

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 9/25/2023

Applicant/Agent: Veronica Navarro

Applicant Email Address: veronica@veronicanavarro.com

Phone # 843-476-1923

Applicant Mailing Address: 208 Carteret Street

City: Beaufort State: SC Zip Code: 29902

Property Owner, if different from above: Maria D Moreno Salgado & Jose A. Martinez Olvera
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): maryy_salgado11@hotmail.com

Phone # 843-816-0594

Owner's Mailing Address: 295 Long Pond Road

City: Rincon State: GA Zip Code: 31326

Property Location: 295 Long Pond Road, Rincon, GA 31326

Proposed Road Access: _____

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

Tax Map-Parcel # 04620-00000-030-0000 Total Acres: 5 Acres to be Rezoned: 5

Lot Characteristics: _____

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: n/a

Justification for Rezoning Amendment: Homeowner would like to have the option of having horses on his property.

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

North AR-1 South R-1 East R-1 West R-1

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

5 Acre property with a single family home.

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

I don't understand the question.

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

Owner would like to have a couple of horses on his property care for and to use as relaxation after work.

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

Residential properties, some with small animals

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?

Rezoning is appropriate due to the similarity of the current use of the adjacent and nearby properties.

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:

Veronica Navarro

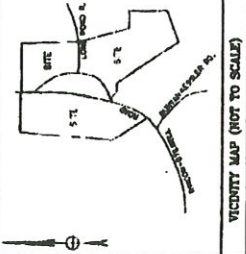
Date

9/25/23

Received for Record
 Book B156 Page C
 Date January 22, 2002

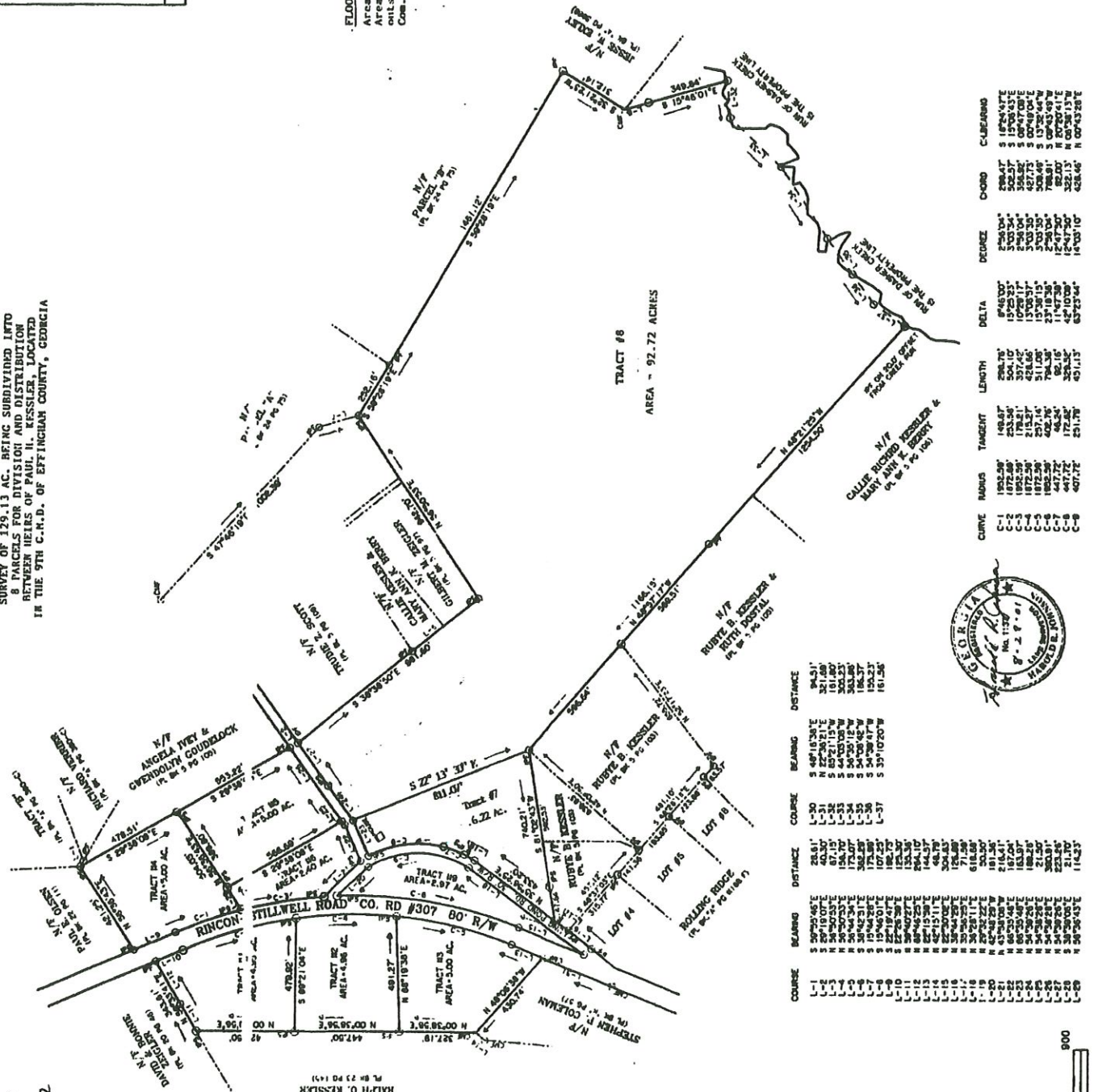
B-156C

SURVEY OF 129.13 AC. BEING SUBDIVIDED INTO
 8 PARCELS FOR DIVISION AND DISTRIBUTION
 BETWEEN HEIRS OF PAUL H. KESSLER, LIMITED,
 IN THE 9TH C.M.D. OF EFFINGHAM COUNTY, GEORGIA



VICINITY MAP (NOT TO SCALE)

FLOOD ZONE:
 Areas in Flood Zone "X"
 Areas determined to be
 outside 500 yr. Flood plain.
 Com. Plan. 130076 0130 B
 March 18, 1987

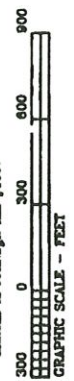


1. ALL CORNERS ARE MARKED WITH 5/8" IRON REBARS UNLESS OTHERWISE NOTED ON THIS PLAN.
2. PROPERTY CORNERS LOCATED AT DANHER CREEK ARE ON A 20' OFFSET FROM CREEK.
3. Lots 5, 6, 7, 8, and 9 are subject to Right-of-Way being 40' feet on each side of center line of Long Pond Road.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.
[Signature]
 ZONING ADMINISTRATOR DATE

THIS PLAN AND THE PARTS HEREOF ARE THE PROPERTY OF THE SURVEYOR AND WILL BE RETURNED TO HIM UPON THE RECEIPT OF THE ORIGINAL RECORDING OF THIS PLAN.
 THIS PLAN IS SUBJECT TO ALL APPLICABLE RECORDING LAWS AND TO THE RECORDING ACT OF 1979.
 THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR THE PARTS HEREOF.
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DATE OF THIS PLAN: 1/11/02
 DATE OF THE FIRST RECORDING: 1/11/02
 SURVEYOR: *[Signature]*
 BARRETT E. JOHNSON, S.E.
 11170A

