

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 2/8/2023

Applicant/Agent: Joseph R. Davis

Applicant Email Address: joeydavis267@gmail.com

Phone # 912 655 2283

Applicant Mailing Address: 4033 Stillwell ~ Clyo Rd

City: Clyo State: Ga. Zip Code: 31303

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: _____

Proposed Road Access: _____

Present Zoning of Property: AR-1 + R-1 Proposed Zoning: AR-1 + AR-2

Tax Map-Parcel # 422-3+4A Total Acres: 50.70 Acres to be Rezoned: 6.14

Lot Characteristics: Ag/Residential

WATER

SEWER

____ Private Well

____ Private Septic System

____ Public Water System

____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: unified zoning for recombination purposes
AR-1 must have minimum of 5 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.

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

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?

No change in use - estate division/recombination

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: Joseph R. Davis Date 13 Feb. 2023

FIELD EOC = 1" IN 101.364'
 ANGULAR ERROR = 03" / 4 P.I.
 ADJUSTED BY COMPASS RULE
 PLAT EOC = 1" IN 389,936'
 EQUIPMENT USED:
 TOPCON GTS-223
 FC-48 DATA COLLECTOR
 MAGNETIC LOCATOR

PC D
 SL 40 B1
 2009 DEC 23 11:4:09
 ELDON Z. FLETCHER
 CLERK E.C.C.G.

MAGNETIC NORTH P. C. "A" PG. 259-E

LEGEND:

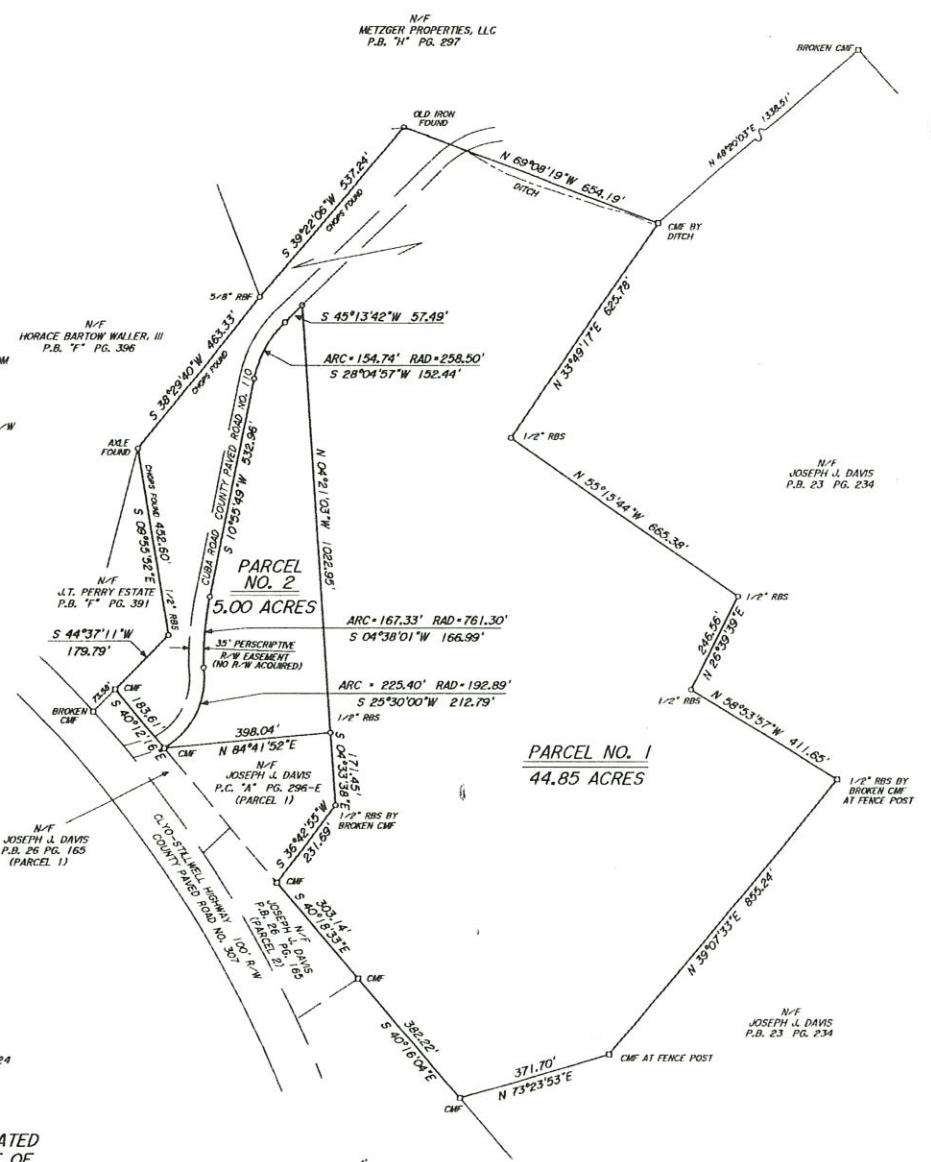
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- IPS IRON PIPE SET
- IPF IRON PIPE FOUND
- RBS REBAR SET
- RFI REBAR FOUND
- CMF CONCRETE MONUMENT FOUND

