

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 5/1/23

Applicant/Agent: Dena C. Rodewolt - ERA Southeast Coastal Real Estate

Applicant Email Address: Dena.RodewoltRealtor@gmail.com

Phone # 912-667-1113

Applicant Mailing Address: 613 Towne Park West

City: Rincon, GA State: GA Zip Code: 31326

Property Owner, if different from above: [Signature]
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): JJLYNN815684@gmail.com

Phone # 912-425-3686

Owner's Mailing Address: 7217 GA Hwy. 17 North

City: Newington, GA State: GA Zip Code: 30446

Property Location: 2726 Hwy. 119 S, Guyton, GA 31312

Proposed Road Access: Hwy. 119

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

Tax Map-Parcel # 294-41 Total Acres: 4.33 Acres to be Rezoned: 4.33

Lot Characteristics: vacant land

WATER

Private Well

Public Water System

If public, name of supplier: City of Guyton

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: use not allowed in R-1

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.

vacant

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.

Commercial office and fleet parking - forklift
tires/repair

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

Residential/commercial

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?

State highway, nearby commercial - low
impact to residential neighbors.

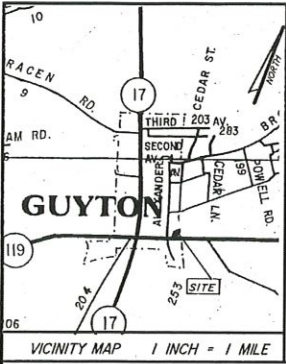
6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant Signature:

Hana C. Rolewoff

Date

5-1-23



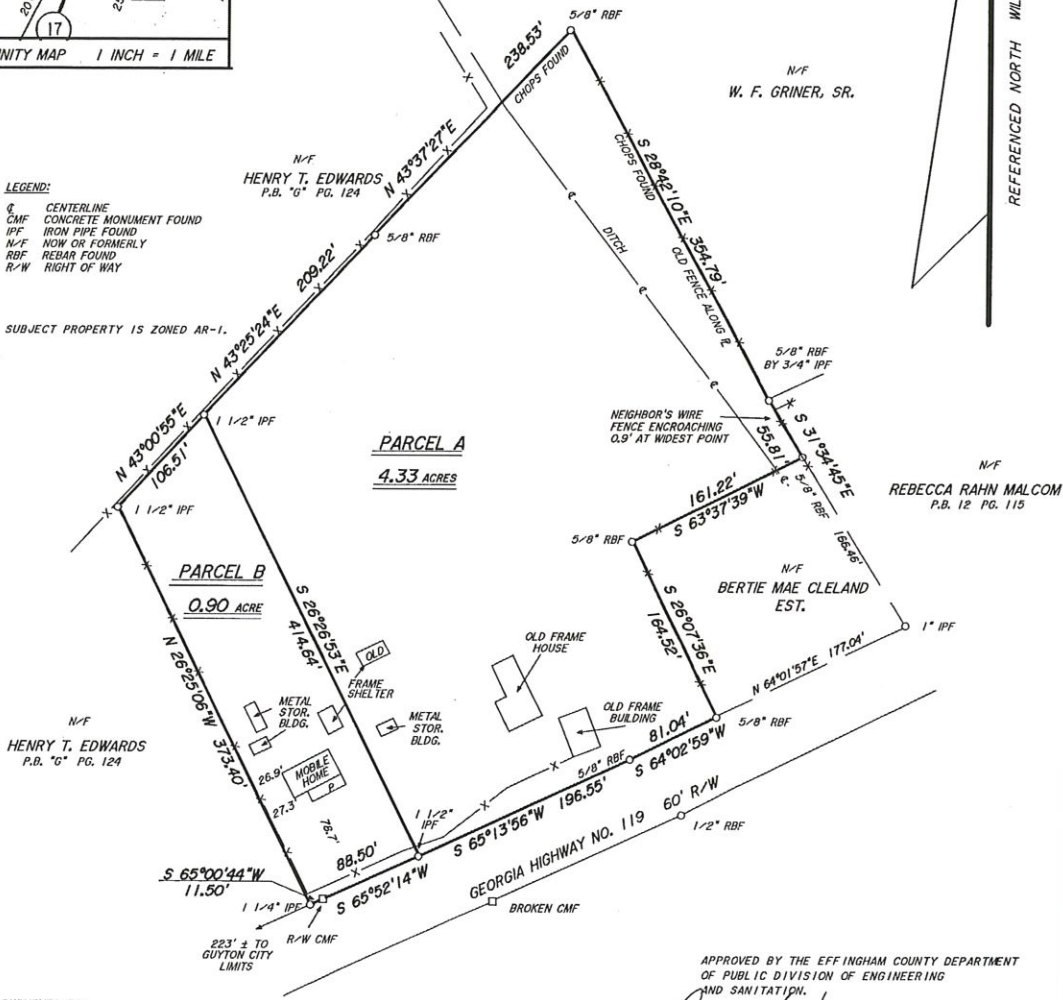
FIELD EOC = 1' IN 91,916'
 ANGULAR ERROR = 02" / Δ P1.
 ADJUSTED BY COMPASS RULE
 PLAT EOC = 1' IN 279,077' 8 89,055'
 EQUIPMENT USED:
 TOPCON GTS-303
 FC-48 DATA COLLECTOR
 MAGNETIC LOCATOR

