

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 10/14/2022

Applicant/Agent: Sheldon Tebeau / Randal Tebeau

Applicant Email Address: \_\_\_\_\_

Phone # 912 660 8426

Applicant Mailing Address: 118 Dixie Dr.

City: Springfield State: GA Zip Code: 31329

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: 1271/1273 SHwy 21, Springfield 31329

Proposed Road Access: easement to Hwy 21

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

Tax Map-Parcel # 389-34+35 Total Acres: 82.84 Acres to be Rezoned: 1.46

Lot Characteristics: wooded, residential

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

If public, name of supplier: \_\_\_\_\_

Justification for Rezoning Amendment: new, combined parcel less than 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.

Residential

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.

Residential

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

Residential

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 change to 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: \_\_\_\_\_ Date \_\_\_\_\_

**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

May 25, 2006, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1460 page 350.

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 [Signature]

Print Name Randal D Tebeau

Owner's signature [Signature]

Print Name Lisa A Tebeau

Owner's signature [Signature]

Print Name [Signature]

Sworn and subscribed before me this 24 day of October, 20 22.

Linda Weir Jacobi  
Notary Public, State of ~~Georgia~~ Arkansas



**AUTHORIZATION OF PROPERTY OWNER**

I, Randal Tebeau, 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: Sheldon Tebeau

Applicant/Agent Address: 118 Dixie Dr.

City: Springfield State: GA Zip Code: 31329

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner's signature Randal D Tebeau Lisa G. Tebeau

Print Name Randal D Tebeau Lisa G Tebeau

Personally appeared before me Randal D Tebeau (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 24 day of October, 20 22.

Linda Weir Jacobi  
Notary Public, State of ~~Georgia~~ Arkansas



**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

6/3/2013, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 226 page 36.

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 Sheldon S. Tebeau / Patricia Tebeau Estate

Print Name Sheldon S. Tebeau

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 18<sup>th</sup> day of October, 2022.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia



FILED 1460  
D.D. 350  
PAGE NO. 350

000350

06 JUN 1 AM 11:08

ELIZABETH Z. HURSEY  
CLERK E.C.C.S.C.

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 2.00  
Date 6-1-06  
Elizabeth Z. Hursey  
Clerk of Superior Court

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

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 25<sup>th</sup> day of May, 2006, between RANDAL D. TEBEAU of the FIRST PART, and RANDAL D. TEBEAU and LISA GRAY TEBEAU of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Ten 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 the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the City of Springfield, 11<sup>th</sup> G.M. District, Effingham County, Georgia, containing 1.01 acres, more or less, being a portion of the Sidney E. Bazemore Estate that is shown and more particularly described by the plat of survey made by Wilder Surveying & Mapping, dated March 13, 1985, recorded in the office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 19, page 169, which is incorporated into this description by specific reference thereto.

AND, ALSO, a non-exclusive perpetual access easement for ingress and egress to and from the above described property and Georgia Highway 21, along and within that access road 30 feet wide which is shown and delineated on the plat of survey hereinabove referred to.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

  
RANDAL D. TEBEAU (SEAL)

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public  
pmj



IN THE PROBATE COURT OF EFFINGHAM COUNTY  
STATE OF GEORGIA

IN RE: ESTATE OF

Patricia B Tebeau,  
DECEASED

)  
)  
)  
)

ESTATE NO. 2022-8765W

**LETTERS TESTAMENTARY**  
(Relieved of filing returns)

At a regular term of probate court, the last will and testament dated 05/18/1998 (and codicil(s) dated ) of the above named decedent, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the decedent's will and was admitted to record by order, and it was further ordered that Sheldon S Tebeau, named as executor(s) in said Will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor(s).

THEREFORE, the executor(s), having taken the oath of office and complied with all necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of executor(s) under the will of said decedent, according to the decedent's will and the law.

Given under my hand and official seal, the 27<sup>th</sup> day of September 2022

Beth Palm Moley  
Judge of the Probate Court

*The following must be signed if the judge does not sign the original of this document:*

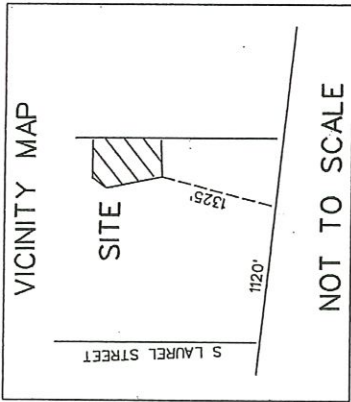
Issued by:

BRM  
Clerk of the Probate Court



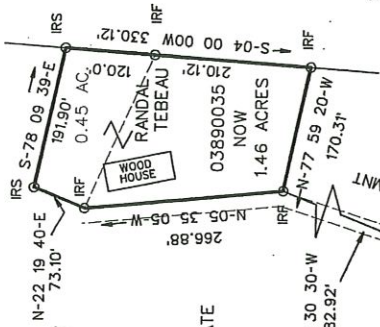
NOTE: SUBJECT PROPERTY IS A RECOMBINATION OF A PORTION OF MAP & PARCEL 03890034 0.45 AC WITH MAP & PARCEL 03890035 NOW 1.46 AC. OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

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)



**RECOMBINATION SURVEY**

03890034  
PATRICA B TEBEAU ESTATE



**LEGEND:**

- IRF 3/4" REBAR FOUND
- IRS 5/8" 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 (c) of O.C.G.A. Section 15-6-67, this plat is certified to be correct and true to the best of my knowledge and belief, and I am duly qualified to practice as a professional surveyor in the State of Georgia. I have read the foregoing and certify that this plat complies with the minimum technical requirements set forth in the rules and regulations of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



