

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: 2/7/23

Applicant/Agent: Jeffery Fordham

Applicant Email Address: Jeff@JFCCO.com

Phone # (912) 6573225

Applicant Mailing Address: 2328 Fort argyle rd

City: Bloomington State: GA Zip Code: 31302

Property Owner, if different from above: Jeff Fordham
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Jeff@JFCCO.com

Phone # (912) 6573225

Owner's Mailing Address: 190 7th St

City: Meltdrim State: GA Zip Code: 31318

Property Location: 190 7th St

Proposed Road Access: 5th St + 7th St.

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

Tax Map-Parcel # 330A-196+236 Total Acres: 3.9 Acres to be Rezoned: 3.9

Lot Characteristics: Residence

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Does not meet AR-1 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 of use

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: Tracy Fordham
(for Jeffery Fordham)

Date 2/7/23

CERTIFICATE OF OWNERSHIP
 THIS IS HERBY CERTIFIED THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN
 HEREON.

OWNER:

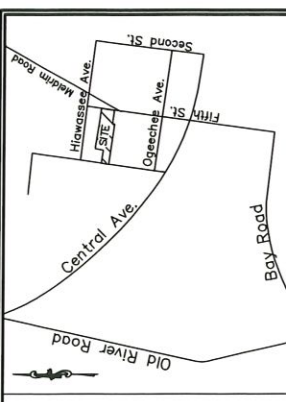
APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR

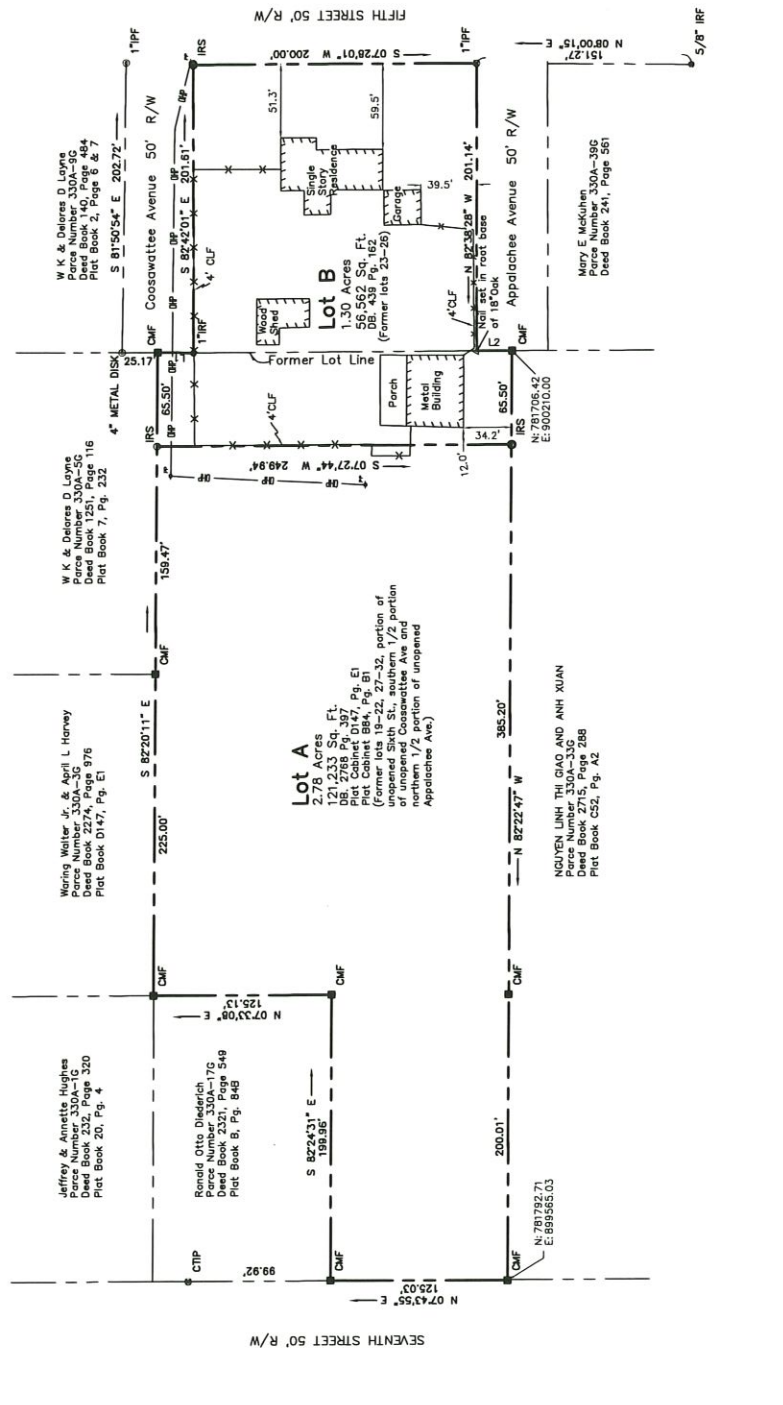
THIS SPACE RESERVED FOR
 THE CLERK OF SUPERIOR COURT