REFERENCES:

- P.B. "E" PG. 314
- D.B. 300 PGS. 597, 598
- P.B. 8 PGS. 249, 250

NOTES:

- SUBJECT PARCELS ARE SURDIVIDED FROM TAX PARCEL 0420-004-000 OF THE EFFINGHAM COUNTY TAX ASSESSORS
- NO IMPROVEMENTS SHOWN
- AREA IN 35' PERSCRPTIVE EASEMENT R/W IS 1.34 ACRES
- ALL CORNERS ALONG CUBA ROAD ARE 1/2" REBARS SET



SURVEYED BY:

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

SURVEY OF:

2 PARCELS OF LAND LOCATED
 IN THE 11TH G.M. DISTRICT OF
 EFFINGHAM COUNTY, GEORGIA

SURVEY FOR:

JEANETTE G. TURNER
 MARGARET RUTH G. BARNETT
 GERTRUDE G. BROWN
 BURNEICE GNANN

SURVEY DATE: SEPTEMBER 16, 2009

PLAT DATE: SEPTEMBER 23, 2009

SCALE: 1" = 200'



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

Mark J. Seal 10-22-09
 DIRECTOR DATE

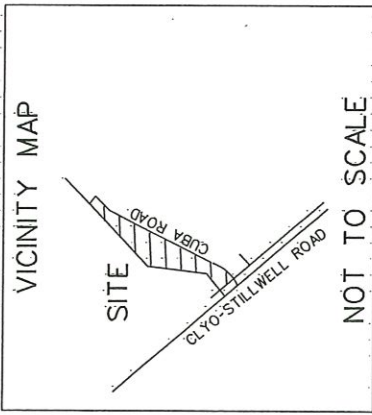
APPROVED FOR RECORDING BY THE EFFINGHAM
 COUNTY ZONING ADMINISTRATION.

Jeff B. ... 10-23-2009
 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.

F.N. 090916/IT



NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0422000400 OF THE EFFINGHAM CO. TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500' YEAR FLOODPLAIN)

REFERENCES:
PCAB 40 B-1
PCAB A2296 E
PCAB A164

PARCEL 1
0422000400
FORMERLY 47.39 AC
NOW 44.58 ACRES

PARCEL 2
0422000400
2.81 AC

35' PRESCRIPTIVE R/W
EASEMENT (NO R/W
ACQUIRED.)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

