

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: George L. Oglesby Jr.

Applicant Email Address: bartworx@yahoo.com

Phone # (912) 856-4409

Applicant Mailing Address: 8869 Hwy 21 N

City: Newington. State: Ga. Zip Code: 30446

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: 8869 Hwy 21 N, Newington, Ga, 30446

Proposed Road Access: Ga. Hwy 21

Present Zoning of Property: _____ Proposed Zoning: _____

Tax Map-Parcel # 02290001A00 Total Acres: 10.85 Acres to be Rezoned: 3

Lot Characteristics: _____

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: transfer ownership of 3 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.

my daughter has a home on this property

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.

my daughter wishes to reside there

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

I reside on the remainder of the property

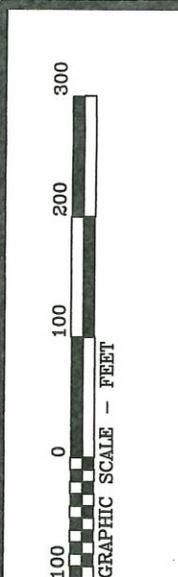
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

We will be using the current property as residential only

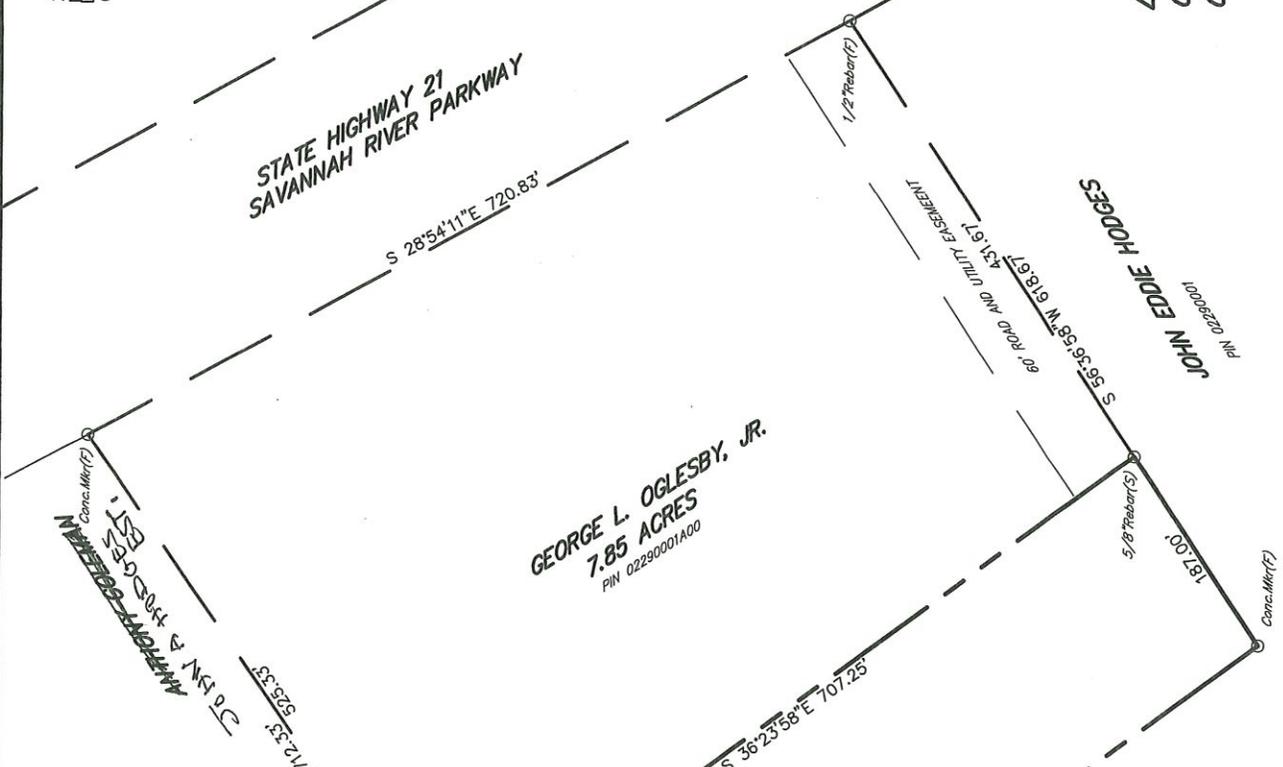
6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

Applicant Signature: _____ Date _____



DATE: JULY 20, 2022
 By: Warren E Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road
 Sylvania, Georgia 30467
 Cell Phone - 912-531-1453
 Telephone: 912-857-3288
 Equipment - Sokia GRS2 - GPS
 Topcon 303
 FINAL PLAT CLOSURE = 712603



SURVEYOR'S CERTIFICATION
 As required by subsection(s) of O.C.G.A. Section 44-1-1, the undersigned, Warren E. Poythress, Registered Land Surveyor No. 1953, hereby certifies that this plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval of the State Board of Professional Engineers and Surveyors. All measurements and calculations have been confirmed with the equipment and methods intended for use by any purchaser or user of this plat as indicated on this plat. Furthermore, the undersigned land surveyor certifies that this plat was prepared in accordance with the rules and regulations of the Georgia Board of Professional Engineers and Surveyors and the rules and regulations of the Georgia Board of Professional Engineers and Surveyors as set forth in O.C.G.A. Section 44-1-1-6-67.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953
 DATE _____



COUNTY LINE
 SPREVEN COUNTY
 EFFINGHAM COUNTY

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.

ZONING ADMINISTRATOR DATE

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, this plat is being subdivided for Estate purposes and is NOT approved for other purposes. This plat has been reviewed for compliance with the requirements of Rules of the Department of Public Health, Chapter 511-3-1. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signing Authority DARREL ONEAL Title _____ Date _____

PROPERTY DIVISION
 FOR
 G. LANGWOOD OGLESBY
 LOCATED IN THE 12TH
 G. M. D., EFFINGHAM
 COUNTY, GEORGIA

GEORGE L. OGLESBY, JR.
 7.85 ACRES
 PIN 02290001A00

3.0 ACRES

JOHN EDDIE HODGES
 PIN 02290001

8869 Hwy 21 N / 229-1A



7/7/2023

- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
 - B-1
 - AR-1
 - AR-2
- Efn_fin_cache
 - Red: Band_1
 - Green: Band_2

David B

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 **George L. Oglesby – (Map # 229 Parcel # 1A)** from **AR-1** to **AR-2** zoning.

- No ? 1. Is this proposal inconsistent with the county’s master plan?
- No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
- 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?
- No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- No ? 7. Are nearby residents opposed to the proposed zoning change?
- No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

D.B

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL J.L.H.

DISAPPROVAL _____

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J.L.H.

P.H.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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I vote to deny based on



The rezoning would be unnecessary if it were a 5 ac. lot being proposed

R.O.T

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APPROVAL ✓

DISAPPROVAL _____

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Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

Item 2
BS

9.5

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APPROVAL

DISAPPROVAL

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BS