

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 5-11-2022

Applicant/Agent: LEO M SULLIVAN

Applicant Email Address: FISH04313@G.MAIL.COM

Phone # 912-659-6579

Applicant Mailing Address: 486 WHITAKER RD

City: CLYO State: GA Zip Code: 31303

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: ~~WOODBRIDGE~~ 201 State: _____ Zip Code: _____

Property Location: 486 WHITAKER RD Subdivision

Proposed Road Access: _____

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

Tax Map-Parcel # 441A-14 Total Acres: 3.00 Acres to be Rezoned: 1.4

Lot Characteristics: WOODRIDGE LOT BOUNDED IN

WATER

- Private Well
- Public Water System

SEWER

- Private Septic System
- Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: the minimum acreage for AR-1 is 5 acres

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

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

YES, RESIDENTIAL

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

TO BE

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

RESIDENTIAL, M.H. 'HOUSES'

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?

Consistent with surrounding 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:

L. M. [Signature] Date 5-11-2022

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

February 3, 2016
~~February 6, 2001~~, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book to 88 2330 page 035 57.

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 *Leo M Sullivan*

Print Name LEO M Sullivan

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

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

Chelsie Fernald
Notary Public, State of Georgia



ELIZABETH Z. HURSEY
CLERK OF SUPERIOR
COURT
EFFINGHAM COUNTY
Elizabeth Hursey
REAL ESTATE TRANSFER
AX
PAID: \$10.00
PT-61 051-2016-00021

✓BP

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 3rd day of February, 2016, between BILLIE JEAN SPRINGER of the FIRST PART, and LEO M. SULLIVAN 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 grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, being known and designated as Lot Fourteen (14) containing One and Fifty-One Hundredths (1.51) acres, more or less, as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the northeast by Lot 15; on the southeast by lands of Lynette Jones; on the southwest by Lot 13; and on the northwest by Whitaker Road known as County Road 109.

Express reference hereby made to the plat of said lands made by Warren E. Poythress, R.L.S. #1953, dated July 30, 1988, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 23, page 97, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by deed from Ruben H. Rahn to Billie Jean Springer, dated February 20, 2005, recorded in said Clerk's Office in Deed Book 1238, page 417.

ALSO the 1987 Westfield Vanity manufactured home, vehicle identification number GAFLVN1AG330712258, which is located on said property.

SUBJECT to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

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

Billie Jean Springer (SEAL)
BILLIE JEAN SPRINGER

Signed, sealed and delivered
in the presence of:

Daniel McFarlan
Unofficial Witness

R. Edward Reddick Jr.
Official Witness - Notary Public
pmj

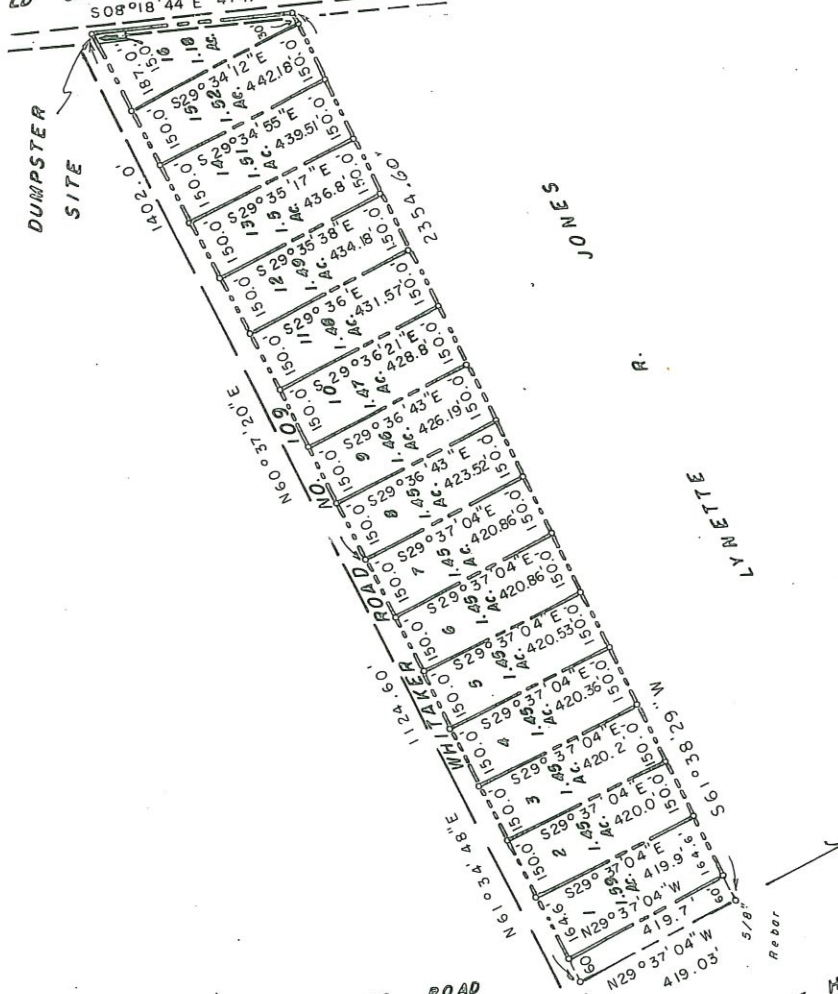


NORTH

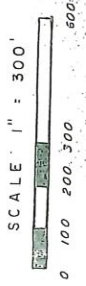
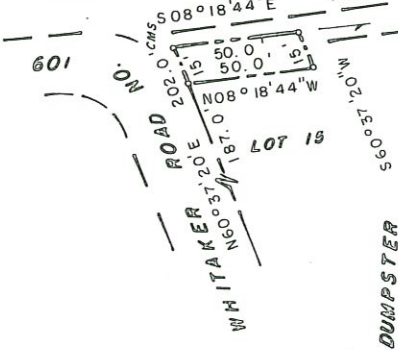


DR. RAY WEBB
LINE AGREED TO

LD SAVANNAH - AUGUSTA ROAD (Abandoned)
S08°18'44"E 474.41'

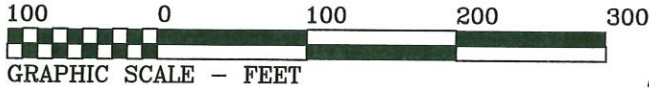


OLD ABANDONED SAV. - AUG. ROAD
S08°18'44"E 474.41'



CERTIFICATE OF APPROVAL FOR RECORDING:
PLANNING COMMISSION: This Subdivision, known as WHITAKER ROAD has been found to comply with the Effingham County subd. regulations & was approved at the regular meeting of the Effingham County Planning Commission on the 8th day of August 1988, for recording in the office of Clerk of Courts of Effingham County, Georgia.

William T. Hinely
CHAIRMAN



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

R.C.B. 12/13/2016
ZONING ADMINISTRATOR DATE

NOTES:

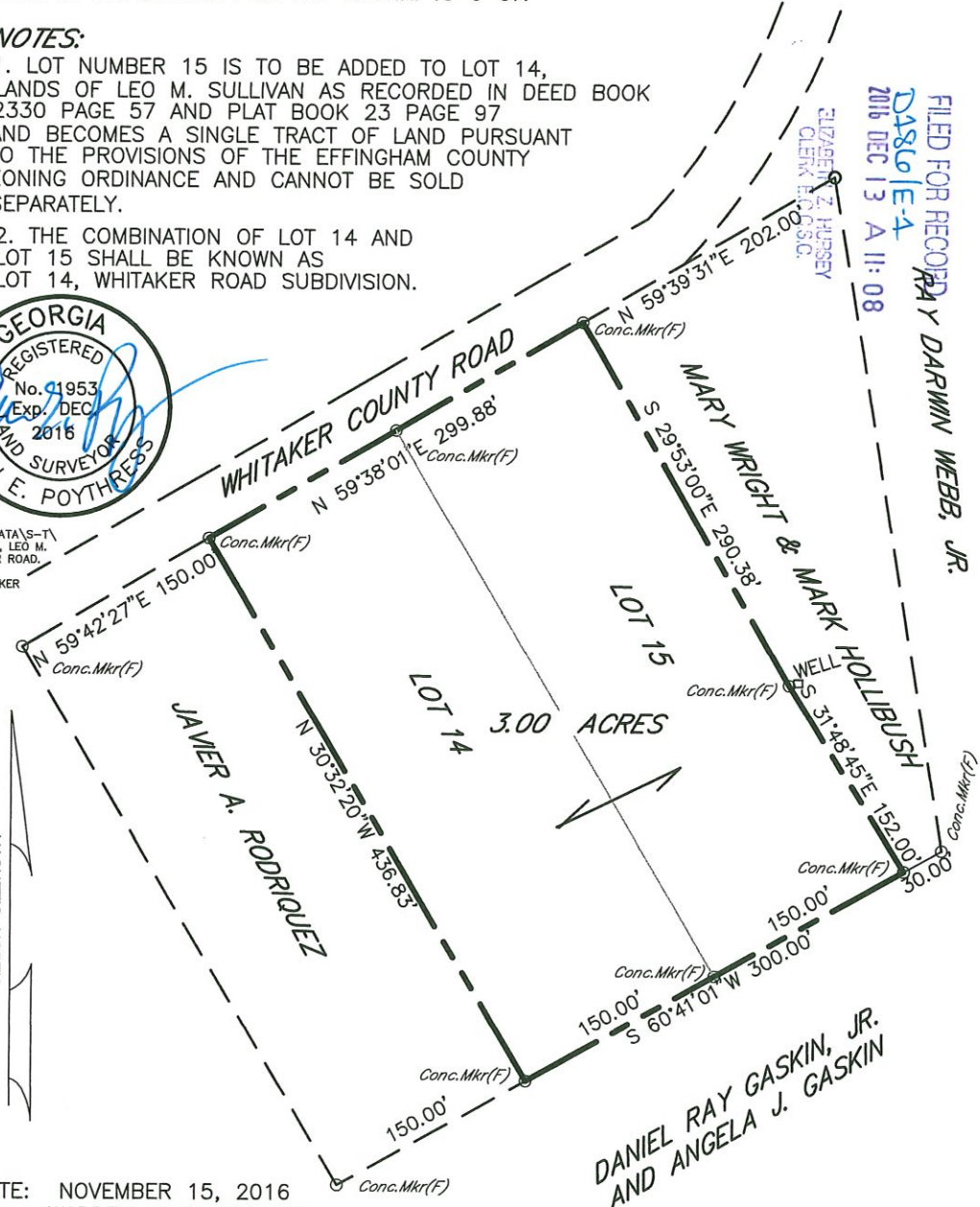
1. LOT NUMBER 15 IS TO BE ADDED TO LOT 14, LANDS OF LEO M. SULLIVAN AS RECORDED IN DEED BOOK 2330 PAGE 57 AND PLAT BOOK 23 PAGE 97 AND BECOMES A SINGLE TRACT OF LAND PURSUANT TO THE PROVISIONS OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND CANNOT BE SOLD SEPARATELY.
2. THE COMBINATION OF LOT 14 AND LOT 15 SHALL BE KNOWN AS LOT 14, WHITAKER ROAD SUBDIVISION.



C:\SU\DATA\S-T\SULLIVAN, LEO M.
WHITAKER ROAD.
DWG
CF: WHITAKER

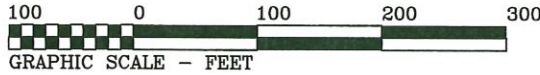


DATE: NOVEMBER 15, 2016
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIPT: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26534 FEET, AND ANGULAR ERROR OF 06 SECONDS PER ANGLE POINT. AFTER ADJUSTMENTS BY THE COMPASS RULE THE FINAL PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 416075 FEET.



FILED FOR RECORD BY DARWIN WEBB, JR.
DAS/LE-A
2016 DEC 13 A 11:08
ELIZABETH Z. HIGSBY
CLERK EFFINGHAM CO. GA.

**COMBINATION SURVEY
FOR
LEO M. SULLIVAN**
**LOCATION: LOT 14 & 15,
WHITAKER ROAD SUBDIVISION,
11TH G. M. D., EFFINGHAM
COUNTY, GEORGIA**



APPROVAL EFFINGHAM COUNTY HEALTH DEPT.

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.