SURVEYORS GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO MOVE THE LINE DIVIDING LOTS 22, 23 AND DIVIDING LOTS 26, 27, SO THAT THE METAL BUILDING & PORCH LIE WITHIN THE NEW LOT B.
2. THE METAL BUILDING & PORCH LIE WITHIN THE NEW LOT B.
3. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
4. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPT. OF ENVIRONMENTAL PROTECTION. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS IDENTIFIED THESE PROTECTED AREAS WITHOUT PROPER TECHNICAL APPLICATIONS AND APPROVAL FROM THE CORPS OF ENGINEERS AND/OR THE DEPT. OF ENVIRONMENTAL PROTECTION.
5. ACCORDING TO F.L.R.M. MAP NO. 1310300344E, EFFECTIVE DATE 3/16/15, THIS PARCEL SHOWN HEREON LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA.
6. EQUIPMENT USED: SOKKIA SET 530R TOTAL STATION, SINGLE PRISM. GPS USED FOR THE MAJORITY OF THE BOUNDARY, CARLSON BR77, DUAL FREQUENCY RECEIVER WITH AN RT4 COLLECTOR USING SMARTNET NORTH AMERICA BASE STATIONS FOR RTK CONNECTIONS. HRMS < 0.10".
7. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
8. THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



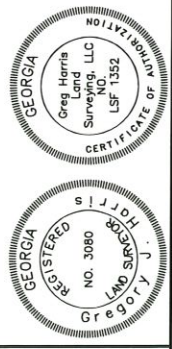
VICINITY MAP
 Meldrim, GA



| LINE BEARING | DISTANCE |
|------------------|----------|
| 1- S 02°39'43" W | 25.15' |
| 2- S 07°20'00" W | 24.99' |

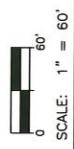
- LEGEND**
- IRF-Iron Rod Found
 - CMF-Concrete Monument Found
 - IRS-5/8" IRS with Cap
 - ⊙ IFF-Iron Pipe Found
 - ⊕ CTF-Crimp Top Iron Pipe Found
 - ⚡ Power pole
 - Overhead Power Line
 - CLF-Chain Link Fence

Recombination Survey
 Lots 19 thru 32, former unopened portions of Sixth Street,
 Coosawattee Avenue and Appalachian Avenue,
 Section 7, Town of Meldrim, Effingham County, Georgia
 Surveyed For: *Jeffery Fordham,*
Lois F. Diederich and Ronald Diederich



SURVEYORS CERTIFICATION
 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 State of Georgia. The surveying was conducted by approved certificates, signatures, and seals as evidenced hereon. Such approvals or affirmations should be confirmed or with the appropriate governmental bodies by any purchaser or other interested party. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for land surveying as set forth in 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.

