

ATTACHMENT A - VARIANCE APPLICATION

Application Date: _____

Applicant/Agent: Jay Maupin - Maupin Engineering, Inc

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

Phone # 912-235-2915

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

City: Savannah State: GA Zip Code: 31401

Property Owner, if different from above: Oleg Mitnik
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): olegrt@aol.com

Phone # 973-344-7100 x203

Owner's Mailing Address: 205 Port Street, Newark, NJ 07114

City: Newark State: NJ Zip Code: 07114

Property Location: Hwy 21

Name of Development/Subdivision: Dickey Tract

Present Zoning of Property B-3 Tax Map-Parcel # 04650001 Total Acres 14.99

VARIANCE REQUESTED (provide relevant section of code): _____

Describe why variance is needed: _____

The variance will allow for the minimization of wetland impacts as the required buffers constitute much of parcel high grounds

How does request meet criteria of Section 7.1.8 (see Attachment C): _____

The property has unique physical circumstances in that much of the property is wetland and is surrounded by industrial properties.

Applicant Signature:  Date 11/17/22

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

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 Variance 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 

Print Name Oleg Mitnik

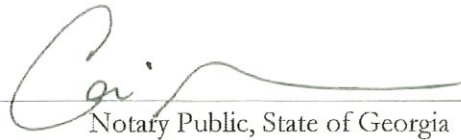
Owner's signature _____

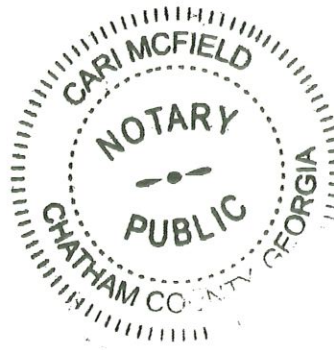
Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 16 day of November, 20 22.


Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I Oleg Mink, 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 Mink*

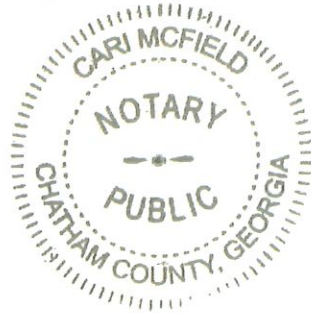
Print Name OLEG MINK

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 McField
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

22-002996-01

[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:

Witness


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.

- LEGEND**
- SECTION PIN COMB
 - 1" = 100' HORIZONTAL SCALE
 - 1" = 10' VERTICAL SCALE
 - PROPERTY LINE
 - ADJACENT PROPERTY
 - EXISTING ROAD
 - PROPOSED ROAD
 - PROPOSED EASEMENT
 - PROPOSED UTILITY
 - PROPOSED POWER POLE
 - PROPOSED POWER BOX

SURVEYORS CERTIFICATION

This plat is a representation of an existing parcel or parcels of land as shown on the attached map. The survey was conducted in accordance with the Georgia Surveying and Mapping Act, Chapter 137 of the Official Code of Georgia Annotated, and the rules and regulations of the Board of Registration in Professional Surveying, Georgia State Board of Technical Education, and the Georgia State Board of Technical Education. The survey was conducted in accordance with the Georgia Surveying and Mapping Act, Chapter 137 of the Official Code of Georgia Annotated, and the rules and regulations of the Board of Registration in Professional Surveying, Georgia State Board of Technical Education, and the Georgia State Board of Technical Education. The survey was conducted in accordance with the Georgia Surveying and Mapping Act, Chapter 137 of the Official Code of Georgia Annotated, and the rules and regulations of the Board of Registration in Professional Surveying, Georgia State Board of Technical Education, and the Georgia State Board of Technical Education.