Darrell Oneal

Signing Authority DARRELL ONEAL Title

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

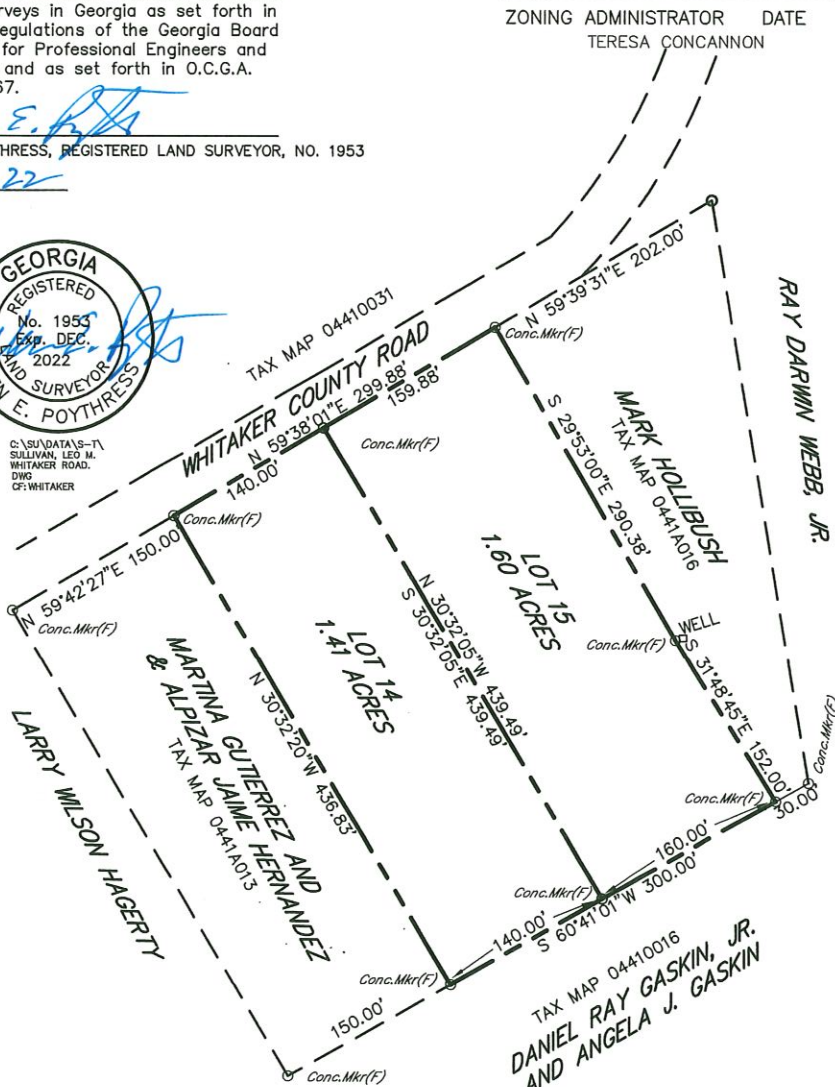
ZONING ADMINISTRATOR DATE
TERESA CONCANNON

SURVEYOR'S CERTIFICATION

As required by subsection(d) of O.C.G.A. Section 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 certificated, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or 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.

