

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: 4/28/2023

Applicant/Agent: Brady Investment Properties

Applicant Email Address: jbrandonlong@gmail.com

Phone # 912-655-6724

Applicant Mailing Address: PO Box 1655

City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: HT Savannah Properties, LLC
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Remax Savannah Sales@gmail.com

Phone # 912-675-2053

Owner's Mailing Address: PO Box 16134

City: Savannah State: GA Zip Code: 31416

Property Location: 817 E. US Hwy 80 Bloomingdale 31302

Proposed Road Access: Hwy 80

Present Zoning of Property: R1 Proposed Zoning: B3

Tax Map-Parcel # 03020102 Total Acres: 6.08 Acres to be Rezoned: 6.08

Lot Characteristics: partly wooded

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: _____

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?

N/A

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

office

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

N/A

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?

N/A

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:

J. D. [Signature]

Date

4/28/23

Lindsay Freyermuth

From: Kim Coyer <kmcoyer@gmail.com>
Sent: Friday, June 9, 2023 10:59 AM
To: Zoning Information
Subject: EXTERNAL:Rezoning of property 817 East US Highway 80

My name is Kimberly Coyer, and I live at 787 on Highway 80, bordering the above property. I am not trying to fight the rezoning of this property, mainly because the property on the other side of my house was recently rezoned and me and my neighbors lost our fight. The new property owner will be leaving or adding a buffer between our property to aid with the noise and privacy.

I have recently had surgery on my foot, and I don't think I can make it to the meeting on 06/13, but I do have a request. I'd like to ask that some sort of buffer be placed between our property and this one to aid in the sound reduction and view from my property. Right now, there are large bushes and high weeds on the side of the property. Once rezoned the new property owner will probably clean up around the house. I would really appreciate any help you can provide with this request. We have a garden between the two houses, but nothing for sound reduction.

Years ago, when the property across the street from us was rezoned to commercial, we lost our fight but were told there would be a buffer of the trees to remain and not be chopped down across the front of the property to aid with the noise and view. My family has lived here since 1972, and they have recently removed all the trees and the noise level is so bad we can't even hear ourselves talk in our own yard. I also have a special needs sister that I care for at home and the noise level is always a problem with her stress level and anxiety.

I relate the above to demonstrate that we are all too aware of unkept promises and the results of a constant barrage of noise from just one direction. Now we are trying to prevent it from happening on the two additional sides of our property. Our family will appreciate anything you can do to help us with this request.

Sincerely,
Kimberly Coyer

**** This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. ****

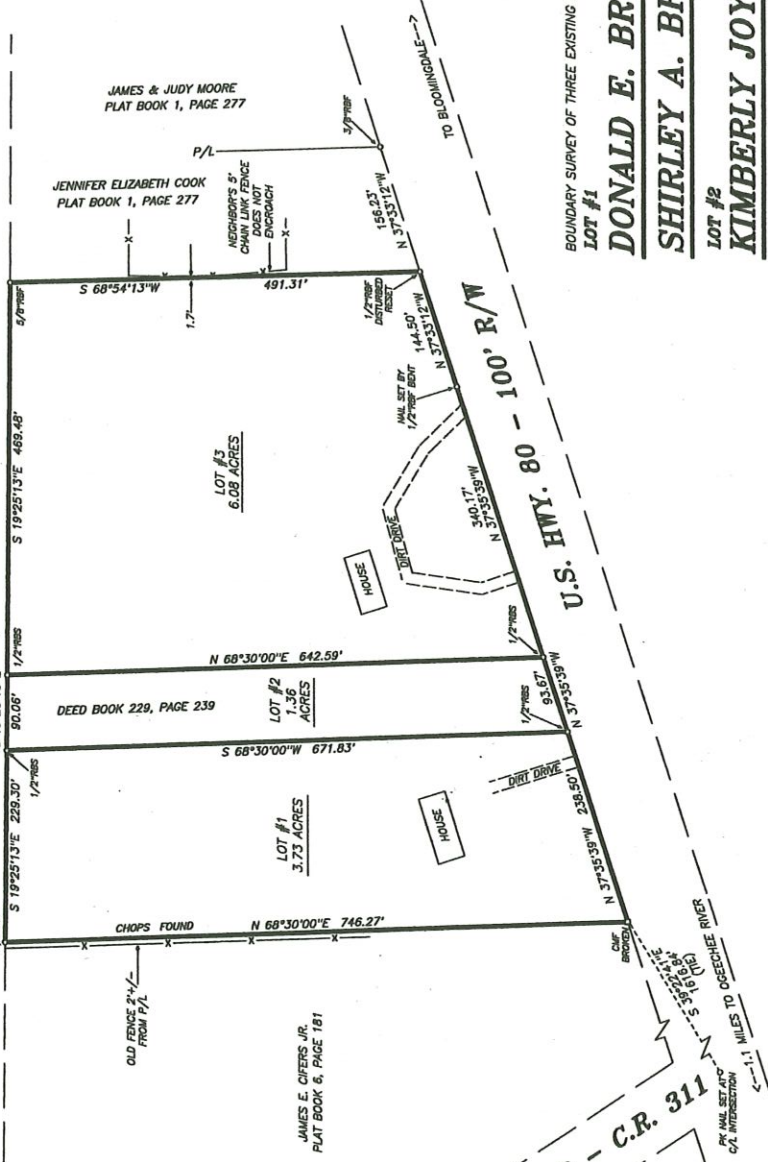
LEGEND
 RBS - REBAR SET
 RFS - REBAR FOUND
 IFS - IRON PIPE SET
 IFF - IRON PIPE FOUND
 CMS - CONCRETE MARKER SET
 CTF - CRIMP TOP PIPE FOUND
 P/L - PROPERTY LINE
 C/L - CENTER LINE
 FENCE - X - X

