

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 6/17/2022

Applicant/Agent: Oleg Mitnik

Applicant Email Address: olegm@usatrt.com

Phone # 973-344-7100 ext 203

Applicant Mailing Address: 250 Port Street

City: Newark State: NJ Zip Code: 07114

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: Hwy 21

Proposed Road Access: Commerce Ct

Present Zoning of Property: B-3 Proposed Zoning: H-1

Tax Map-Parcel # 04650001 Total Acres: 14.99 Acres to be Rezoned: 9.7

Lot Characteristics: Undeveloped land

WATER

____ Private Well

Public Water System

If public, name of supplier: _____

SEWER

____ Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Exention of existing industrial use to the east

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

North _____ South B-3 East H-1 West _____

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

Undeveloped

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

No. Limited access due to wetlands

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

Extension of existing business to east in operations involving used, wrecked cars and other exportation and storage.

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

Other business involve used and wrecked cars.

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?

There are similar operations on nearby properties, and industrial zoning within park.

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

11/08/2022

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

3-23-2022, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2559 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 *Olga Mitail*

Print Name OLEG MITAIL

Owner's signature _____

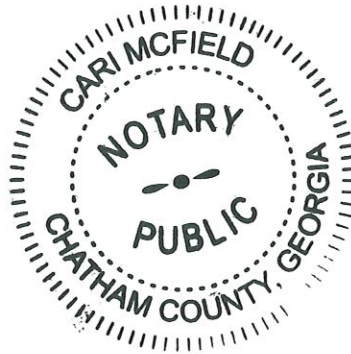
Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 11th day of November, 20 22.

Cari McField
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Oleg Mitnik, 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: Jay Maupin - Maupin Engineering, Inc

Applicant/Agent Address: 114 W 42nd Street Savannah, GA 31401

City: Savannah State: GA Zip Code: 31401

Phone: 912-235-2915 Email: jay@maupinengineering.com

Owner's signature *Oleg Mitnik*

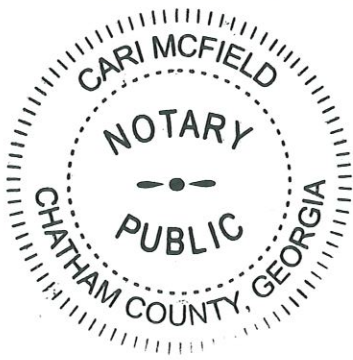
Print Name OLEG MITNIK

Personally appeared before me Cari McField (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.

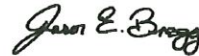
Sworn and subscribed before me this 11th day of November, 2022.

Cari
Notary Public, State of Georgia



**BK:2772 PG:22-24
D2022002996**

FILED IN OFFICE
CLERK OF COURT
03/23/2022 12:15 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$150.00

PT-61 051-2022-000770

8863185331
0466245412
PARTICIPANT ID

22-002996-07

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG &
SHAW, LLP
Attn: Mark T Shawe
14 East State Street
Savannah, GA 31401



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHATHAM

THIS INDENTURE, made this 16th day of March, 2022, between George Dickey, of the County of McIntosh, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and SAV 21 LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) 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,

1.53 acres, more or less, and being known as Lot 9B, Effingham County, Georgia; PIN: 0465D-009-B00; See Exhibit "A" Legal Description attached hereto and made a part hereof for a more particular description of the property herein conveyed.

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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 16th day of March, 2022.

Signed, sealed and delivered in the presence of:

John Jones
Witness _____
Mark Shawe _____
George Dickey _____

MARK T. SHAWE, Notary Public
My Commission Expires: July 11, 2022

File No.: 22-00282-07



EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being in the 9th G. M. District, Effingham County, Georgia, containing 1.53 acres, more or less, and being known as Lot 9B and shown and described on that certain map or plat made by Warren E. Poythress, RLS #1953 dated January 13, 1997 recorded in Plat Cabinet "A", Slide A-384G in the office of the Clerk of the Superior Court of Effingham County, Georgia. Said property being a portion of that certain property conveyed to George Dickey by Limited Warranty Deed dated November 26, 2019 and recorded in Deed Book 2559, Page 275 – 277 and additionally shown on the plat attached to said Limited Warranty Deed as Exhibit "A" thereto.

Also, together with, that certain non-exclusive perpetual 60 foot right-of-way easement over and across adjoining Lot 9-A as shown on the aforesaid recorded plat for ingress, egress and utility purposes as described in said Limited Warranty Deed.

The aforesaid 1.53 acres having tax parcel no. 0465D-009-B00 in the Records of the Effingham County Tax Assessor.

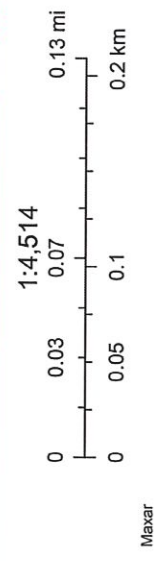
Subject, however, to the foregoing and to all other easements, restrictions and rights-of-way of record.