Warren E. Poythress

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953
5-11-22
DATE



**RESUBDIVISION SURVEY
TAX MAP 0441A014
FOR
LEO M. SULLIVAN**

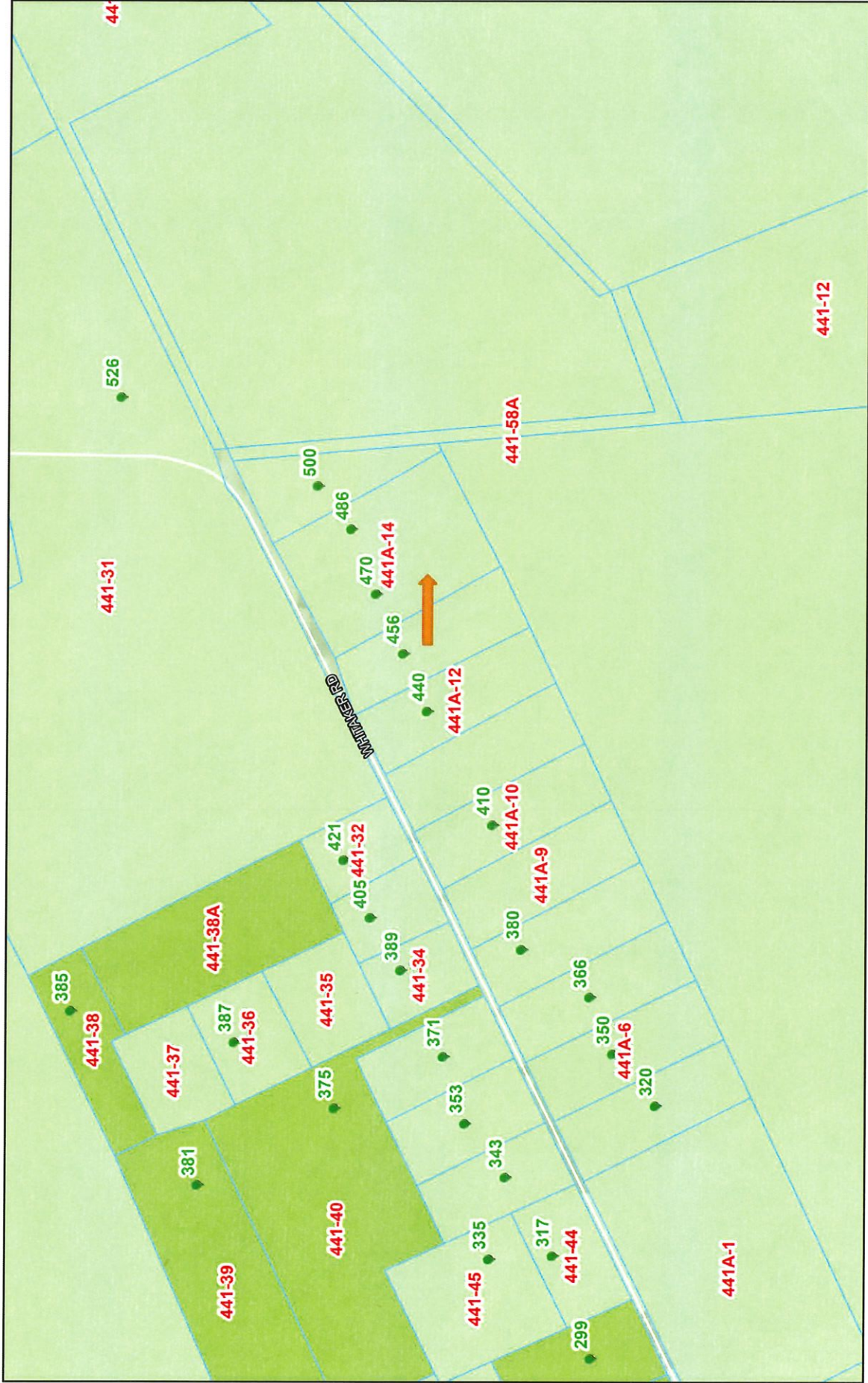
**LOCATION: LOT 14 & 15,
WHITAKER ROAD SUBDIVISION,
11TH G. M. D., EFFINGHAM
COUNTY, GEORGIA**

DATE: MAY 11, 2022
By: Warren E Poythress
Registered Land Surveyor No. 1953
Address: 991 Hunters Road
Sylvania, Georgia 30467
Cell Phone - 912-531-1453
Telephone: 912-857-3288
Equipment - Sokia GRS2 - GPS
Topcon 303
FINAL PLAT CLOSURE = 131328

486 WHITAKER



486 WHITAKER



5/16/2022, 12:35:27 PM

Georgia Militia Districts

District: 11

Address Points

Tax Parcel Labels

Parcels2020

Roads

Effingham County Zoning

AR-2

AR-1

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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 **Leo M. Sullivan – (Map # 441A Parcel # 14)** from AR-1 to AR-2 zoning.

AZ

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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The Effingham County Planning Commission recommends:

APPROVAL RSJ DISAPPROVAL _____

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The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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RT

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

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