

**ATTACHMENT A - REZONING AMENDMENT APPLICATION**

Application Date: 5.1.23

Applicant/Agent: Richard Lancaster

Applicant Email Address: thlancaster2@gmail.com

Phone # 912 754 6369

Applicant Mailing Address: 986 Springfield Egypt Rd.

City: Springfield State: GA Zip Code: 31329

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: 1101 Springfield Egypt Rd. Springfield GA 31329

Proposed Road Access: HWY 21 + Springfield Egypt Rd.

Present Zoning of Property: AR-1 Proposed Zoning: AR-2 5.89

Tax Map-Parcel # 03420029000 Total Acres: 5.89 Acres to be Rezoned: 4.89

Lot Characteristics: \_\_\_\_\_

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

If public, name of supplier: \_\_\_\_\_

Justification for Rezoning Amendment: to build home on 4.89 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.

mobile home + garden + empty field

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.

build house + garden + chicken coop

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

empty field

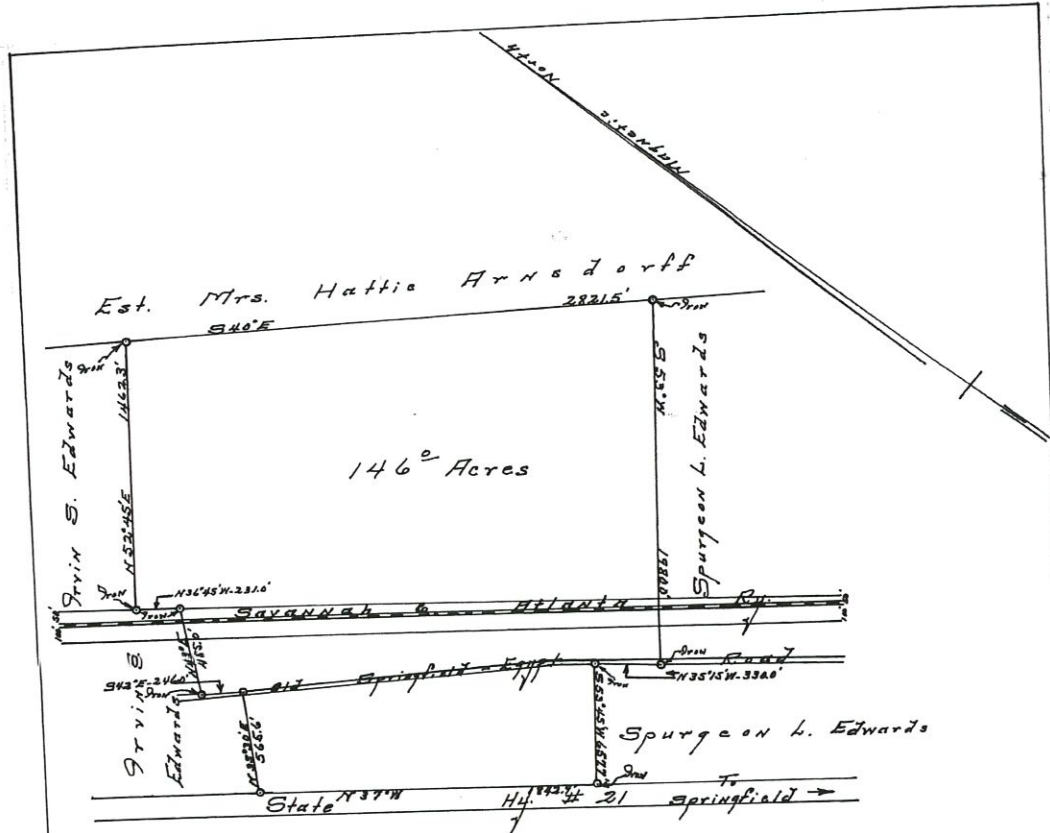
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

build house

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: Richard Laventon Date 5.1.23