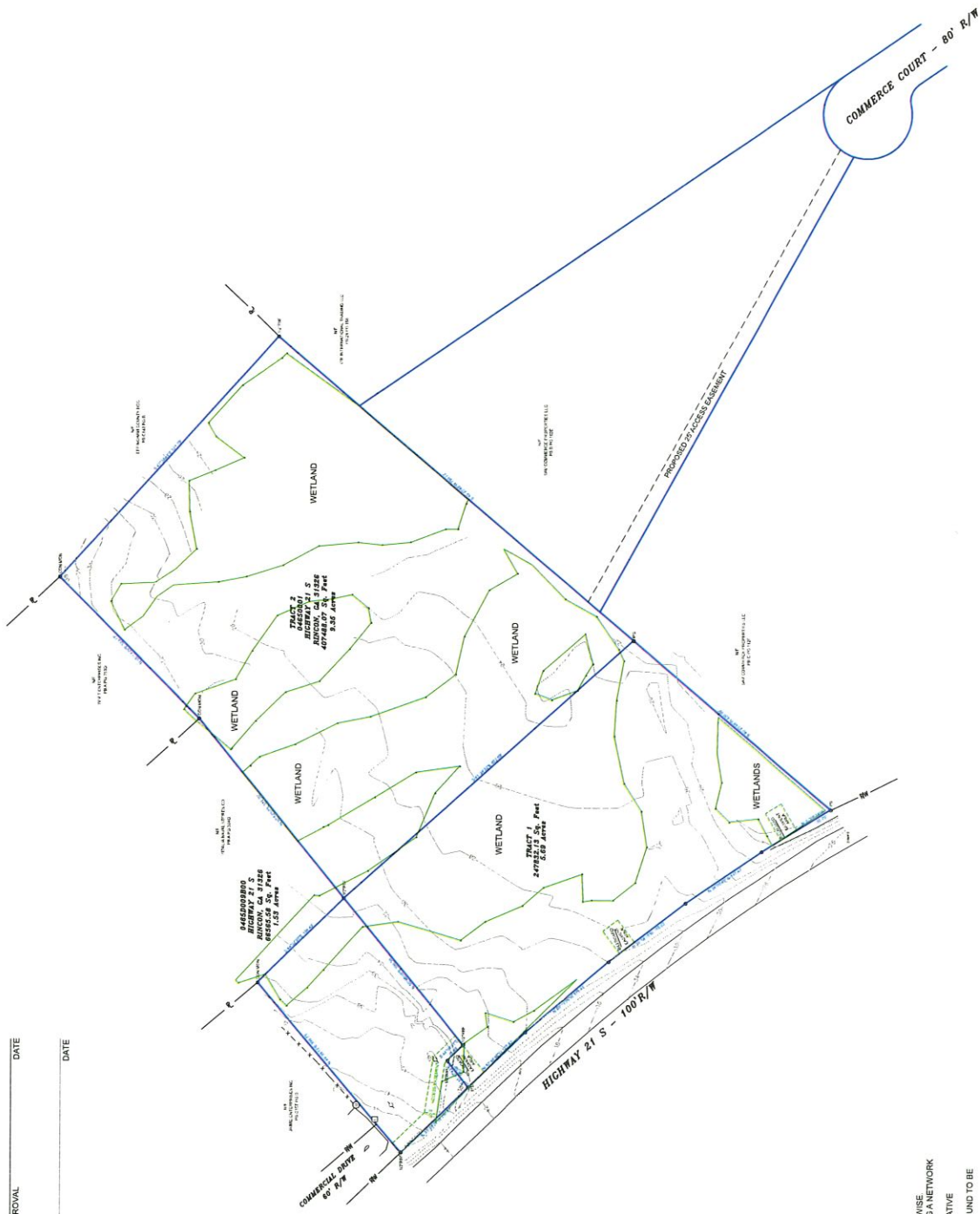


SURVEY FOR:		TRI INTERNATIONAL LTD	
LAWYER:	DATE:	SECTION:	PLAT NO.:
9	11/15/2022		
SCALE:	1" = 100'	COUNTY:	CHATHAM
PROJECT:		JOB NO.:	2022-01
		DATE:	11/15/2022

PROPERTY OWNER _____ DATE _____

CHATHAM COUNTY APPROVAL _____ DATE _____

EASEMENT OWNER _____ DATE _____



- NOTES**
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE
 - SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK
 - ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED OF THIS PLAT
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF ±0.03 FEET.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES OF THE SURVEYING EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A GEOMAX ZOOM 40 TOTAL STATION.
 - FIELD WORK COMPLETED ON FEBRUARY 14, 2022
 - THIS SURVEY WAS CONDUCTED BY GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NO.	DATE	DESCRIPTION

MAUPIN  engineering

114 WEST 4TH STREET
DALLAS, TX 75202
PHONE: (214) 741-1111
WWW.MAUPINENGINEERING.COM

EXPANSION OF STORAGE YARD
REZONING PLAN

SEAL:  GEORGE A. ...
STATE OF TEXAS
EXPIRES: 08/31/2024
No. 22228

DATE: 04/11/2024
DRAWN BY: JAM
CHECKED BY: JAM
DATE: 04/11/2024

SCALE: 1"=40'

 RZ
8065-22-09
PROJECT NO.



N/F
WE INTERNATIONAL TRADING LLC.
PARCEL#: (0466C001D00)

LOT #1
AREA = 6.00
ACRES
100,500SF
WAREHOUSE

BOX INLET
INVERT ELEV
= 7.14'

LOT #2
AREA = 16.00 ACRES

VARIANCE FOR BUFFER
TO BE ELIMINATED

PARCEL TO BE REZONED
B-3 TO H-I

ZONED: H-I

ZONED: H-I

ZONED: H-I

ZONED: H-I

50' BUFFER

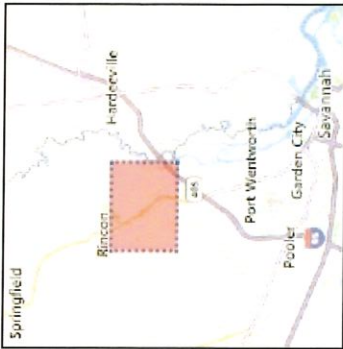
ZONED: B-3

25' BUFFER

ZONED: B-3

ZONED: B-3

465-1



- 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 rightsplot.spawning.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

