

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 9-12-22

Applicant/Agent: Scott B. Eishen

Applicant Email Address: scott.eishen@aol.com

Phone # 912-665-9444

Applicant Mailing Address: 7083 Clyo-Kildare RD.

City: Newington State: GA. Zip Code: 30446

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: 7083 Clyo-Kildare RD., Newington GA. 30446

Proposed Road Access: Clyo-Kildare RD.

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

Tax Map-Parcel # 229A-1 Total Acres: 4.72 Acres to be Rezoned: 4.72

Lot Characteristics: New survey indicates 4.03 Acres.

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Doesn't meet AR-1 specifications, Split into 2

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

North AR-1 South AR-1 East AR-1 West AR-1

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

Residential, Agriculture - livestock, gardening

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.

Resident, Agriculture

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

Residential, Agricultural

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?

will allow possible land split, still used as residential

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:

Scott B. Eider

Date

9-12-22



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 09/12/2019, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2544 page 748-749.

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 Scott B. Eishen SE

Print Name Scott B. Eishen

Owner's signature Laura Eishen

Print Name Laura F. Eishen

Owner's signature _____

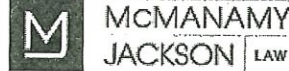
Print Name _____

Sworn and subscribed before me this 12th day of September, 20 22.

Chelsie Fernald
Notary Public, State of Georgia



Prepared by:



McManamy Jackson, PC
415 Eisenhower Dr., No. 1
Savannah, GA 31406
(912)691-0943 phone
(912)691-0947 fax
1-191338SMS

PT-61 051-2019-002383

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of August 27, 2019 by and between

Scott Brian Eishen

(Hereinafter referred to as the "Grantor"), and

Scott Brian Eishen and Laura Fay Eishen
, as joint tenants with rights of survivorship
(hereinafter referred to as "Grantee")

(the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, 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 said Grantee:

All those certain lots, tracts or parcels of land situate, lying and being in the Village of Kildare, 12th G.M. District of Effingham County, Georgia, and being shown and designated as Lots 3 and 4, each of said lots containing 1.5 acres of land, more or less, as shown upon a map or plat of 5 lots made by Lester Ackerman, R.L.S. #1069, dated May 1, 1967, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia in Plat Book 4, Page 36. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed.

AND ALSO, all that certain tract or parcel of land situate, lying and being in the 12th G.M. District of Effingham County, Georgia, containing 2.9 acres, more or less, according to a plat of survey made by Lester Ackerman, R.L.S. #1069, dated August 6, 1968, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia in Plat Book 4, Page 105. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed.

Less and except that property conveyed by Hazel H Lee to the Department of Transportation dated August 21, 2001 recorded in deed book 742, page 202.
containing improvements thereon known as **7083 Clyo Kildare Rd, Newington, GA 30446, PIN 0229A-001,**

(hereinafter referred to as the "Property")

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the 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 and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered this 27th day of August, 2019, in the presence of:

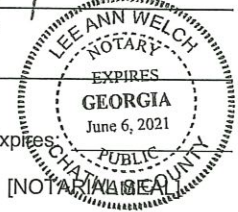
KB Dix

Unofficial Witness

[Signature]

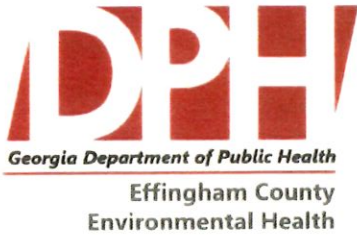
Notary Public

My Commission Expires



Scott Brian Eishen

Scott Brian Eishen



Coastal Health District

Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350
Springfield, Georgia 31329
Phone: 912-754-6850 | Fax: 912-754-0078

October 12, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Attachment A- Rezoning Amendment Application
Scott Eishen
7083 Clyo Kildare Road
Newington, GA 30446

Property Location: 7083 Clyo Kildare Road
PIN: 229A-1
Total Acres: 4.72 Acres to be Rezoned: 4.72

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval.

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.

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,

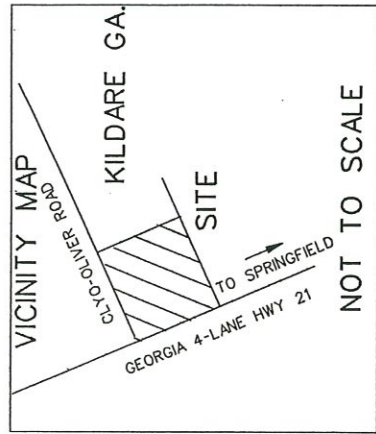


Tiffany Jackson, MPH, REHS
Environmental Health Specialist IV
Environmental Health Division
Effingham County Health Department

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0229A 001 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

REFERENCES:
 PB-4 PAGE 105
 PB-4 PAGE 36
 DOT PROJECT
 EDS-565 (10)