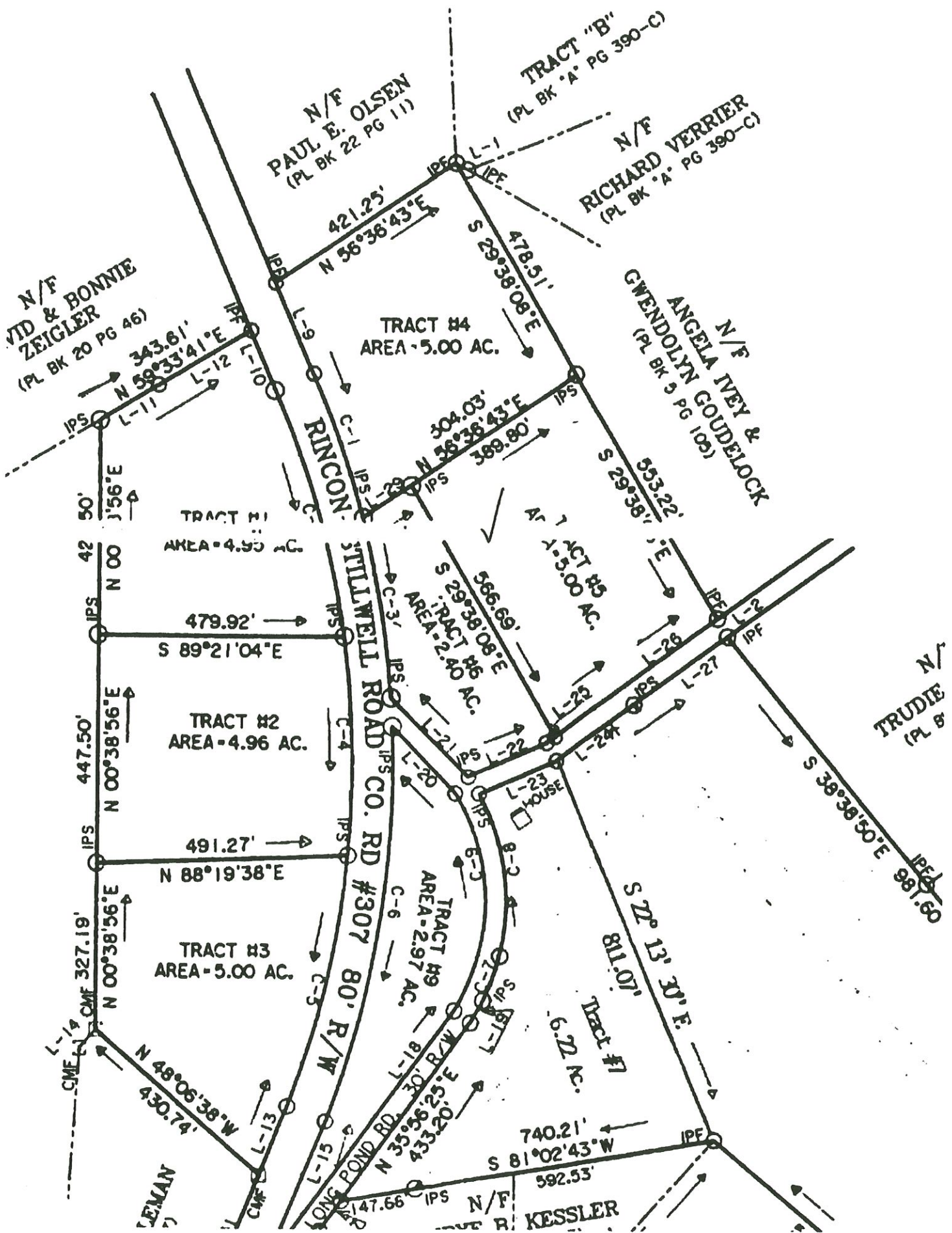


COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-1	S 20°20'45"E	28.61'	L-30	S 48°16'38"E	94.51'
L-2	S 29°19'07"E	40.30'	L-31	N 82°29'21"E	321.89'
L-3	S 29°19'07"E	40.30'	L-32	N 82°29'21"E	321.89'
L-4	S 30°43'31"E	17.07'	L-33	S 84°03'03"W	302.53'
L-5	S 30°43'31"E	17.07'	L-34	S 24°20'12"W	333.89'
L-6	S 30°43'31"E	17.07'	L-35	S 24°20'12"W	183.37'
L-7	S 22°19'47"E	107.25'	L-36	S 24°20'12"W	183.37'
L-8	S 22°19'47"E	107.25'	L-37	S 33°10'20"W	181.26'
L-9	S 22°19'47"E	107.25'			
L-10	S 22°19'47"E	107.25'			
L-11	S 22°19'47"E	107.25'			
L-12	S 22°19'47"E	107.25'			
L-13	S 22°19'47"E	107.25'			
L-14	S 22°19'47"E	107.25'			
L-15	S 22°19'47"E	107.25'			
L-16	S 22°19'47"E	107.25'			
L-17	S 22°19'47"E	107.25'			
L-18	S 22°19'47"E	107.25'			
L-19	S 22°19'47"E	107.25'			
L-20	S 22°19'47"E	107.25'			
L-21	S 22°19'47"E	107.25'			
L-22	S 22°19'47"E	107.25'			
L-23	S 22°19'47"E	107.25'			
L-24	S 22°19'47"E	107.25'			
L-25	S 22°19'47"E	107.25'			
L-26	S 22°19'47"E	107.25'			
L-27	S 22°19'47"E	107.25'			
L-28	S 22°19'47"E	107.25'			
L-29	S 22°19'47"E	107.25'			