*Adolph N. Michelis*  
DATE: 10.12.22

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, this lot is NOT approved for construction development. This lot has NOT been evaluated for compliance with the requirements of Rules of the Department of Public Health, chapter 511-3-1. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signing Authority \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

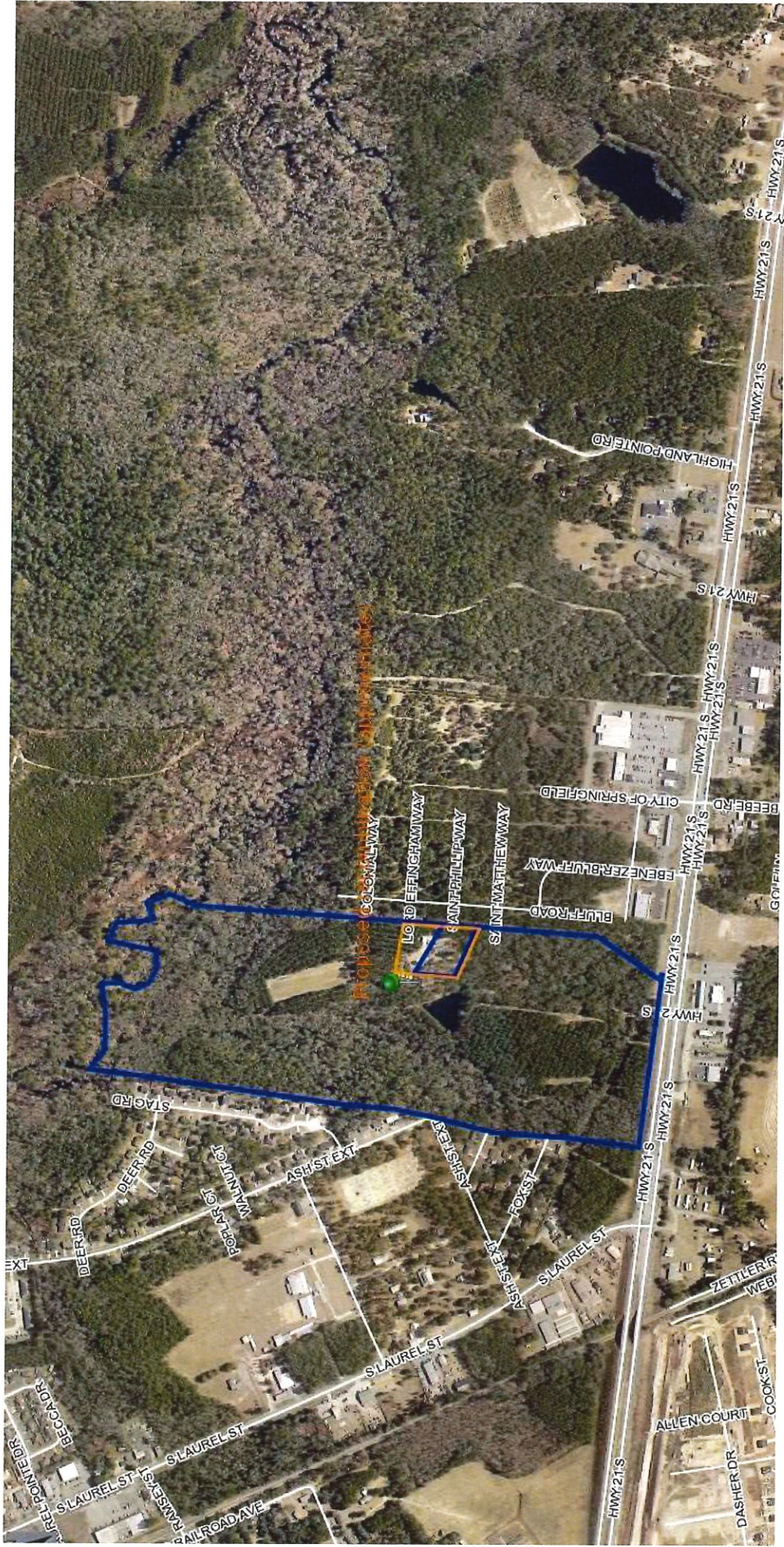
**RECOMBINATION SURVEY**  
SURVEY FOR  
**RANDAL D. & LISA G. TEBEAU**

A RECOMBINATION SURVEY OF  
A PORTION OF MAP & PARCEL  
03890034( 0.45 AC. ) WITH MAP  
& PARCEL 03890035 FMR 1.01 AC  
NOW 1.46 ACRES

LOCATED IN THE 11TH. G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 10 OCT 2022  
PLAT DRAWN 10 OCT 2022



# 1271/1273 S Highway 21



# 12711/1273 S Highway 21



10/24/2022, 10:39:54 AM

- Municipal Boundaries
- Parcels2020
- Roads
- Effingham County Zoning
  - AR-1
  - AR-2
  - R-1
  - R-2
  - R-4
  - R-6
  - B-2
  - B-3
  - I-1
  - Other

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Maxar

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 PK DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Sheldon Tebeau as Agent for Randal Tebeau & the Estate of Patricia Tebeau – (Map # 389 Parcels# 34&35)** 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?

PK

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DB

- Yes  No? 1. Is this proposal inconsistent with the county’s master plan?
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1A2

CHECK LIST:

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APPROVAL

DISAPPROVAL

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APPROVAL

DISAPPROVAL

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APPROVAL X DISAPPROVAL \_\_\_\_\_

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BKS. 11/21/22.