

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 4/1/2022

Applicant/Agent: Stanley Redding III

Applicant Email Address: SRedding1724@gmail.com

Phone # 912-667-0469

Applicant Mailing Address: 109 Redding Drive

City: Eden State: GA Zip Code: 31307

Property Owner, if different from above: Paula M. Redding  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): Paula.Redding17@gmail.com

Phone # 912-667-0537

Owner's Mailing Address: PO Box 295

City: Eden State: GA Zip Code: 31307

Property Location: 109 Redding Drive

Proposed Road Access: Redding Drive

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

Tax Map-Parcel # 302-5 Total Acres: 2.9 Acres to be Rezoned: 2.9

Lot Characteristics: Two residences

**WATER**

Private Well

Public Water System

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

**SEWER**

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: acreage is under min. 5 acres for AR-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.

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/ag.


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 to land 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:



Date

4-1-22

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

March 1, 2022, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2768 page 94-94.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Paula Bedding

Print Name Paula Bedding

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 1<sup>st</sup> day of April, 20 22.

Kathleen Erin Dunning  
Notary Public, State of Georgia



**AUTHORIZATION OF PROPERTY OWNER**

I, Paula Redding, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Stanley Redding

Applicant/Agent Address: 109 Redding Drive

City: Eden State: GA Zip Code: 31307

Phone: 912-667-0469 Email: SRedding1724@gmail.com

Owner's signature Paula Redding

Print Name Paula Redding

Personally appeared before me Paula Redding (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 1<sup>st</sup> day of April, 20 22.

Kathleen Erin Dunning  
Notary Public, State of Georgia



8849504050  
PARTICIPANT ID

BK:2768 PG:94-94  
D2022002281

FILED IN OFFICE  
CLERK OF COURT  
03/04/2022 12:22 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

PT-61 051-2022-000593

RETURN TO:  
REDDICK & EXLEY  
ATTORNEYS AT LAW  
PO BOX 385  
SPRINGFIELD, GA 31329

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 1 day of March, 2022 between STEVEN R. REDDING of the FIRST PART, and PAULA M. REDDING of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby bargain, sell, and by these presents remise, release, and forever QUITCLAIM to the SECOND PARTY, her heirs, executors, administrators and assigns, all the right, title, interest, claim, options and demands, which the said FIRST PARTY has or may have in and to the following real estate, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 1559<sup>th</sup> G.M. District of Effingham County, Georgia, being known and designated as Parcel Four (4), containing Two and Nine Tenths (2.9) acres, more or less.

Express reference is hereby made to the plat of said lands made by Paul Weitman, County Surveyor, Effingham County, Georgia, dated November 15, 1977, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Surveyor's Record Book "K", Page 280, for better determining the metes and bounds of said lands above described. Said plat showing a private road running across said property as shown on said plat above referred to.

This being a portion of the property conveyed by Deed from Stanley M. Redding, Jr., Steven R. Redding, and John W. Redding, Sr., as Executors of the Last Will and Testament of Iona C. Redding to Stanley M. Redding, Jr., Steven R. Redding and John W. Redding, Sr., dated October 28, 1997, recorded in said Clerk's Office in Deed Book 451, Pages 538-539.

SUBJECT, to restrictive covenants and easements of record.

**SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.**

TO HAVE AND TO HOLD the said described real estate to the said SECOND PARTY so that neither the FIRST PARTY nor his heirs, executors, administrators or assigns, nor any person claiming under them shall at any time, by any means, have claim or demand or right or title to the aforesaid real estate or appurtenances, or right thereof.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

\_\_\_\_\_  
STEVEN R. REDDING (SEAL)

Signed, sealed and delivered  
In the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Official Witness - Notary Public  
lb

\_\_\_\_\_  
Race Goodrich  
Notary Public  
Iredell County  
North Carolina  
My Commission Expires 6/8/2026



## Coastal Health District

Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350

Springfield, Georgia 31329

Phone: 912-754-6850 | Fax: 912-754-0078

May 16, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
Stanley Redding III  
109 Redding Drive  
Pin: 302-5  
Total Acres: 2.9 Acres to be rezoned: 2.9

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval

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 finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.



