

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: James W. Dasher

Applicant Email Address: james@jamesdasher.com

Phone # 912-663-6239

Applicant Mailing Address: P.O. Box 1250

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Douglas Winwood Boykin
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): DBWinwood1@gmail.com

Phone # 912-341-9435

Owner's Mailing Address: 2000 Hodgeville Rd.

City: Rincon State: GA Zip Code: 31326

Property Location: 150 Scuffletown Rd.

Proposed Road Access: Scuffletown Rd.

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

Tax Map-Parcel # 04360004 Total Acres: 1.5 Acres to be Rezoned: 1.310^{1.5}

Lot Characteristics: 1.5acs. w/2 rundown structures in White Bluff.

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: Coastal Water & Sewerage Co. LLC

Justification for Rezoning Amendment: To Create highest & best use for parcel.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North R-1 South R-1 East R-1 West R-1

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

Residential lot w/ 1 old mobile home & 1 old
& falling down 1 story house.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

no

3. Describe the use that you propose to make of the land after rezoning.

2 Residential lots with 2 new single
family homes.

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

All are residential lots w/ single family
homes.

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 clean up the 2 old run down homes that
are currently there by tearing down & replacing w/ 2 new
homes.

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 it will not change anything but making it better
for residents surrounding parcel. By replacing 2 older
homes w/ 2 new homes to match the surrounding
homes.

Applicant Signature:

James Pasha

Date

10-13-22

AUTHORIZATION OF PROPERTY OWNER

I, Bridget R. Parkhurst, 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: James W. Dasher

Applicant/Agent Address: PO Box 1250

City: Rincon State: GA Zip Code: 31326

Phone: 912-663-6239 Email: james@jamesdasher.com

Owner's signature Douglas W. Baykin Sr.

Print Name Douglas W. Baykin SR

Personally appeared before me Douglas Winwood Baykin (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 3rd day of Nov., 20 22.

Bridget R. Parkhurst
Notary Public, State of Georgia

Sworn and subscribed before me this 14th day of Nov., 2022.

Chelsie Fernald
Notary Public, State of Georgia



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

12/11/2015, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2324 page 201.

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 *Douglas W. Boykin Sr.*

Print Name Douglas W. Boykin Sr.

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 3rd day of Nov., 20 22.

Bridget Rascher
Notary Public, State of Georgia

Sworn and subscribed before me this 14th day of Nov., 2022.

Chelsie Fernald
Notary Public, State of Georgia



DOC# 010325
FILED IN OFFICE
12/16/2015 04:13 PM
BK:2324 PG:201-202
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR
COURT
EFFINGHAM COUNTY

STATE OF GEORGIA
COUNTY OF EFFINGHAM

J. MICHAEL LOPE, ATTORNEY
7370 Hodgson Memorial Dr.
Suite C-7
Savannah, GA 31406

QUIT-CLAIM DEED

THIS INDENTURE, made this 11 day of December, 2015, between,

PEGGY ANN BOYKIN MEDAUGH, of the First Part and DOUGLAS WINWOOD
BOYKIN, of the Second Part.

WITNESSETH:

Party of the First Part, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby bargain, grant, convey, release and forever quit-claim unto said party of the Second Part, his heirs and assigns all her interest in the following described property, to wit:

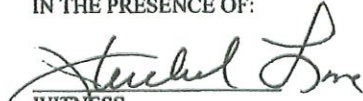
All that certain lot, tract or parcel of land lying and being in the 9th G. M. District of Effingham County, Georgia, originally containing 473 acres, more or less, that is shown and more particularly described by the Plat of Survey made by M.H. Floyd, Surveyor, date December 26, 1944, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia in Plat Book 1, Page 18. Said tract herein containing 1.5 acres, more or less, and is identified as parcel number 04360004.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those easements, covenants, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, improvements, hereditaments, easement, and appurtenances thereunto belonging or in any wise appertaining unto said Second Party, his successors and assigns, so that neither the said First Party, nor the heirs, successors or assigns, nor any other person claiming under them, shall have a claim or rights to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, First Party has hereunto set his hand and seal on the day and year first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


WITNESS


PEGGY ANN BOYKIN MEDAUGH

Sworn to and subscribed before me
this 11 day of December, 2015.