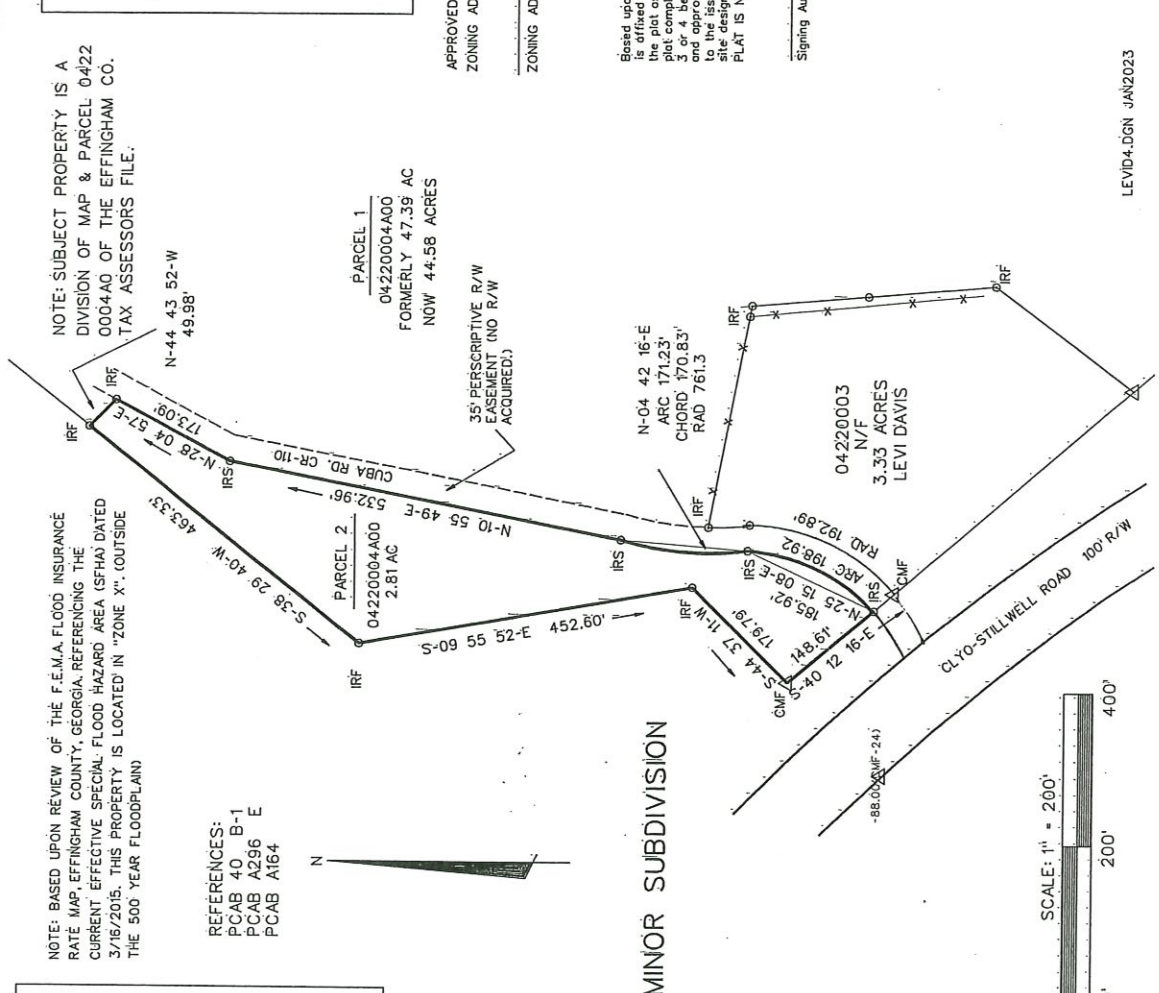
ZONING ADMINISTRATOR _____ DATE _____

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor or finds that this plat complies with the OGSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed in accordance with the Statewide Management System placement prior to the issuance of a plat. This approval is void if the site designation may void this approval. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

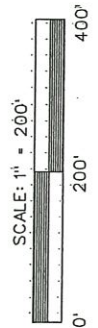
Signing Authority _____ Date _____
This _____
SURVEY FOR
JOSEPH N DAVIS

SURVEY OF 2.81 ACRES FROM MAP & PARCEL 0422000400 CREATING TWO PARCELS LOCATED IN THE 11TH. G.M.D. EFFINGHAM COUNTY, GEORGIA
SURVEYED 17 JAN 2023
PLAT DRAWN 18 JAN 2023

LEVID4.DGN JAN2023



MINOR SUBDIVISION



LEGEND:
IRF 5/8" REBAR FOUND
IRS 5/8" REBAR SET
PL PROPERTY LINE
CMF CONC MON. FOUND
N/F NOW OR FORMERLY
PP POWER POLE
EQUIP. USED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE
1/24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS' CERTIFICATION

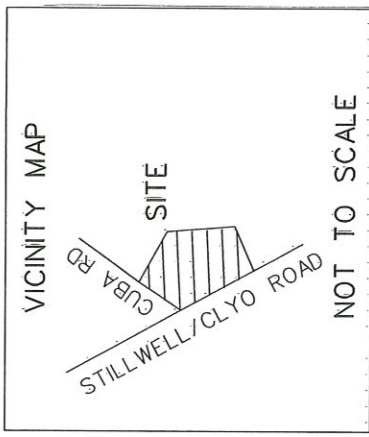
(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by the Professional Engineers and Land Surveyors Board of Georgia. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat. The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in O.C.G.A. Section 15-6-67.



Adolph N. Michelis
DATE: 1-18-23
O.C. REG. LICENSE NO. 1323

NOTE: SUBJECT PROPERTY IS A RECOMBINATION OF A PORTION OF MAP & PARCEL 04220004A00 WITH 0422000300 OF THE EFFINGHAM CO TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