***We Protect Lives.***

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,



Darrell M. O'Neal, MPA  
Environmental Health County Manager  
Effingham County Health Department

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

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0302 0005 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR

DATE

LEGEND:

- IRF 5/8" REBAR FOUND
- IRS 3/4" 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

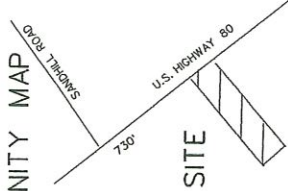
SURVEYORS CERTIFICATION

(1) As required by subsection (a) of O.C.G.A. Section 15-6-67, I, the undersigned, certify that I am a duly licensed and approved by all applicable local jurisdictions by a land surveyor and approved by appropriate state agencies, signatures, stamps, or statements hereon, such approvals or affirmations should be confirmed with the appropriate local jurisdictions. I have not been convicted of any crime in this past or to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the rules and regulations of the State Board of Professional Engineers and Land Surveyors and 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.



*Adolph N. Michelis*  
DATE: 4-4-22  
GA. REG. NO. 1323

VICINITY MAP



SITE

NOT TO SCALE

This/these lot or lots is/are served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to, paving. This/these lot or lots may not be re-subdivided until said road, at the subdivider's expense is brought into compliance with county road standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee of the property. The easement may serve no more than three (3) lots. The original remaining parcel shall be included as one of the three lots. If location of easement on plat changes, I/we understand that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

This Survey of April 2022

Owner: *Paula Redding*

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 OSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed for the proposed site location and placement prior to the final site disposition may void this approval. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

*Adolph N. Michelis*  
Title: *Professional Engineer*  
Date: *4.9.22*

REFERENCES:  
PB-K PAGE 280

MINOR SUBDIVISION

THIS IS A FAMILY DIVISION

SURVEY FOR  
PAULA REDDING

SURVEY OF 1.0 ACRE FROM  
A 2.95 ACRE TRACT  
MAP & PARCEL 03020005

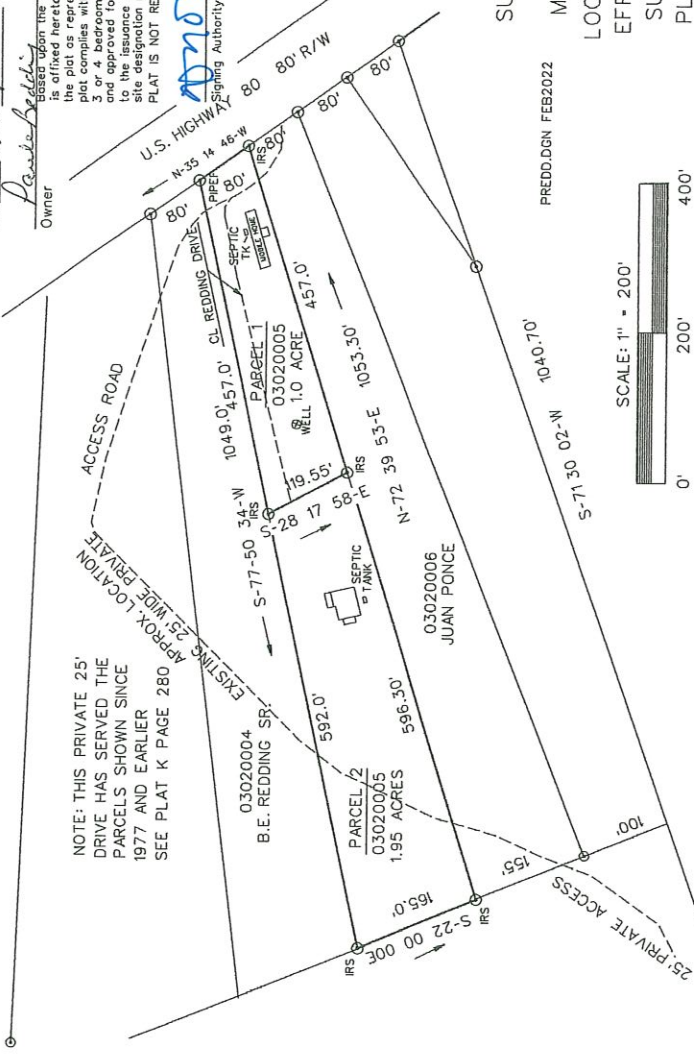
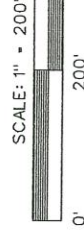
LOCATED IN THE 1559H. G.M.D.