DALE GLOVER
NOTARY PUBLIC
EFFINGHAM COUNTY, GEORGIA
COMMISSION EXPIRES 4/1/2019
NOTARY PUBLIC

TITLE NOT EXAMINED BY PREPARER

CONSOLIDATED UTILITIES, INC.
119 West Oglethorpe Avenue
Savannah, GA 31401
(912) 233-4721

October 21, 2022

Mr. James Dasher

RE: Boykin Tracts
Chatham County, Georgia

Dear Mr. Roach,

This is to certify that: (a) Coastal Water LLC. has reviewed the scope of this project Boykin Tracts 1 and 2 on Scuffletown Rd, that (b) Coastal Water LLC. has adequate water supply to serve this project; and (c) Coastal Water LLC. is willing to provide water supply upon execution and compliance with the Water and Sewerage Service Agreement and inspection and acceptance of the improvements; finally, Coastal Water LLC is the sole, exclusive water provider for this project.

Thank you.

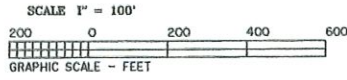
Sincerely,



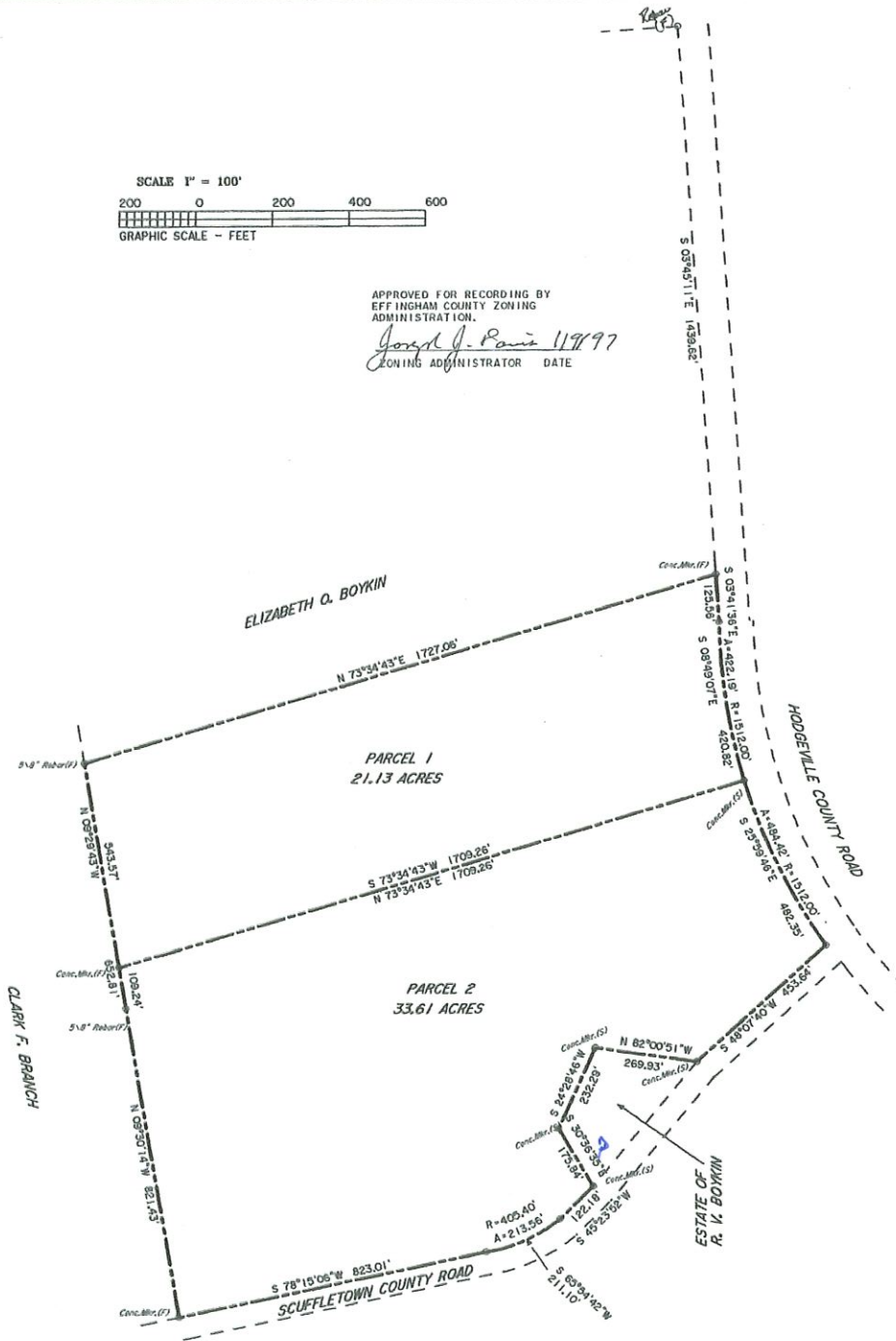
Laurie K Abbott, Jr.
Vice President

AHA/jk

Filed for Record
Book A373 Page D
Date 12/23/1996



APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.
Joseph J. Paine 11/1/97
ZONING ADMINISTRATOR DATE



PROPERTY SURVEY

FOR

DOW BOYKIN, ET. AL.

