

**ATTACHMENT A - REZONING AMENDMENT APPLICATION**

Application Date: 5/4/23

Applicant/Agent: Jacob Tadlock and Halie Tadlock

Applicant Email Address: Tadlock248@gmail.com

Phone # 912-657-5769

Applicant Mailing Address: 533 old louisville rd

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: Buddy Rose  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): buddyrose1975@gmail.com

Phone # 912-657-8587

Owner's Mailing Address: 533 old louisville rd

City: Guyton State: GA Zip Code: 31312

Property Location: 533 old louisville rd Guyton GA, 31312

Proposed Road Access: old louisville rd

Present Zoning of Property: AR1 Proposed Zoning: AR2

Tax Map-Parcel # 272-20 Total Acres: 5 Acres to be Rezoned: 5

Lot Characteristics: open land

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

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 \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

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

Land is not being used for anything other than residential.

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.

residential use. mobile home

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

residential.

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?

it will be suitable because surrounding property is used as residential.

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?

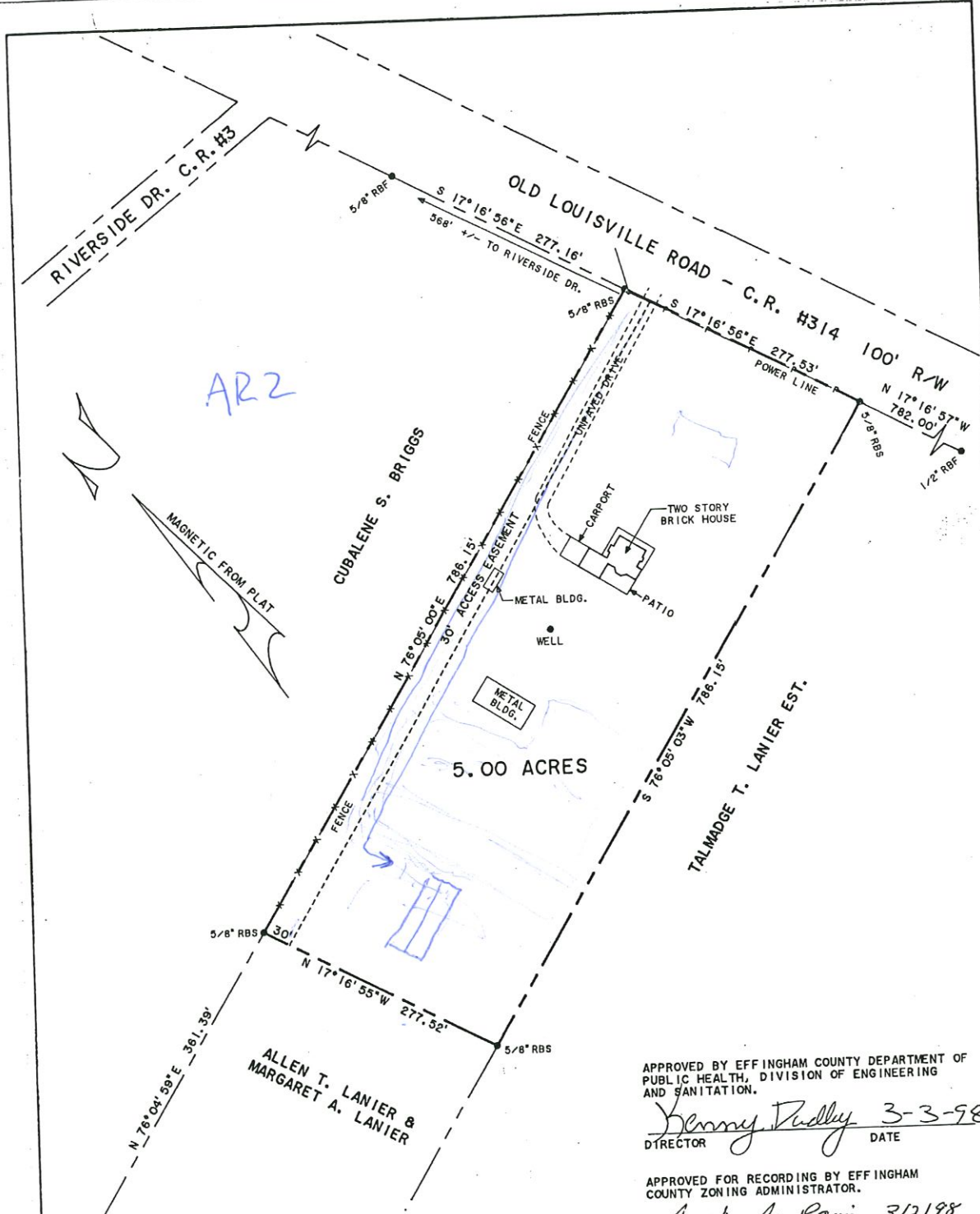
No

Applicant Signature:



Date

5/4/23



NOTE: ALL LOTS TO BE SERVED BY ON-SITE INDIVIDUAL SEWAGE SYSTEMS SHALL MEET EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH RULES AND REGULATIONS FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS, CHAPTER 290-5-26.