STATE OF GEORGIA  
EFFINGHAM COUNTY

PLAT OF

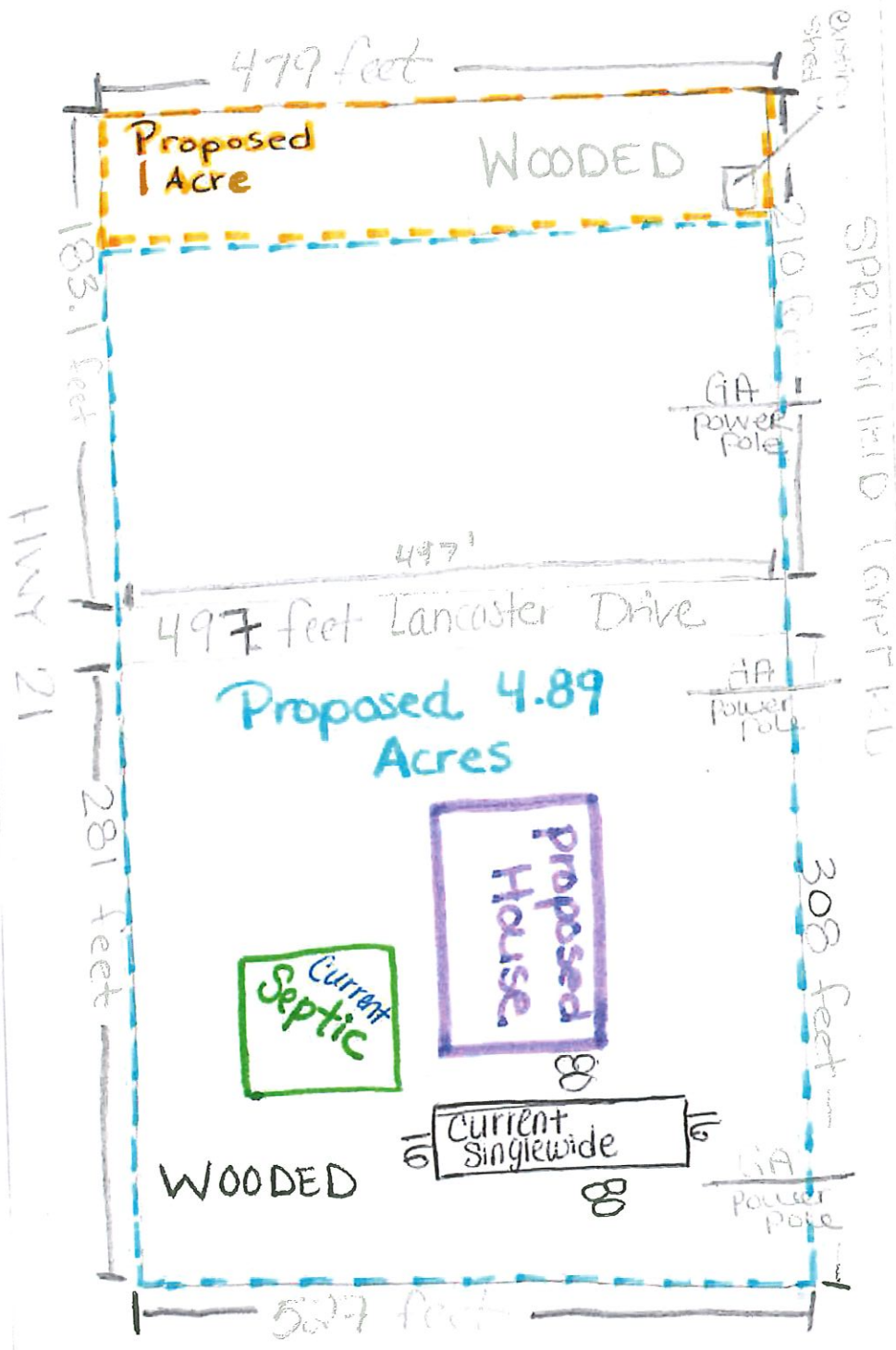
One hundred forty-six acres of land (Excluding Railroad R/R and Roads) in 11th G. M. District partly surveyed and compiled from records of a former survey, and plat drawn for Mr. and Mrs. Lawton Lancaster.

Completed April 2, 1974.

Scale 660 Ft. Pr. Inch.

By Paul Weitman  
Paul Weitman, County Surveyor

Recorded in Book J page 329. Surveyors Records Eff. Co. Ga.  
Paul Weitman, County Surveyor  
Effingham County Georgia  
Certified By Ben W. Fortson, Jr.  
Secretary Of State



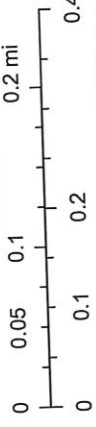
# 1101 Springfield Egypt Road



# 1101 Springfield Egypt Road



1:9,028



5/2/2023

Address Points  
Tax Parcel Labels  
Tax Parcels  
Effingham County Zoning  
Roads  
Efn\_fin\_cache  
Other  
Red: Band\_1  
Green: Band\_2  
B-3  
AR-1  
AR-2  
Other  
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           

Of the rezoning request by applicant **Richard Lancaster – (Map # 342 Parcel # 29D)** 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?

*BLS*

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OB

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