

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Terry Griner

Application Date: 9/16/2022

Applicant/Agent: ~~Joan Griner Scarborough~~

Applicant Email Address: joan.scarborough941@gmail.com

Phone # 912-507-7399

Applicant Mailing Address: 401 Zettler Loop

City: Guyton, State: Ga. Zip Code: 31312

Property Owner, if different from above: Terry Griner
Include signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # 912-659-4771

Owner's Mailing Address: 925 Pound Rd

City: Guyton State: Ga Zip Code: 31312

Property Location: 975 Pound Road Pound Rd + Go Cart Rd

Proposed Road Access: Pound Rd.

Present Zoning of Property: Commercial^{B-3} Proposed Zoning: residential^{ART-1}

Tax Map-Parcel # 02960046A^F Total Acres: 7.15¹⁵ Acres to be Rezoned: 0.23

Lot Characteristics: Field

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Needs to be compatible zoning with adjacent parcel with which .23 acres will.

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

North _____ South _____ East _____ West _____

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

Empty field

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

No

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

Just a little bit of room to get around the pond and yard.

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

Residential - recreation

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?

It will just give me a little yard space.

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: Joan D. Scarborough Date Sept. 1, 2022

7

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

October 26, 2017, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2435 page 177-178.

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 Terry Griner

Print Name Terry Griner

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 8th day of September, 20 22.

Kathleen Erin Dunning
Notary Public, State of Georgia



T

AUTHORIZATION OF PROPERTY OWNER

I, Carla D Hodges, 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: Terry Griner

Applicant/Agent Address: 925 Pound Rd

City: Guyton State: GA Zip Code: 31312

Phone: 912-659-4771 Email: grinersgrading@yahoo.com

Owner's signature Terry Griner

Print Name Terry Griner

Personally appeared before me Terry Griner (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 8th day of September, 20 22.

Carla D. Hodges
Notary Public, State of Georgia



DDC# 009730
FILED IN OFFICE
10/30/2017 11:36 AM
BK:2435 PG:177-178
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Return to:
Debra Usher
43 Bluff Dr
Richmond Hill, GA 31324

QUIT CLAIM DEED PT-61 051-2017-002990

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made this 26th day of October, 2017 between DEBRA JOY GRINER USHER of the County of Bryan and of the State of Georgia, as the First Part, herinafter called Grantor and TERRY ALLEN GRINER of the County of Effingham and of the State of Georgia, as Party of the Second Part, herinafter called the Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH that: Grantor, for and in consideration of the sum of Fifty Thousand Dollars (\$50,000) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

DESCRIPTION OF PROPERTY

ALL that certain tract or parcel of land situate, lying and being in the Town of Pineora, 10th G.M. District of Effingham County, Georgia, containing Seven and Thirty-Eight Hundreths (7.38) acres, more or less and being known and designated as TRACT SIX (6) as shown on the plat herinafter referred to. Said parcel of land being bounded on the North by Tract Five (5); on the East by lands now or formerly of Pound; on the South by Go-Cart Public Road; on the West by Georgia State Highway No. 17, and on the Northwest by Pound County Public Road.

Express reference is hereby made to the plat of said lands made by Harold R. Johnson, R.L.S. #1137, dated April 9, 2004 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "D", Slide 122-D-1 for better determining the meters and bounds of said lands herin conveyed.

Subject, however, to restrictions, easements and right-of-way of record.

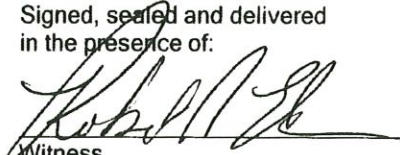
Title to the within described property has not been certified by the scrivener of this quitclaim deed.

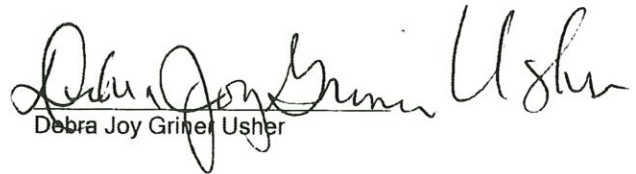
TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time by any means or ways, have, claim or demand any right to

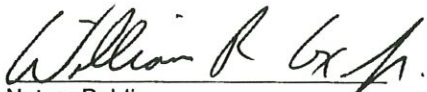
Title to said premises or appurtenances, or any rights thereof.