NOT TO SCALE

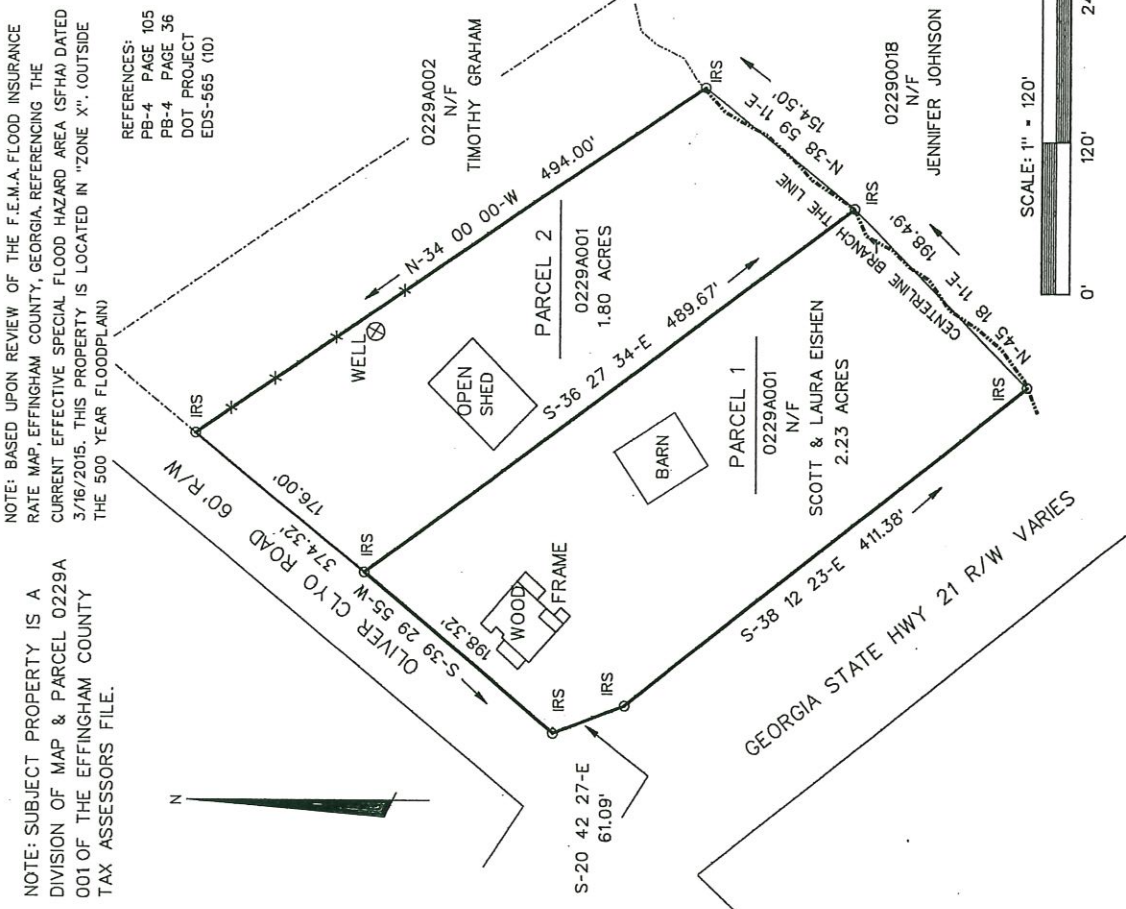
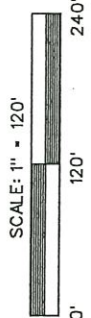
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

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 OSMS regulations for a typical size residence of one or two bedrooms with basic appliances. Each lot must be reviewed and approved by the zoning administrator. Modifications or changes to the issuance of a construction permit. Modifications or changes to site designation may void this approval. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signing Authority _____ Title _____ Date _____

MINOR SUBDIVISION
 SURVEY FOR
SCOTT & LAURA EISHEN
 SURVEY OF 4.03 ACRES DIVIDED INTO TWO PARCELS 1 & 2 LOCATED IN THE 12TH. G.M.D. EFFINGHAM COUNTY, GEORGIA
 SURVEYED 27 JUNE 2022
 PLAT DRAWN 27 JUNE 2022
 EISH.DGN JUNE2022



LEGEND:
 IRF 5/8" REBAR FOUND
 IRS 3/4" REBAR SET
 PL PROPERTY LINE
 CMF CONC MON FOUND
 N/F NOW OR FORMERLY
 PP POWER POLE
 EQUIP. USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE
 1:24,000 PLAT NOT ADJUSTED
 ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972