465-1

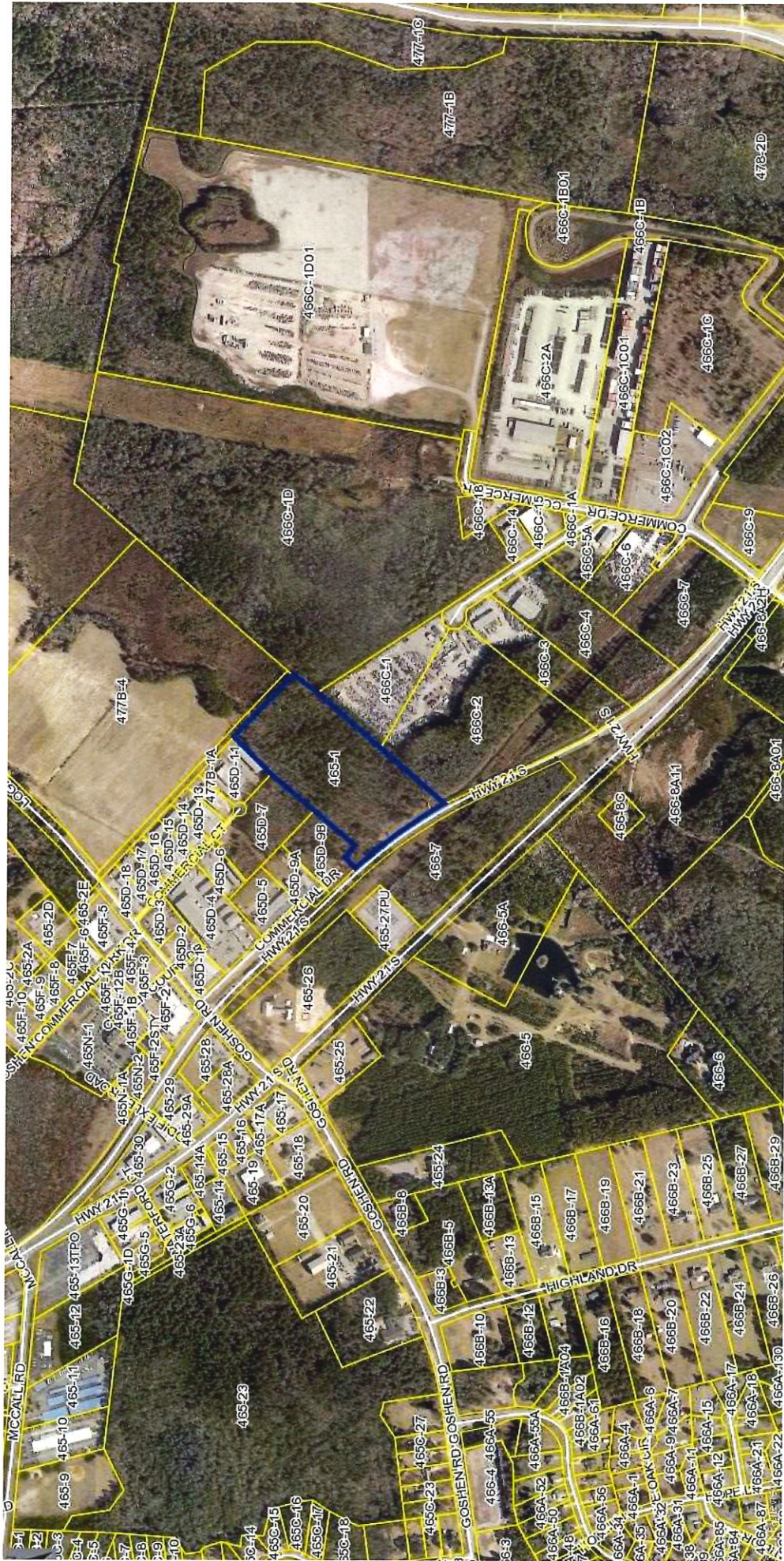


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- Address Points
- Tax Parcel Labels
- Parcels2020
- Roads
- Future Land Use - Plan Date 10/1/2019
 - Agriculture
 - Commercial
 - Industrial
 - Public/Institutional
 - Transportation/Utilities
 - Undeveloped



465-1

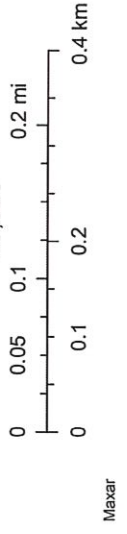


465-1



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1:9,028



- Address Points
- Parcels2020
- Roads
- AR-1
- AR-2
- R-1
- R-3
- B-1
- B-2
- B-3
- I-1
- PD

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 **Oleg Mitnik – (Map # 465 Parcels # 1)** from **B-3** to **I-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?

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