

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 5/11/2022

Applicant/Agent: William Wilson

Applicant Email Address: rayntina.2015@gmail.com

Phone # 912-604-7372

Applicant Mailing Address: 2204 Bisbee Ave (current address)

City: Garden City State: GA Zip Code: 31408

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: Dont have physical address yet. 342 Otis Seckinger

Proposed Road Access: Otis Seckinger Rd.

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

Tax Map-Parcel # 04150032 Total Acres: 24.24 Acres to be Rezoned: 1

Lot Characteristics: Cleared site

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Establish a home for family

?, 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.

To place a house on for me and my family

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.

To live there.

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

For people to live on the street.

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 neighbors will be around the location.

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:

W. O. Z. L.

Date

5/11/22

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

April 27, 1990, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 280 page 389.

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 Thomas R. Wilson

Print Name Thomas R. Wilson

Owner's signature William Wilson

Print Name WILSON

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 17th day of May, 20 20.

Kathleen Erin Dunnigan
Notary Public, State of Georgia



STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

WARRANTY DEED

THIS INDENTURE, made this 27th day of April 19 90 between

VALDEE T. NEASE

of the County of Effingham, and State of Georgia, as Party or Parties of the First Part, hereinafter called Grantor, and

THOMAS R. WILSON

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: Grantor, for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars, and other 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, 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, Effingham County, Georgia, containing 25.23 acres, more or less, known as Parcel 2, that is shown and more particularly described by that plat of survey made by Wilder Surveying & Mapping, dated October 14, 1986, recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 25, page 5, which is incorporated into this description by specific reference thereto.

Effingham County, Georgia
Real Estate Transfer Tax

Paid \$ 30.00
Date 4-30-90

Elizabeth J. Hursey
Clerk of Superior Court

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, the Grantor has signed and sealed this Deed, the day and year above written.

Valdee T. Nease (SEAL)
VALDEE T. NEASE

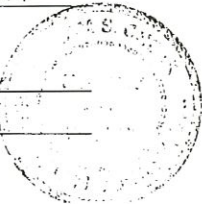
_____(SEAL)

Signed, sealed and delivered
in the presence of:

Joran C. G... 7.
WITNESS

Miriam S. Check
NOTARY PUBLIC
DATE NOTARIZED: 4-27-90

Notary Public, Effingham County, Ga.
My Commission Expires Jan. 22, 1991



GEORGIA, COUNTY OF EFFINGHAM
Clerk's Office, Superior Court

Filed for Record at 3:30 o'clock P.M.
April 30, 1990
Recorded in Deed Book 280 Page 389

..... 19.....
..... Clerk

GAVE SON ACRE of my land to make a homestead on. After cleaning, survey, and burying all permits. Was told it was wetlands. And could not be used. Return this land back to my name.

Gave son another parcel land which had been my mother homestead on my land. Parcel already has septic tank and water.

Thomas R. Wilson

342 Otis Seckinger Rd.

Rincon, GA. 31326.

Parcel # 04150032

DB-260 PG 388

PB-25 PG 5

| LINE | BEARING | HORIZ DIST |
|------|-------------|------------|
| L1 | S47°49'02"E | 14.40' |
| L2 | S58°35'17"W | 141.30' |

FLOOD INFORMATION:
 FEMA FLOOD MAP: (1310300270E)
 EFFECTIVE DATE: (03/16/2015)
 THIS AREA IS 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 BRX+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
3. "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'."
4. 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 (OCGA) 15-6-67 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
5. 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

**SURVEY OF 1.000 ACRES BEING SUBDIVIDED FROM
 PARCEL #:(04150032) LOCATED THE 9th G.M. DISTRICT OF
 EFFINGHAM COUNTY GEORGIA**

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND UPON THE INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE OCSMS REGULATIONS FOR A LOT MUST BE OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. 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: *William Mark Glisson* DATE: 5/1/22