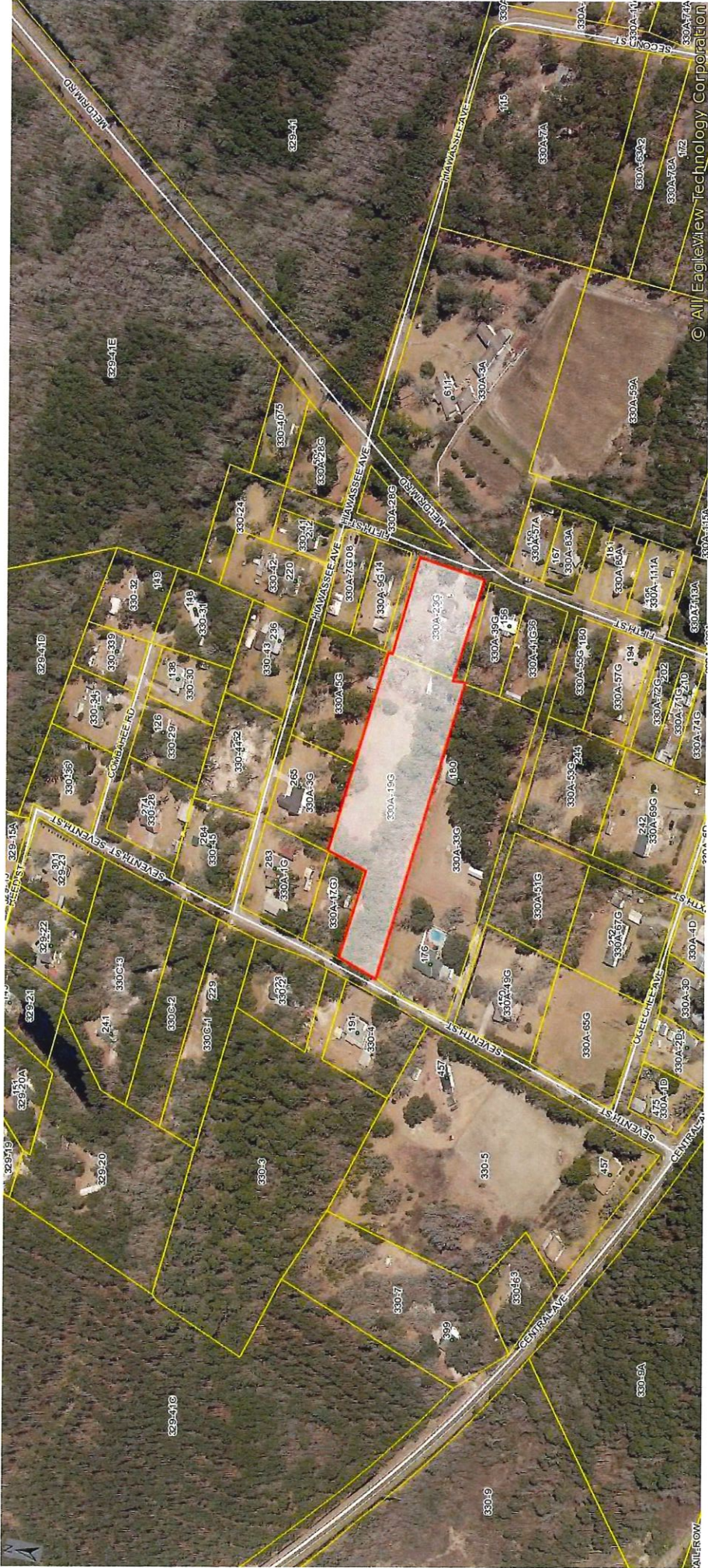
Gregory J. Harris
 Gregory J. Harris, No. 3080
 DATE: 2/4/2023



GREG HARRIS
 LAND SURVEYING, LLC
 110 SUFFOLK ROAD
 SAVANNAH, GEORGIA 31410
 PHONE NUMBER (912) 429-1833

FIELD SURVEY DATE: June 2022,
 December 2022
 PLAT DATE: 2/4/2023 JOB# 22-17

330A-19G & 23G



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 **Jeffery Fordham & Jeffery Fordham as Agent for Lios & Otto Diederich** – (Map # 330A Parcels # 19G & 23G) 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?

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