**LOCATED NEAR HODGEVILLE IN THE
9TH G. M. D., EFFINGHAM COUNTY
GEORGIA**

DATE: NOVEMBER 7, 1996
BY: WARREN E. POYTHRESS
Reg. Land Surveyor N 1953
991 Hunters Road
Sylvan, Ga. 30467
Tele. - (912) 857-3288
EQUIP: TOPCON 303

THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
12961 FEET, & AN ANGULAR
ERROR OF 03" PER ANGLE POINT &
WAS ADJUSTED USING COMPASS RULE.
THIS MAP OF PLAT HAS BEEN CALCU-
LATED FOR CLOSURE & IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN
720, 617 FEET.



**SURVEY OF PARCEL #:(0436004), 1.310 ACRES BEING
SUBDIVIDED INTO TWO TRACTS OF LAND
LOCATED IN THE 9th G.M. DISTRICT OF
EFFINGHAM COUNTY, GEORGIA**



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C-1	N38°06'06"E	44.42'	11154.10'	44.42'	0°13'41"	22.21'

LINE	BEARING	HORIZ DIST
L-1	S32°35'26"E	25.02'
L-2	S22°46'53"W	78.04'

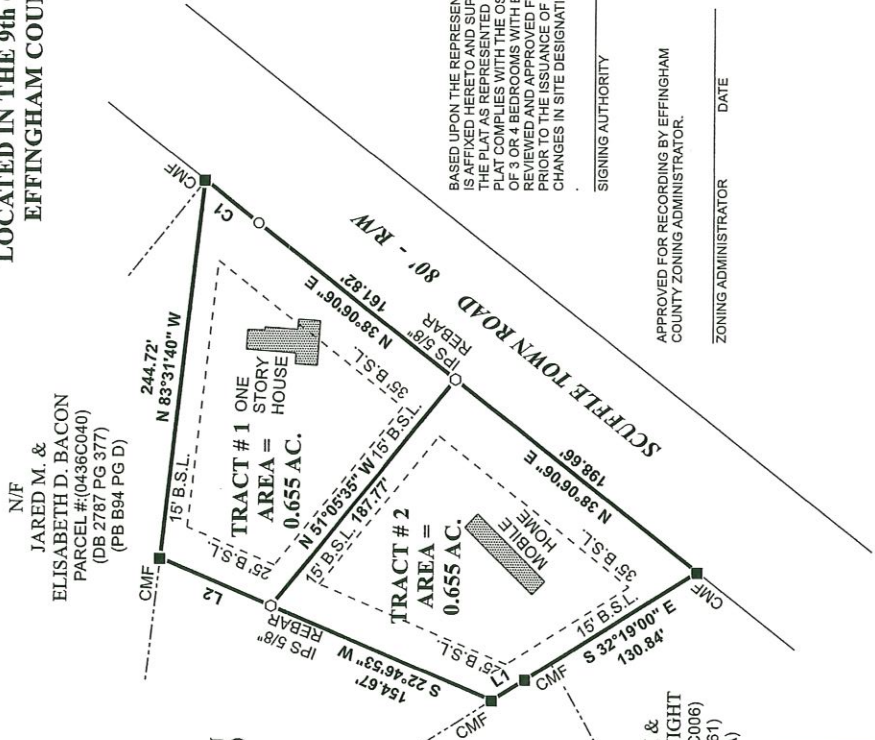
FLOOD INFORMATION:
FEMA FLOOD MAP: (13103C0360E)
EFFECTIVE DATE: (03/16/2015)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA

FLOOD ZONE:
"X" AREA OF MINIMAL
FLOOD HAZARD

ZONING:
R-1

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRX6+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE



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 O.S.S.M.S 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.