REFERENCES:
 D.B. 93 PGS. 34 8 35
 D.B. 333 PG. 361
 P.B. 14 PG. 104
 PLAT OF 2.29 ACRES FOR
 CHARLES E. CLELAND BY
 PAUL D. WILDER, GA. R.L.S.
 NO. 1559, DATED MAY 19, 1992.

ACCORDING TO THE F. I. R. M. MAP, COMMUNITY
 PANEL NO. 130076-0125-C (EFFECTIVE DATE
 SEPT. 3, 1992), SUBJECT PROPERTY IS NOT IN AN
 AREA HAVING SPECIAL FLOOD HAZARDS.

LEGEND:
 C CENTERLINE
 CMF CONCRETE MONUMENT FOUND
 IPF IRON PIPE FOUND
 N/F NOW OR FORMERLY
 RBF REBAR FOUND
 R/W RIGHT OF WAY

SUBJECT PROPERTY IS ZONED AR-1.



SURVEYED BY:
NEVIL LAND SURVEYING, INC.
 519 MILLER ST. EXT.
 STATESBORO, GA. 30458
 PHONE: 912-764-9096
 FAX: 912-764-9492
 MODILE: 912-682-7551
 MARLIN NEVIL, GA. R.L.S. NO. 2524

SURVEY OF:
**2 PARCELS OF LAND WITH IMPROVEMENTS
 IN THE 10TH G.M. DISTRICT OF
 EFFINGHAM COUNTY, GEORGIA.**

SURVEY FOR:
JACK L. SANDERS, JR.

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT
 OF PUBLIC DIVISION OF ENGINEERING
 AND SANITATION.
James H. Wilman 10-17-1996
 DIRECTOR DATE

APPROVED FOR RECORDING BY THE EFFINGHAM
 COUNTY ZONING ADMINISTRATION.
Joseph B. Davis 10/17/96
 ZONING ADMINISTRATOR DATE