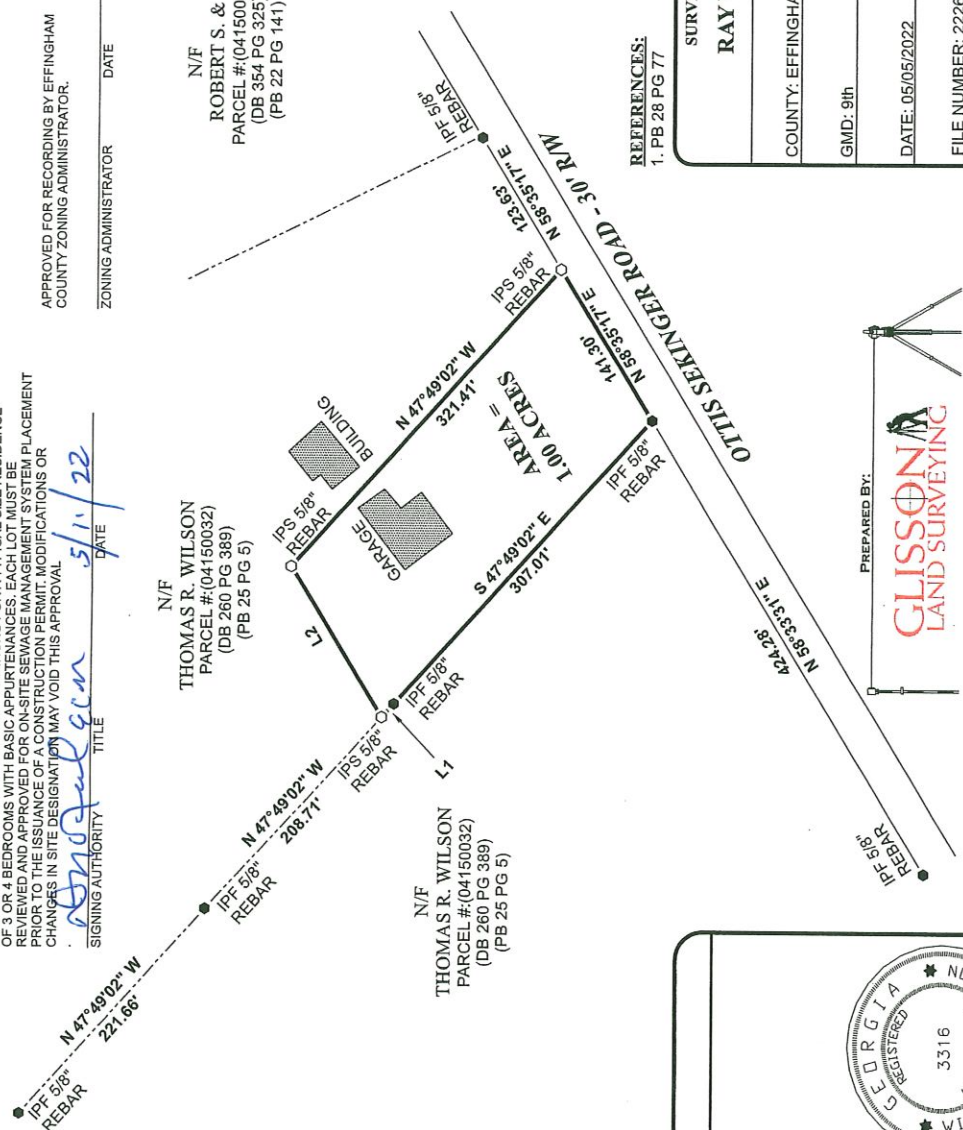
ZONING ADMINISTRATOR: _____ DATE: _____

N/F
 THOMAS R. WILSON
 PARCEL #:(04150032)
 (DB 260 PG 389)
 (PB 25 PG 5)

N/F
 THOMAS R. WILSON
 PARCEL #:(04150032)
 (DB 260 PG 389)
 (PB 25 PG 5)

N/F
 THOMAS R. WILSON
 PARCEL #:(04150032)
 (DB 260 PG 389)
 (PB 25 PG 5)

N/F
 ROBERT S. &
 PARCEL #:(04150031)
 (DB 354 PG 325)
 (PB 22 PG 141)



REFERENCES:
 1. PB 28 PG 77

| | |
|----------------------------------|------------------|
| SURVEY FOR: RAY WILSON | |
| COUNTY: EFFINGHAM | STATE: GEORGIA |
| GMD: 9th | |
| DATE: 05/05/2022 | SCALE: 1" = 100' |
| FILE NUMBER: 22264 | DRAWN BY: KJ |
| TOTAL AREA: = 1.00 AC. | |
| FIELD SURVEY DATE: 04/28/2022 | |

PREPARED BY:

 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
 WMGLISSON@BELL SOUTH.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: 5/05/2022

