

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 11/10/2022

Applicant/Agent: Ronald Tyler

Applicant Email Address: manyouold@yahoo.com

Phone # 912 660-0388

Applicant Mailing Address: 285 cantebury st.

City: RINCON State: GA Zip Code: 31326

Property Owner, if different from above: Noriko Tyler
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): noriko.tyler@yahoo.com

Phone # 912 660-8220

Owner's Mailing Address: 285 cantebury st.

City: RINCON State: GA Zip Code: 31326

Property Location: ~~1514 Rincon Stillwell Rd~~ Ebenezer Road

Proposed Road Access: Brookstone Ct.

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

Tax Map-Parcel # 460-50 Total Acres: 3.34 Acres to be Rezoned: .108
.102

Lot Characteristics: _____

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: parcels must have compatible zoning to allow for combination
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 Lot

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.

Enlarging backyard

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

N/A

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 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: Ronald Tyle Date 11-10-22

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

5/15/2000, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 037 page 277.

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 ^{RT.} Ronald Tyler

Print Name Ronald Tyler

Owner's signature Noriko Tyler

Print Name Noriko Tyler

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 10th day of November, 20 22.

Kathleen Erin Dunnigan
Notary Public, State of Georgia



FILED FOR RECORD
D.D. # 637
PAGE 1 OF 2

00 MAY 19 AM 10:10

277

ELIZABETH Z. HURSEY
CLERK E.C.S.C.

Effingham County, Georgia
Real Estate Transfer Tax
Paid \$ 16.00
Date May 19, 2000
Elizabeth Z. Hursey
Clerk of Superior Court

Return Recorded Document to:
The Law Office of Danny Price
290 Columbia Avenue, Unit A
Rincon, Georgia 31326

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

File #: 016-00

This Indenture made this 15th day of May, 2000 between Leona S. Carrigg, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Ronald Tyler and Noriko Tyler, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Two and Fifty-Seven Hundredths (2.57) Acres, more or less, and being more particularly shown and described on that certain plat or survey prepared by Neel B. Ackerman, R.L.S. Number 1128, dated October 12, 1999, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, at Plat Cabinet B, Slide 88F, said plat being specifically incorporated into this description by specific reference thereto, for better determining the metes and bounds of said parcel.

TOGETHER with that certain 60' wide Access Easement from Georgia Highway No. 275 to said parcel, being shown on said plat as a strip of land containing Seventy-Seven Hundredths (.77) acres, and running along the eastern boundary of the remaining lands of Leona S. Carrigg, for ingress and egress to and from the parcel above described.

This being a portion of the lands conveyed to Leona S. Carrigg by the Heirs of Gideon W. Seckinger, Sr. by General Warranty Deed dated June, 13, 1964, and recorded at Deed Book 136, Page 112, aforesaid records.

SUBJECT, however to all covenants, easements and rights-of-way of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness


 (Seal)
Leona S. Carrigg


Notary Public

Notary Public, Effingham County, Georgia
My Commission Expires December 5, 2003

(Seal)



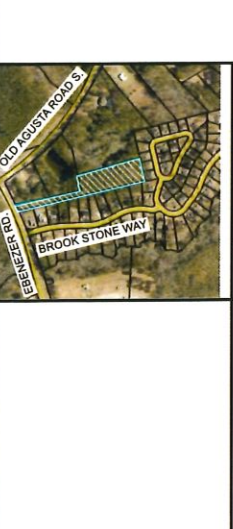
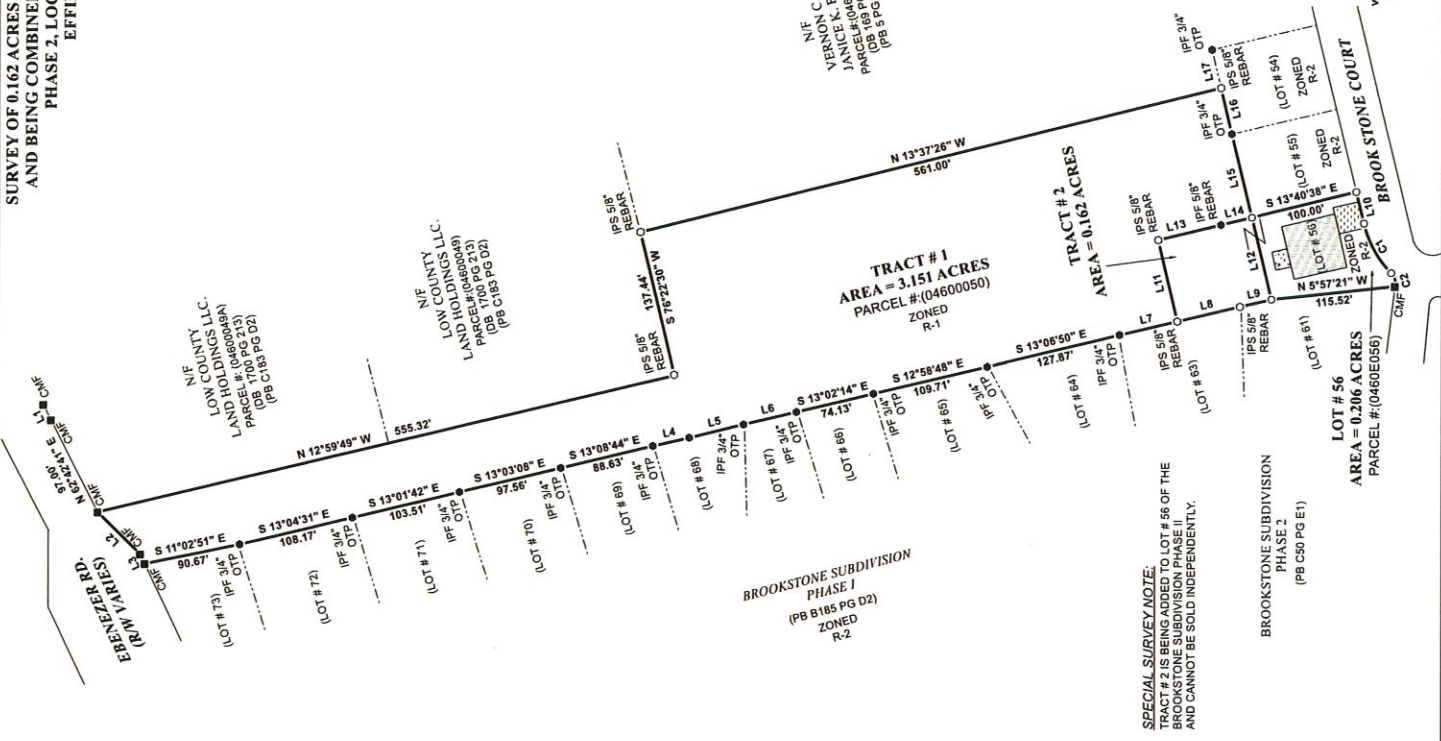
SURVEY OF 0.162 ACRES BEING SUBDIVIDED FROM PARCEL #:(04600050)
 AND BEING COMBINED WITH LOT # 56 BROOKSTONE SUBDIVISION
 PHASE 2, LOCATED IN THE 9th G.M. DISTRICT OF
 EFFINGHAM COUNTY, GEORGIA