CURVE	POINTS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CURVING
C-1	1828.88'	148.94'	584.94'	84°30'15"	584.94'	584.94'	S 18°20'15"E
C-2	1872.28'	223.84'	504.10'	107°29'17"	1072.28'	504.10'	S 09°47'03"E
C-3	1872.28'	178.21'	337.45'	157°03'17"	1782.28'	337.45'	S 00°49'04"E
C-4	1872.28'	211.57'	424.66'	137°03'17"	1872.28'	424.66'	S 00°49'04"E
C-5	1872.28'	424.66'	784.38'	231°03'17"	1872.28'	784.38'	S 00°49'04"E
C-6	1872.28'	424.66'	784.38'	231°03'17"	1872.28'	784.38'	S 00°49'04"E
C-7	447.72'	68.24'	82.15'	45°10'03"	447.72'	82.15'	N 20°20'41"E
C-8	447.72'	172.28'	324.56'	45°10'03"	447.72'	324.56'	N 20°20'41"E
C-9	447.72'	231.78'	491.13'	45°10'03"	447.72'	491.13'	N 20°20'41"E

Revised: 1/16/02
 REVISION 6/28/01
 REVISION 6/27/01
 REVISION 12/17/00

SURVEY FOR:
PAUL H. KESSLER ESTATE
 COUNTY, EFFINGHAM STATE, GA.
 DIST. 9. 11. 2001
 DATE 12/02/00. CO. 5641. 1. 300'
 JOB NUMBER 001010101 TOTAL AREA 129.13 AC.
 JOHNSON LAND SURVEYING CO., INC.
 25 1/2 W. 17th Ave. P.O. Box 117
 P.O. Box 625612 31204
 Dec 18 2001 11:23:23



N/F
D & BONNIE
ZEIGLER
(PL BK 20 PG 46)

N/F
PAUL E. OLSEN
(PL BK 22 PG 11)

TRACT "B"
(PL BK "A" PG 390-C)

N/F
RICHARD VERRIER
(PL BK "A" PG 390-C)

N/F
ANGELA IVEY &
GWENDOLYN GOUDELOCK
(PL BK 5 PG 105)

N/
TRUDIE
(PL B)

N/F
KESSLER

TRACT #4
AREA - 5.00 AC.

TRACT #1
AREA - 4.55 AC.

TRACT #2
AREA - 4.96 AC.

TRACT #3
AREA - 5.00 AC.

TRACT #9
AREA - 2.97 AC.

TRACT #6
AREA - 2.40 AC.

TRACT #5
AREA - 1.50 AC.

TRACT #7
6.22 AC.

RINCON

STILLWELL ROAD CO. RD #307 80' R/W

LONG POND RD. (IND. S.W.)

