

399 HODGEVILLE ROAD 415-20



1:15,348

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

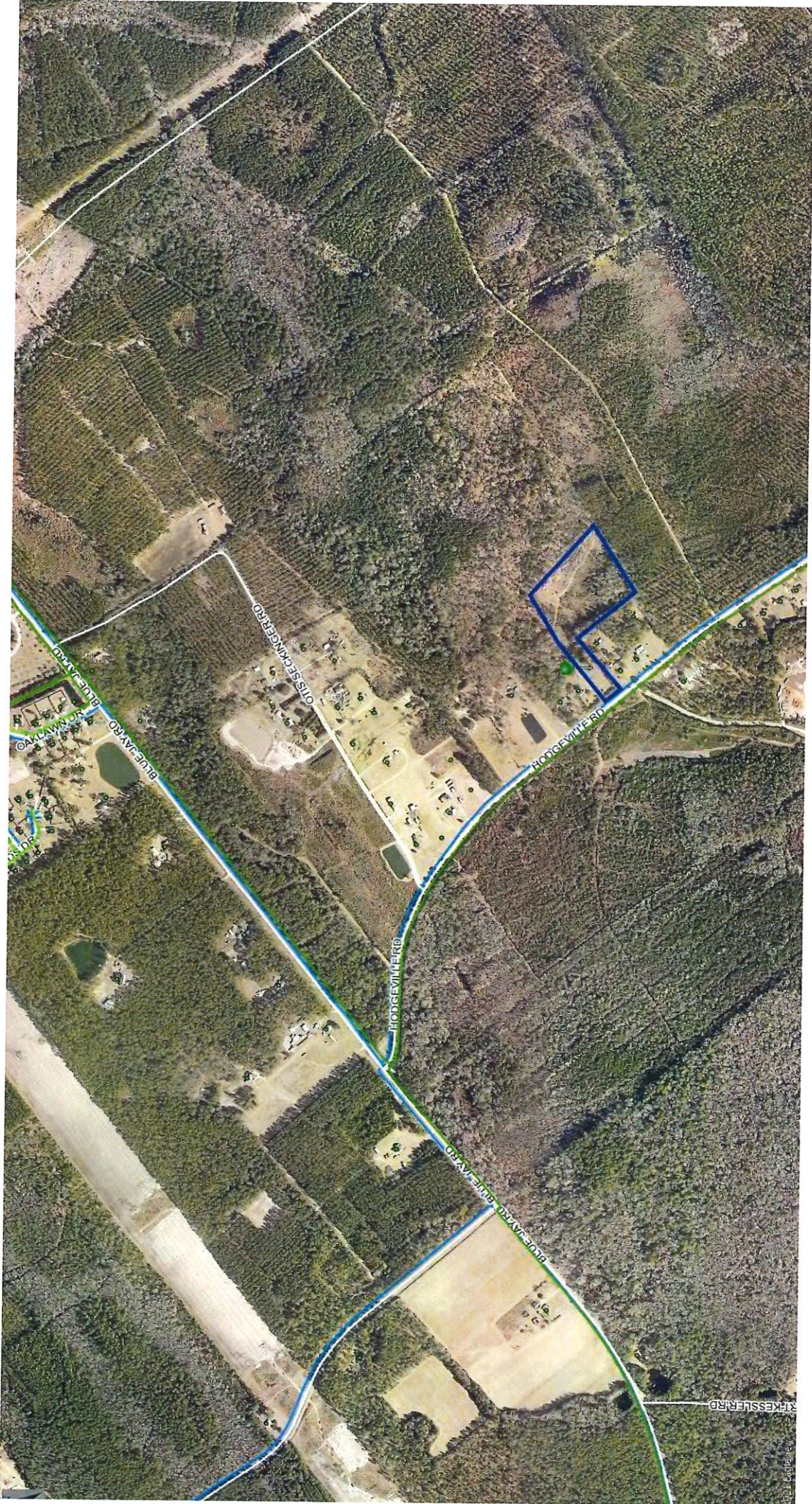
Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

10/2/2023

Tax Parcel Labels Effingham County Zoning

	R-1		PD		Efn_fin_cache
	AR-1		Other		Green: Band_2
	B-3		I-1		
	Roads				

399 HODGEVILLE ROAD 415-20



399 HODGEVILLE ROAD BOAT/RV STORAGE SUMMARY

- 1) This project is to be owner-operated. Owner(Newkirk) resides on adjacent 5 acre parcel(397 Hodgeville Road)
- 2) Project to be built out in 3 Phases. Each phase is to be approximately 3 acres. Each additional phase will be completed as finances and consumer demand dictate. Initial visioning of all three phases to be complete in 4-6 years.
- 3) Project will install a 6' chain link fence to the interior of a vegetative buffer. Vegetation exists of approximately 30-40' vertical growth planted wax myrtle, virginia pine, birch, and 300-400' linear feet of 5' earthen berm. Natural vegetation such as sweetgums, and pine trees also are in portions of vegetative buffer. An automated security gate will be used for access.
- 4) New commercial driveway will be built to County specifications using concrete paving and a new RCP culvert pipe.
- 5) Parking surfaces to be grass. Any repairs required will be made with pervious products.
- 6) Site lighting will be placed on south/southwest vegetative buffer limits. Lighting to be directed away from neighboring properties.
- 7) Owner sees a possible need for a gravel driveway.
- 8) Owner understands no land disturbing activities over 1 acre will be allowed. Owner understands no impervious surfaces over 5000 square feet are allowed.

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 **Allen & Carrie Newkirk – (Map # 415 Parcels # 20)** from **R-1** to **B-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?



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D.B.

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R.T.