SURVEY FOR:	
RONALD L. & NORIKO TYLER	
COUNTY:	EFFINGHAM STATE, GEORGIA
GMD:	9th
DATE:	11/04/2022
SCALE:	1" = 80'
FILE NUMBER:	22359
TOTAL AREA:	= 0.162 AC.
FIELD SURVEY DATE:	08/04/2022

REFERENCES:
 1. DB 837 PG 277
 2. DB 837 PG 278
 3. DB 2783 PG 666
 4. PB C50 PG E1

PREPARED BY:

GLISSON LAND SURVEYING
 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31864
 377 TUCKER ROAD, CLAYTON, GEORGIA 30417
 RINCON: (912) 826 - 9253 CLAYTON: (912) 282 - 7032
 WMGLISSON@BELL.SOUTH.NET



RESERVED FOR THE CLERK OF COURT			
CURVE	BEARING	HORIZ DIST	TANGENT
C1	S60°57'58"W	52.96'	30°42'37" 27.46'
C2	S74°19'13"W	12.93'	13.00' 59°38'42" 7.45'

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N63°29'27"E	18.21'	L10	S76°19'24"W	30.34'
L2	S44°37'03"W	56.36'	L11	N76°43'46"E	78.21'
L3	S64°13'32"W	9.81'	L12	N76°19'22"E	78.81'
L4	S12°25'56"E	35.38'	L13	S13°16'14"E	60.00'
L5	S13°21'37"E	52.50'	L14	S13°16'11"E	29.89'
L6	S13°16'11"E	52.50'	L15	N76°19'22"E	40.94'
L7	S13°02'25"W	55.42'	L16	N76°19'22"E	40.94'
L8	N13°02'25"W	60.00'	L17	N76°15'21"E	36.48'
L9	N12°39'35"W	30.45'			

FLOOD INFORMATION:
 FEMA FLOOD MAP (13103C028BE)
 EFFECTIVE DATE: (03/16/2015)
 THE SURVEYED AREA IS NOT SHOWN AS BEING IN A FLOOD HAZARD AREA.

FLOOD ZONE:
 TYPE OF MINIMAL FLOOD HAZARD
 ZONING: R-1

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

- THE FIELD DATA WAS COLLECTED USING A TOPCON ES TOTAL STATION, SOKKIA GRZ, AND A TESLA DATA COLLECTOR.
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS SHOWN ON FEMA FLOOD MAPS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE IN FEET.
- TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENT LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN TRUE AND CORRECT BY MEASUREMENT AND HAVE BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1976.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-4-67 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
- WILLIAM MARK GLISSON, THE LAND SURVEYOR, WHOSE SEALS AFFIXED HERETO DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY OR A PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND THE CERTIFICATION IS NOT A REPRESENTATION OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION
 AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-4-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS AND RECORDING STAMPS. SUCH APPROVALS AND RECORDINGS ARE AFFIRMATIONS WHICH SHOULD BE CONSIDERED WITH THE APPROPRIATE LOCAL BODIES BY ANY PURCHASER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYORS BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-67.

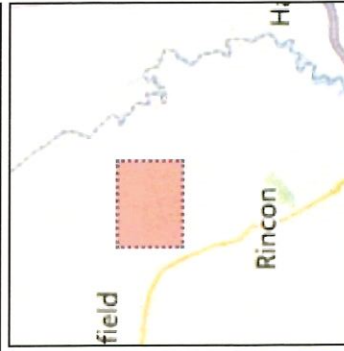
WILLIAM MARK GLISSON RLS #3316
 DATE: _____
 80' 0 80' 160'
 GRAPHIC SCALE 1" = 80'
 STATE OF GEORGIA

460-50





460-50



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.pateng.com](https://spot.pateng.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



28 Nov, 2022

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 _____

DISAPPROVAL _____

Of the rezoning request by applicant **Ronald Tyler – (Map # 460 Parcels # 50)** from **R-1** to **R-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?

BS

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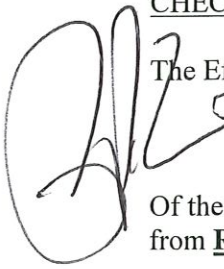
Pett

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DB

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