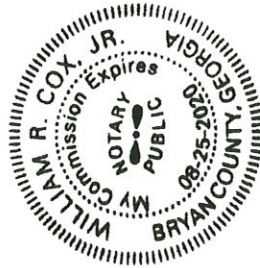
IN WITNESS WHEREOF, the Grantor has signed and sealed this 26th day of October, 2017.

Signed, sealed and delivered
in the presence of:


Witness


Debra Joy Griner Usher


Notary Public
10/26/2017





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
Terry Griner
401 Zettler Loop
Guyton, GA 31312

Property Location: Pound Road and Go Cart Road
PIN: 296-46F
Total Acres: 7.15 Acres to be Rezoned: 0.23

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 B-3 to AR-1. 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.

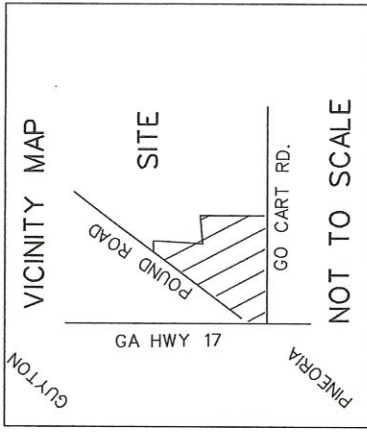
Sincerely,

Tiffany Jackson

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

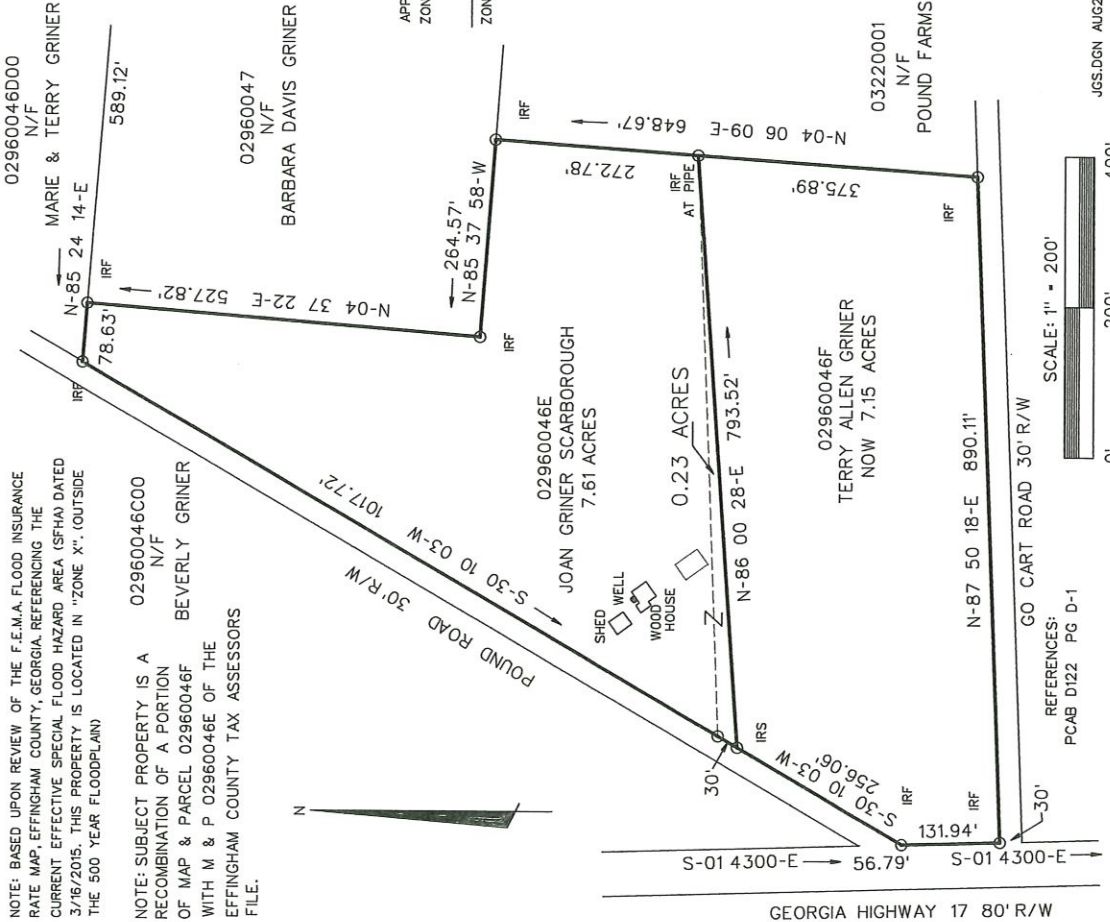
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A RECOMBINATION OF A PORTION OF MAP & PARCEL 02960046F OF M & P 02960046E OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE



RECOMBINATION SURVEY

A FAMILY SURVEY FOR

JOAN GRINER SCARBOROUGH

SURVEY OF 0.23 ACRES FROM
M & P 02960046F RECOMBINED
WITH M & P 02960046E

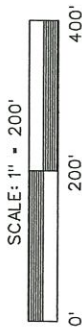
LOCATED IN THE 10TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA

SURVEYED 17 AUG 2022
PLAT DRAWN 18 AUG 2022

03220001

N/F
POUND FARMS

JGS.DGN AUG2022



SCALE: 1" = 200'

REFERENCES:
PCAB D122 PG D-1



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

(1) 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 the recording stamp of the Effingham County Clerk. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the plat. The surveyor warrants that the plat is a true and correct representation of the land surveyed and that the minimum technical standards for property surveys in Georgia have been followed. The rules and regulations of the Georgia Board of Land Surveyors, as set forth in O.C.G.A. Section 15-6-67, and Land Surveyors' and as



Adolph N. Michelis
DATE: 8-22-22

Go Cart Road



9/13/2022, 1:32:31 PM

Address Points Future Land Use - Plan Date 10/1/2019 Transportation/Utilities Undeveloped

Tax Parcel Labels Agriculture Public/Institutional Residential

Parcels2020 Roads

Scale: 1:4,514

0 0.03 0.07 0.13 mi

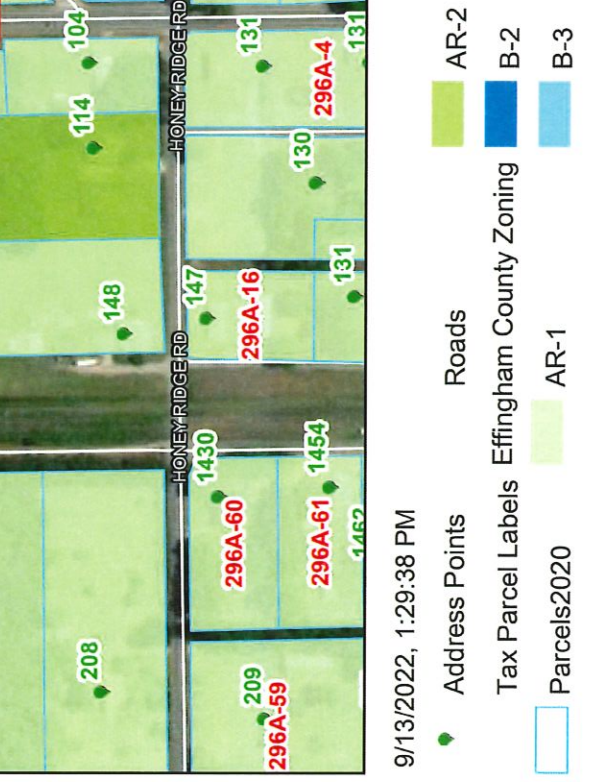
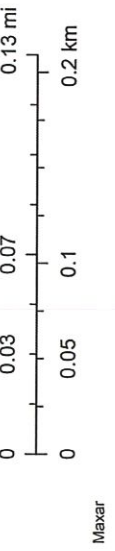
0 0.05 0.1 0.2 km

Maxar

Go Cart Road



9/13/2022, 1:29:38 PM



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 **Terry Griner – (Map # 296 Parcel # 46F)** from **B-3** to **AR-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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AZ

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APPROVAL X DISAPPROVAL _____

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DKS. 10/17/22

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APPROVAL *EX*

DISAPPROVAL _____

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PEH