LEMAN

HOUSE

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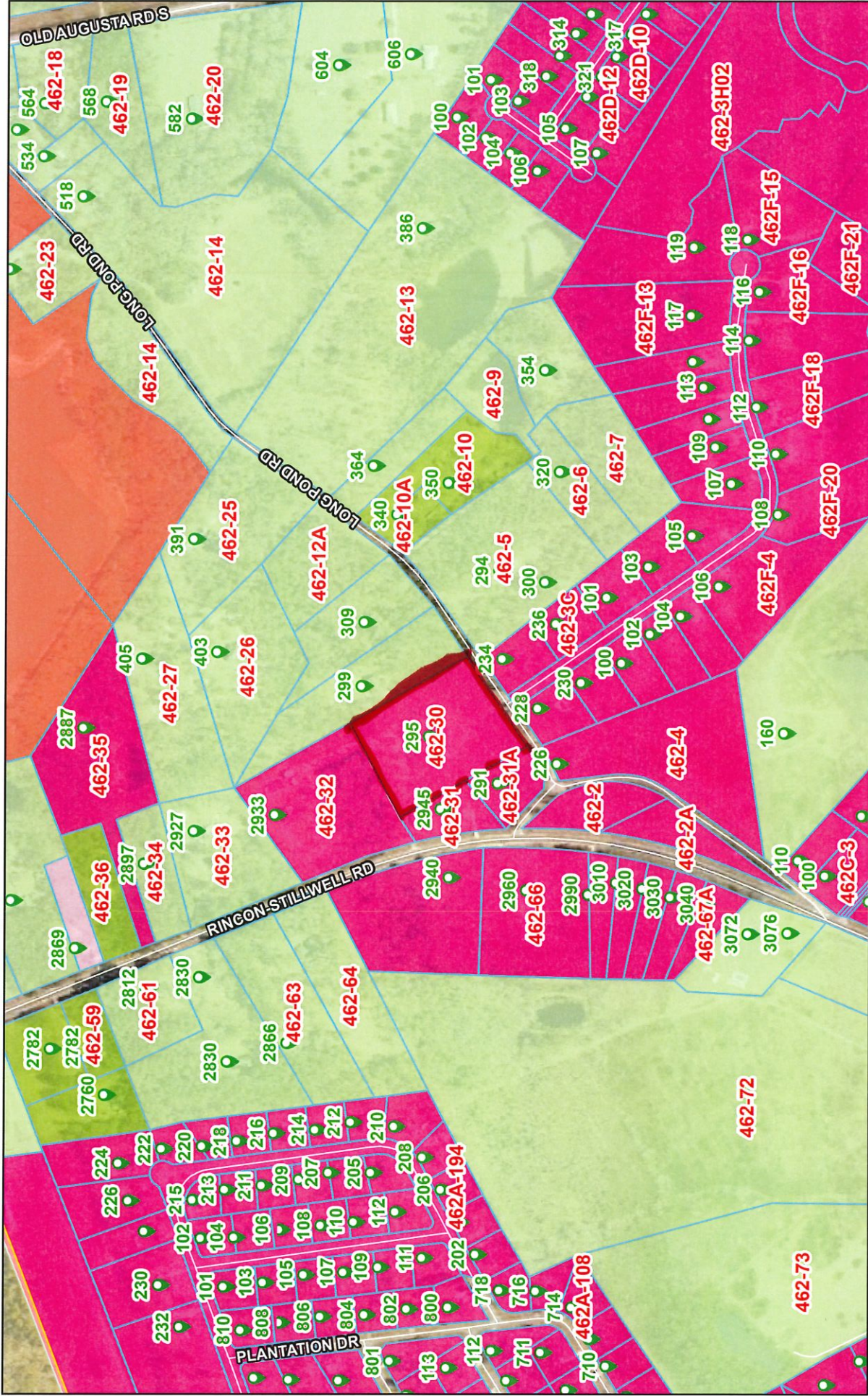
IPS

IPS

295 LONG POND ROAD 462-30



295 LONG POND ROAD 462-30



10/4/2023

Municipal Boundaries
 Tax Parcels
 Effingham County Zoning
 R-1 Efn_fin_cache

Address Points
 Roads
 AR-1
 AR-2
 R-2
 I-1
 Red: Band_1
 Green: Band_2

Tax Parcel Labels

0 0.05 0.1 0.15 0.2 mi
 0 0.07 0.15 0.3 km

1:7,674

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 _____

DISAPPROVAL P.H.

Of the rezoning request by applicant **Veronica Navarro as agent for Maria Moreno Salgado & Jose Martinez Olvera – (Map # 462 Parcels # 30)** from **R-1** to **AR-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?

P.H.

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APPROVAL _____

DISAPPROVAL ✓

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D.B.

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*I voted
against deno.
4-1
to
deny!*

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL XX

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R.T.