SIGNING AUTHORITY _____ TITLE _____ DATE _____
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.
ZONING ADMINISTRATOR _____ DATE _____

- REFERENCES:**
1. DB 2324 PG 201
2. PB 1 PG 18

SURVEY FOR: JAMES DASHER	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 9th	
DATE: 10/03/2022	SCALE: 1" = 80'
FILE NUMBER: 22405	DRAWN BY: kj
TOTAL AREA: = 1.310 AC.	
FIELD SURVEY DATE: 09/16/2022	



PREPARED BY:
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5293 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET



STATE OF GEORGIA

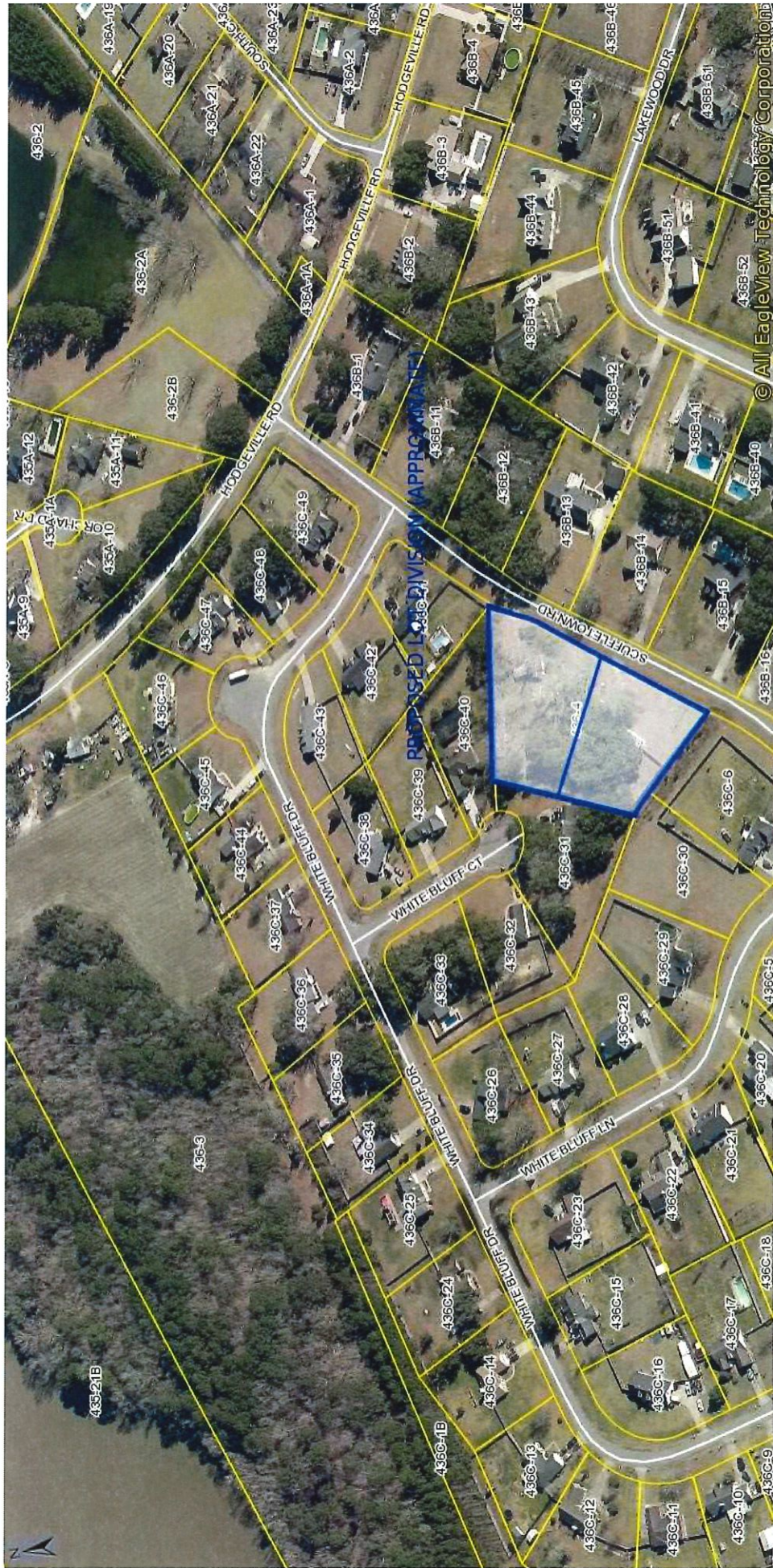
SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA 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.