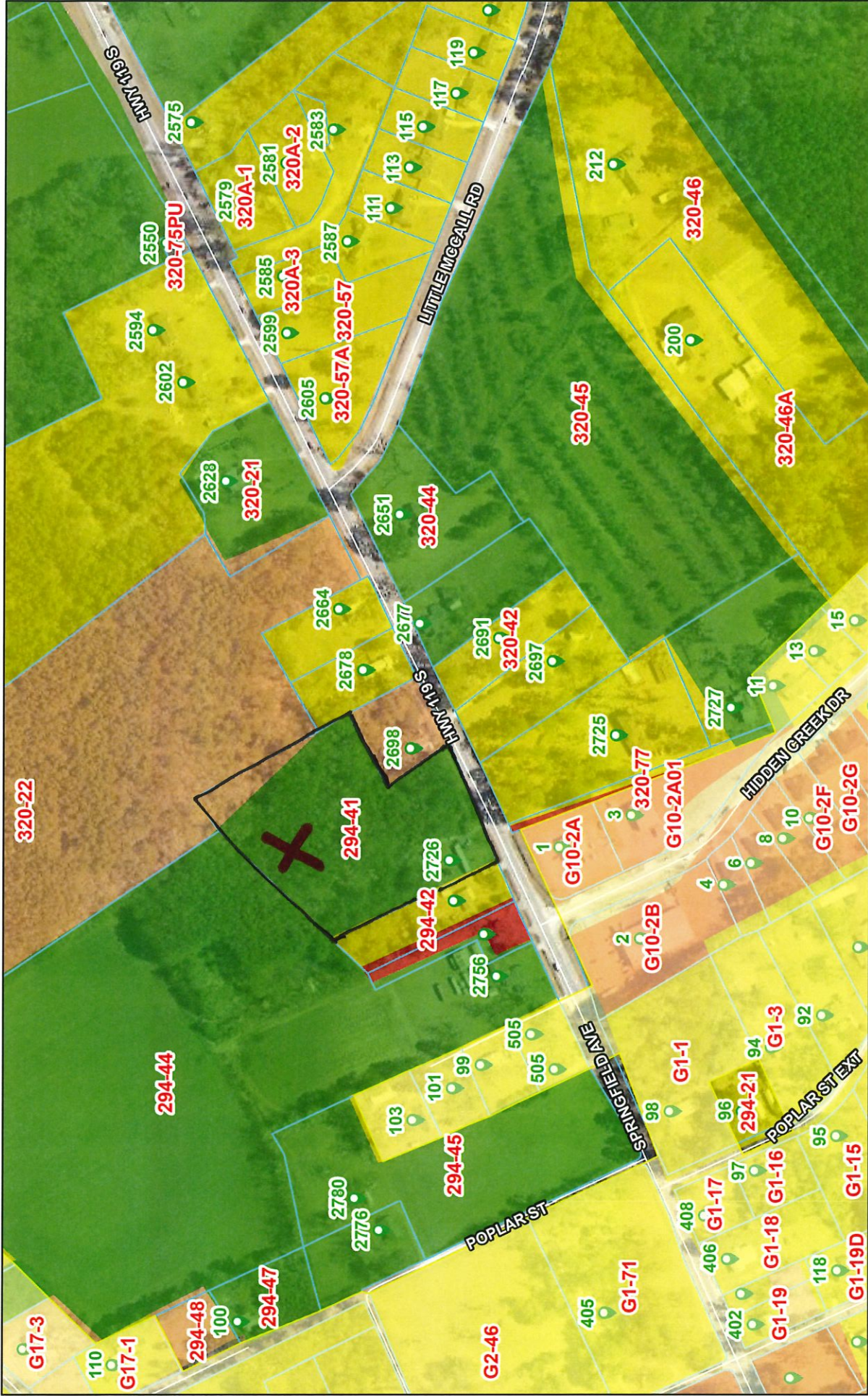
IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND REQUIREMENTS
 OF LAW.

DATE: OCTOBER 10, 1996 REVISED 10-17-96 TO SHOW 2 PARCELS
 SCALE: 1" = 100'

2726 Hwy 119 S



2726 Hwy 119 S



5/1/2023

1:4,514



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Eflingham County BOC

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 **Dena C. Rodewolt as Agent for Land J. Sanders, Inc.**— (Map # 294 Parcel # 41) from **R-1** to **B-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?

BKS

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AZ

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PEH