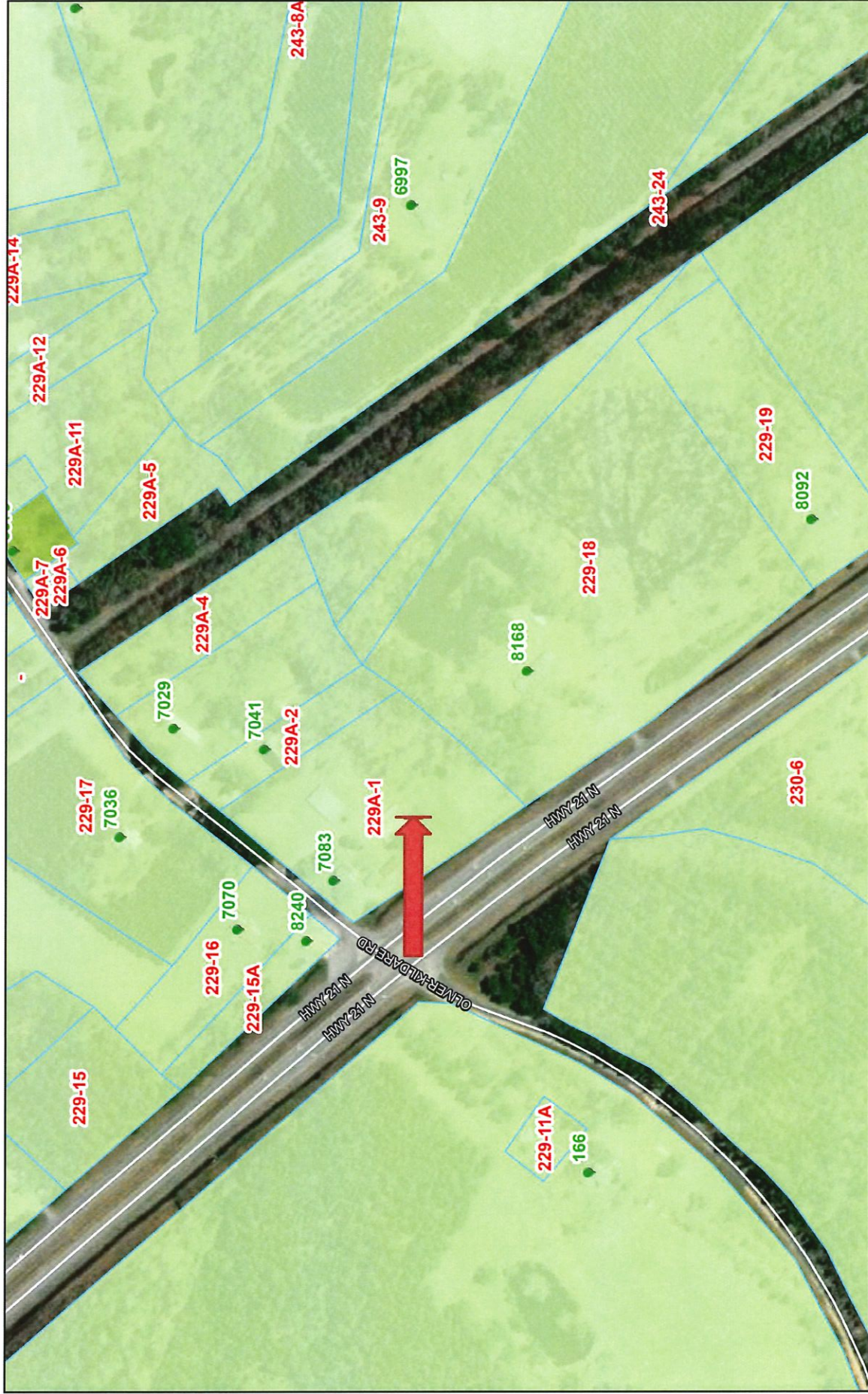
SURVEYORS CERTIFICATION

I, As required by subsection (d) of O.C.G.A. Section 15-6-67, I, the undersigned, have personally supervised the survey and the preparation of this plat and the plat complies with the requirements of applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. I have also verified that the plat complies with the requirements of applicable governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned hereby certifies that this plat complies with the minimum technical surveying requirements of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-97.

ADOLPH N. MICHELIS
 No. 13223
 LAND SURVEYOR

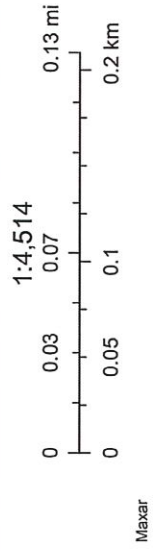
Adolph N. Michelis
 GA. REG. L.S. LIC. NO. 1323
 DATE: 7-02-22

7083 Cloyo-Kildare Road



9/13/2022, 1:20:35 PM

- Address Points
 - Parcels2020
 - Effingham County Zoning
 - Roads
 - Tax Parcel Labels
- AR-1
AR-2



EFFINGHAM COUNTY REZONING CHECKLIST

DB

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 **Scott B. Eishen – (Map # 229A Parcel # 1)** 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?

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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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL /

DISAPPROVAL

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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?

AZ

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL DISAPPROVAL

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BKS. 10/17/22.

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH DISAPPROVAL _____

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PEH