04220004A0
NOW
47.39 ACRES

RECOMBINATION SURVEY

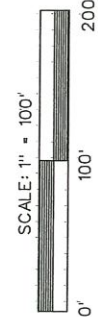
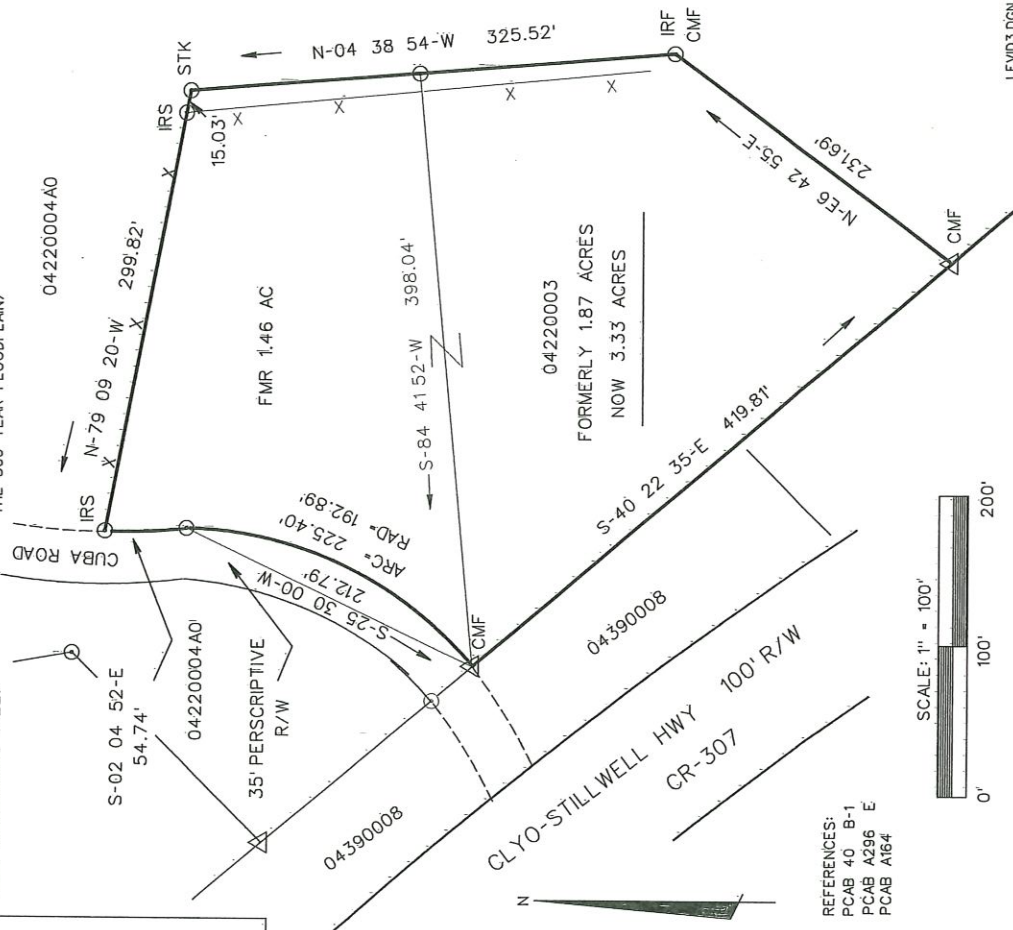
SURVEY FOR

JOSEPH LEVI & KELLI DAVIS

RECOMBINATION SURVEY OF 1.46 ACRES FROM M&P 04220004A0 AND ADD TO M&P 0422000030 NOW 3.33 ACRES

LOCATED IN THE 11TH. G.M.D., EFFINGHAM COUNTY, GEORGIA
SURVEYED 14 JAN 2023
PLAT DRAWN 17 JAN 2023

LEVID3.DGN JAN2023



REFERENCES:
PCAB 40 B-1
PCAB A296 E
PCAB A164

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LEGEND:

- IRF 5/8" REBAR FOUND
- IRS 3/8" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP. USED TOTAL STATION
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- ERROR OF CLOSURE
- 1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1). As required by subsection (d) of O.C.G.A. Section 15-6-67, I, the undersigned, certify that this plat was prepared by approved certifiers, signatures, stamps, or statements hereon, and that the same have been approved by the appropriate governmental bodies by the undersigned. I, the undersigned, certify that this plat complies with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Adolph N. Michelis
DATE: 1-18-23

422-3&4A



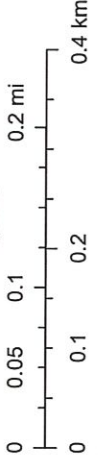
422-3&4A



2/13/2023

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- AR-2 Efn_fir_cache
- Effingham County Zoning
- AR-1
- R-1
- AR-1
- Red: Band_1
- Green: Band_2

1:9,028



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Internmap, 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 **Joseph R. Davis – (Map # 422 Parcels # 3&4A)** from AR-1 & R-1 to AR-1 & 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?

JKS 3/14/23.

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DISAPPROVAL _____

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A2

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APPROVAL

DISAPPROVAL

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