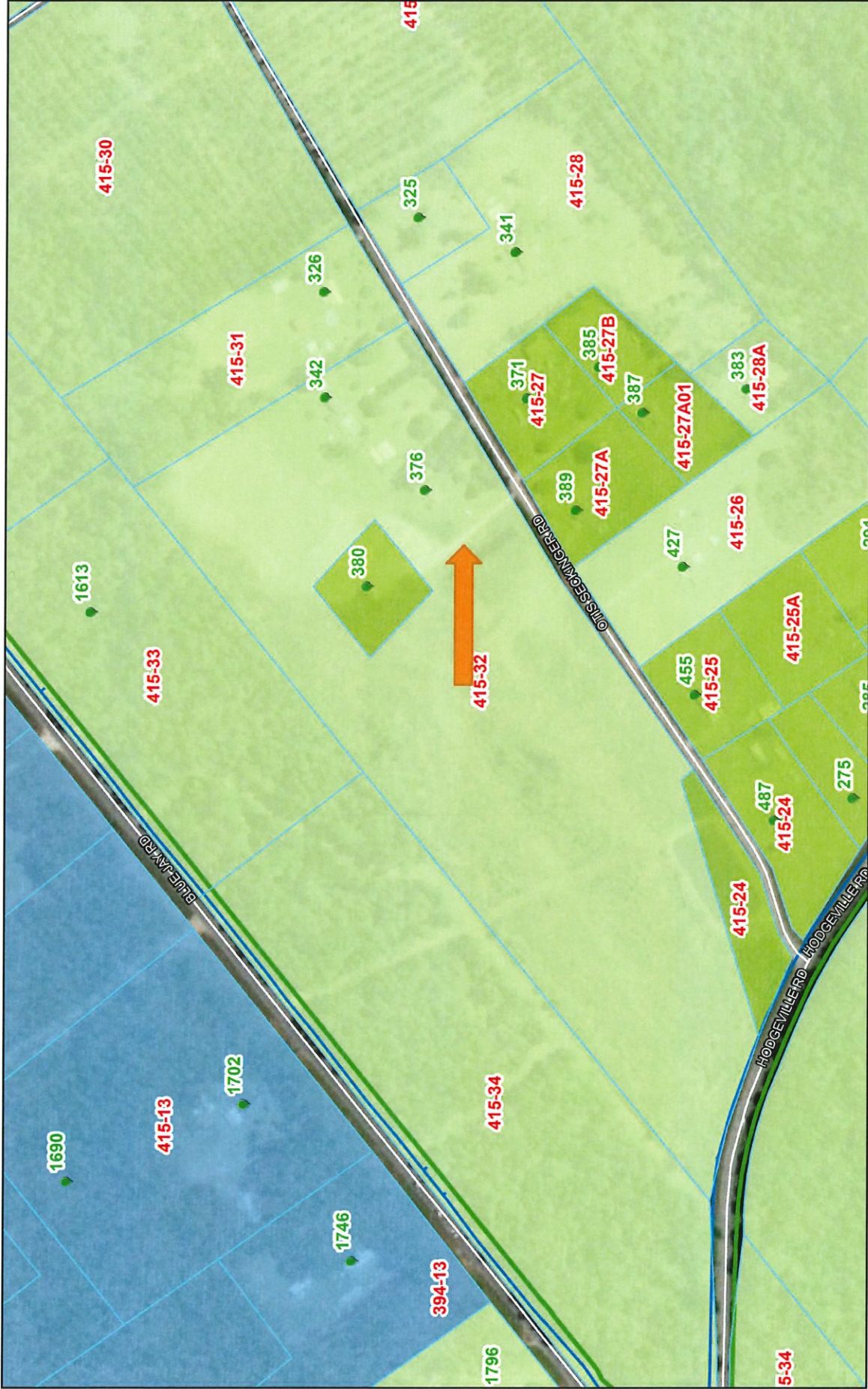


GRAPHIC SCALE 1" = 100'

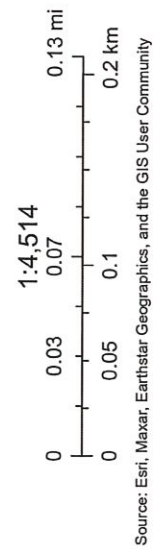
342 OTTIS SECKINGER



342 OTTIS SECKINGER



5/16/2022, 10:49:19 AM



- Address Points
- ▭ Tax Parcel Labels
- ▭ Parcels2020
- SewerLines
- Roads
- WaterLines
- Water Line
- ▭ AR-2
- ▭ R-1
- ▭ Effingham County Zoning
- ▭ AR-1

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 **William Wilson – (Map # 415 Parcel # 32)** from AR-1 to AR-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?

AZ

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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APPROVAL *Pett* DISAPPROVAL _____

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APPROVAL X DISAPPROVAL _____

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RT

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DB

CHECK LIST:

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APPROVAL

DISAPPROVAL

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APPROVAL X

DISAPPROVAL _____

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JKS.