REFERENCES:  
 PLAT CABINET "A", SLIDE 159  
 PLAT BOOK 3, PAGE 16  
 SURVEYOR'S RECORD 1, PAGE 357  
 PLAT BOOK 11, PAGE 92

ERROR OF CLOSURE:  
 FIELD DATA 1/392,055  
 ANGULAR ERROR 03" PER Δ POINT  
 ADJUSTED BY COMPASS RULE  
 PLAT CLOSURE 1/863,617  
 EQUIPMENT USED:  
 03" THEODOLITE  
 ELECTRONIC DISTANCE METER



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

*Jenny Dudley* 3-3-98  
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

*Jack J. Pavin* 3/2/98  
 ZONING ADMINISTRATOR DATE

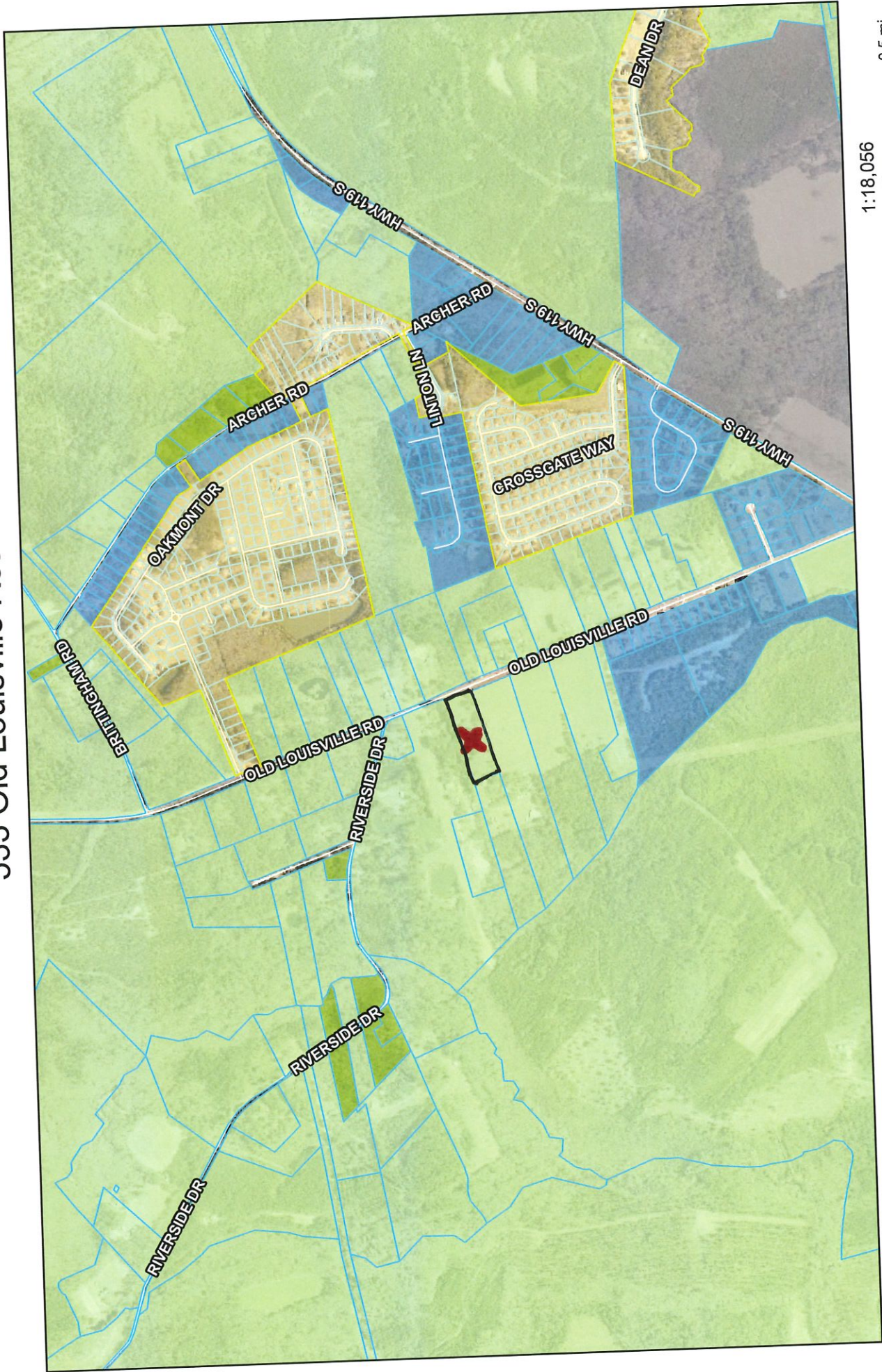
<b>PLAT OF</b> 5.00 ACRES DIVIDED FROM PROPERTY OF ALLEN T. & MARGARET A. LANIER SURVEYED FOR RUSSEL D. ROSE & REBECCA L. ROSE	
LOCATION: G. M. D. 10, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 100 FEET 0 100 200	
DATE: FEB. 23, 1998	FILE NO. 4835
WILDER SURVEYING & MAPPING (912) 826-5412, PO BOX 369 RINCON, GA 31326	







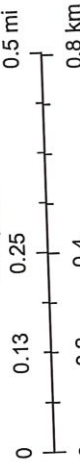
# 533 Old Louisville Road



5/8/2023

- Municipal Boundaries
- Tax Parcel Labels
- Tax Parcels
- AR-2
- R-1
- AR-1
- Roads
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2
- Other

1:18,056



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, 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 X DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Jacob & Halie Tadlock as Agent for Buddy Rose – (Map # 272 Parcel # 20)** 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?
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*JKS*

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*Handwritten initials: JB*

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