EFFINGHAM COUNTY, GEORGIA

SURVEYED 14 FEB 2022

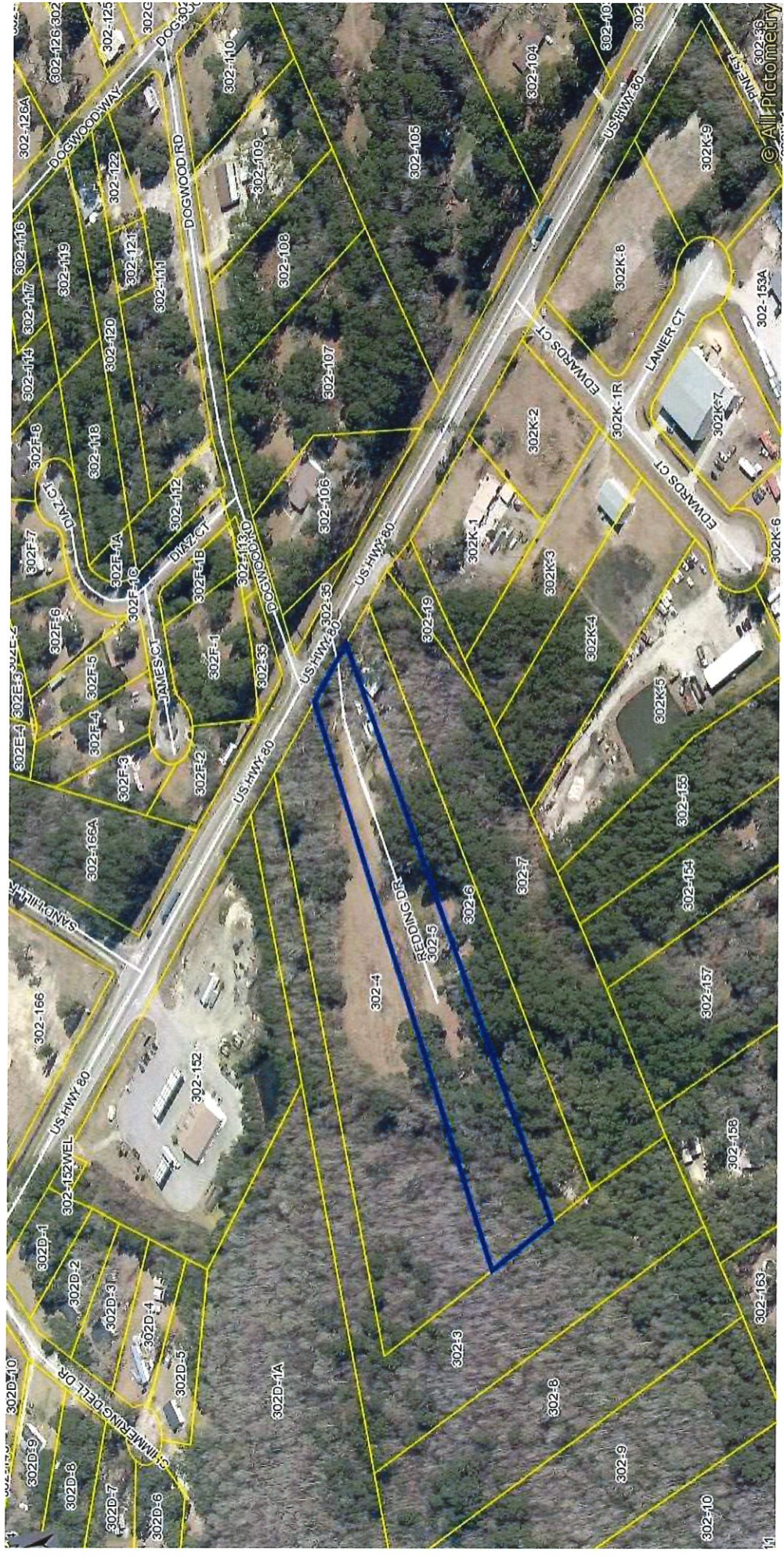
PLAT DRAWN 15 FEB 2022

PREDD.DGN FEB2022

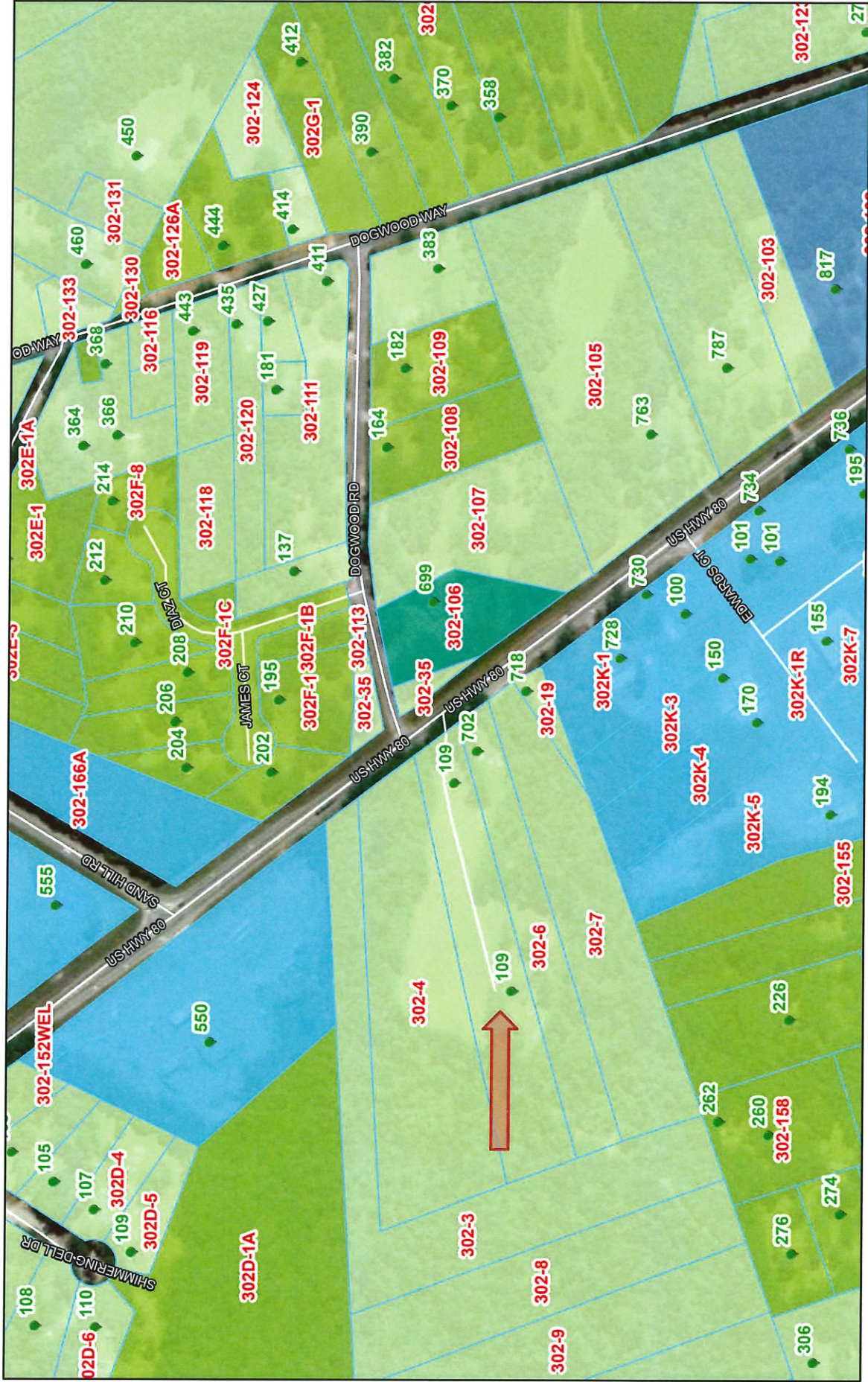




# 109 REDDING DRIVE



# 109 REDDING DRIVE



4/11/2022, 1:51:51 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Address Points

Tax Parcel Labels

Parcels2020

Roads

Effingham County Zoning

AR-1

AR-2

R-1

B-1

B-2

B-3

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ArcGIS Web AppBuilder

Maxar | Esri, Inc., City of Naperville, Illinois | Effingham County BOC | <https://www.fws.gov/wetlands/data/date-download.html>

RT

9.5

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 **Stanley Redding III as Agent for Paula M. Redding – (Map # 302 Parcel # 5)** 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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*JKS*

*5/16/22*