NOTES:
 1. FIELD E.O.C. - 1" IN 32.667'
 2. ANGULAR ERROR - 01" PER POINT
 3. PLAT E.O.C. 1" IN 247.754' MINIMUM
 4. ADJUSTMENT METHOD - LEAST SQUARES
 5. EQUIPMENT USED : TOPCON GTS-3

SURVEYOR'S NOTES
 AERIAL 360, PARCELS 30, 31 & 32
 SUBJECT PROPERTY IS ZONED AR-1
 ADDITIONAL REFERENCES
 PLAT BOOK 4, PAGE 23
 DEED BOOK 666, PAGE 73
 PLAT BOOK "1", PAGE 201

PLAT BOOK 4
 MAGNETIC
 PAGE 23

DOGWOOD WAY - 80' R/W



BOUNDARY SURVEY OF THREE EXISTING LOTS FOR:
LOT #1
LOT #2
LOT #3

DONALD E. BRYANT & SHIRLEY A. BRYANT
KIMBERLY JOYCE BRYANT
DONALD E. BRYANT
DOROTHY J. JACKSON & DANIEL H. BRYANT

LOCATION: 1558TH, G.M.D. EFFINGHAM CO., GA.
 EDEN COMMUNITY
 SURVEY COMPLETED: DECEMBER 16, 2001
 DRAWN: DECEMBER 31, 2001
 BY: ROBERT D. SMITH JR. GA. - R.L.S. 2766
 SCALE: 1" = 100'

100	0	100	200	300
GRAPHIC SCALE - FEET				

HEALTH DEPARTMENT APPROVAL
 APPROVED BY THE EFFINGHAM COUNTY
 DEPARTMENT OF PUBLIC HEALTH DIVISION
 OF ENGINEERING AND SANITATION
 DIRECTOR *[Signature]* DATE 1/10/02

APPROVAL EFFINGHAM COUNTY
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION
 ZONING ADMINISTRATOR *[Signature]* DATE 8/12/02













ALL DAY LAND SURVEYING
 1001 W. 10TH ST.
 REGISTERS LAND SURVEYOR
 P.O. BOX 468 (150 E. 150 LEE ST.)
 PHONE: (912) 842-9795

817 E US Hwy 80



5/3/2023

1:9,028

-  Address Points
 -  Tax Parcels
 -  Commercial
 -  Conservation/Recreation
 -  Public/Institutional
 -  Residential
 -  Transportation/Utilities
 -  Undeveloped
 -  Agriculture
 -  Roads
- Future Land Use - Plan Date 10/11/2019
- Efingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

817 E US Hwy 80



5/3/2023

1:9,028

	Address Points		AR-1		R-1		B-1 Efn_fin_cache
	Tax Parcels		R-3		R-2		B-2
			AR-2		R-1		B-3
			R-3		R-2		B-3
			AR-1		R-3		B-3
			AR-2		R-1		B-2
			R-1		R-2		B-1
			R-2		R-3		Green: Band_2
			R-3		R-1		Red: Band_1
			AR-1		R-2		
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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 **Braly Investment Properties as Agent for HT Savannah Properties, LLC – (Map # 302 Parcel # 102)** 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?

BKS

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DB

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APPROVAL ✓

DISAPPROVAL _____

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CHECK LIST:

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APPROVAL X DISAPPROVAL _____

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CHECK LIST:

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APPROVAL REH DISAPPROVAL _____

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REH