WILLIAM MARK GLISSON RLS #3316 _____ DATE _____
William M. Glisson 10/03/2022

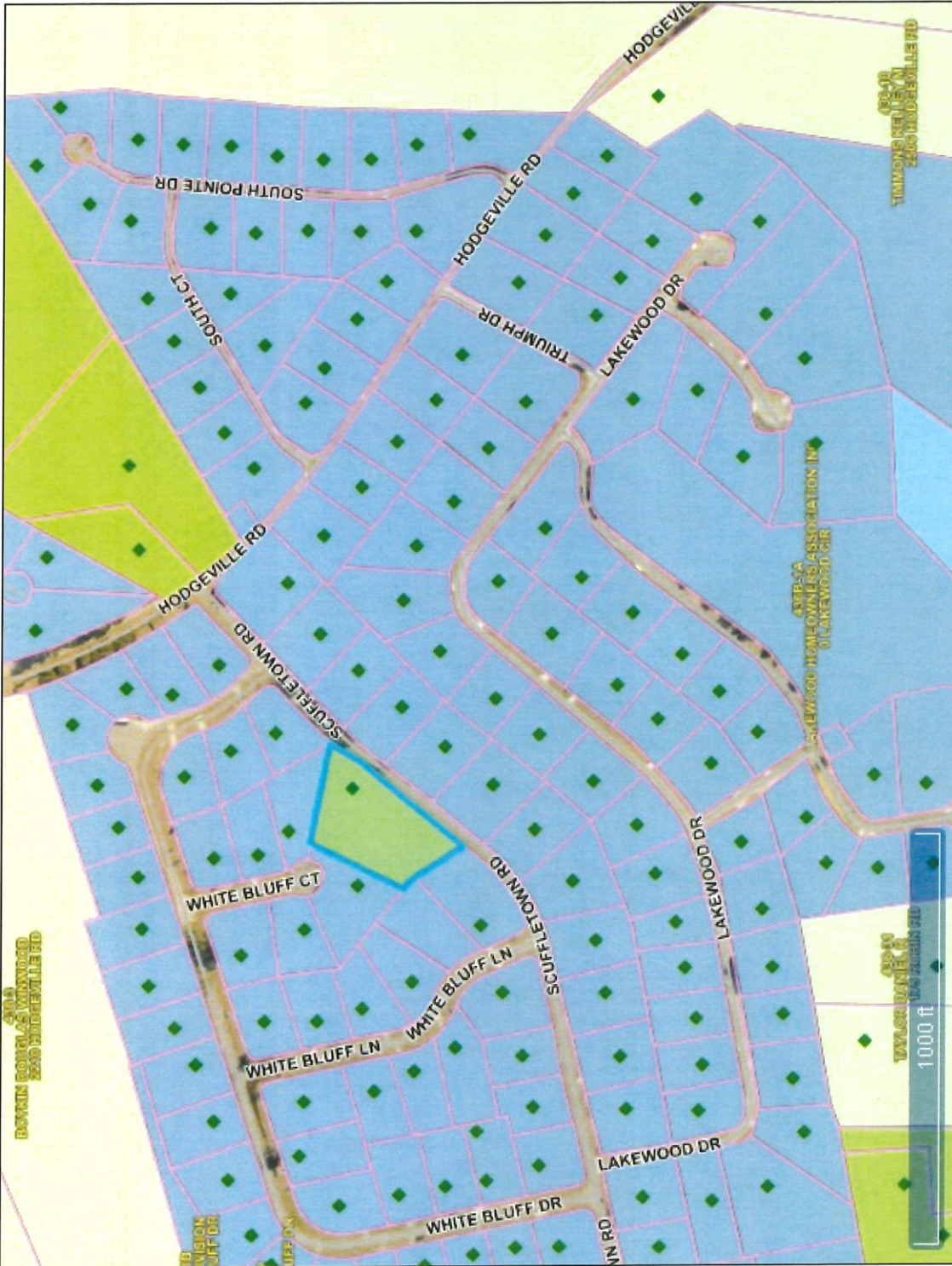
80' 0 80' 160' _____
GRAPHIC SCALE 1" = 80'

150 SCUFFLETOWN ROAD





150 SCUFFLETOWN ROAD



- Legend**
- ◆ Address Points
 - Tax Parcels With Labels
 - Zoning**
 - AR-1
 - AR-2
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - B-1
 - B-2
 - B-3
 - I-1
 - FH
 - CP
 - PD
 - Other
 - Road Names**
 - Road Centerlines**

This map is a user generated static output from rightspot.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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 **James W. Dasher as Agent for Douglas Winwood Boykin – (Map # 436 Parcel # 4)** from AR-2 to R-1 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. 12/19/22.

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APPROVAL /

DISAPPROVAL

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AR

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