

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/11/2022

Applicant/Agent: Cynthia (Cindy) Howze

Applicant Email Address: howzefive@gmail.com

Phone # 912-663-2288

Applicant Mailing Address: 144 San Marco Drive

City: Tybee Island State: GA Zip Code: 31328

Property Owner, if different from above: W Gregg Howze
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): same as above

Phone # 912-663-8588 ←

Owner's Mailing Address: same as above

City: _____ State: _____ Zip Code: _____

Property Location: 108 Godley Rd (Stagecoach)

Proposed Road Access: Godley Rd

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

Tax Map-Parcel # 04190001A00 Total Acres: 72.15 Acres to be Rezoned: 72.15

Lot Characteristics: 10+ acres already zoned I-1, borders Chatham Co. which is also being rezoned I-1

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: * Also has access to Community Water through Water Utility Management

Justification for Rezoning Amendment: will be combined with other Industrial properties

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

North I-1 South Dirt Pits I-1 East AR-2 West AR-1

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

Industrial Dirt Pit and vacant

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

Not currently

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

Industrial

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

Industrial DIRT Pits

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?

Plans Industrial Properties are already under way

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

12/17/2009, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1911 page 403-408

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 W Gregg Howze CEO AnsGarHay LLC

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 29th day of June, 20 22.

[Signature]
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, W. Gregg Howze, 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: Cynthia (Cindy) Howze

Applicant/Agent Address: 144 San Marco Drive

City: Tybee Island State: GA Zip Code: 31328

Phone: 912-663-2288 Email: howzefive@gmail.com

Owner's signature [Signature]

Print Name W Gregg Howze CEO AnsGARHay LLC

Personally appeared before me W Gregg Howze (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 29th day of June, 20 22.

Stephanie L. Roser
Notary Public, State of Georgia



81

Clock#: 1216350
FILED FOR RECORD
12/30/2009 01:09pm
PAID: 24.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Clock#: 1215989
FILED FOR RECORD
12/29/2009 12:36pm
PAID: 24.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

FILED 357 X 101
BOOK PAGE
ELIZABETH Z. HANSEY
CLERK, E.O.C.C.S.C.
2009 DEC 30 10:54
CHATHAM COUNTY, GEORGIA

SPACE ABOVE THIS LINE FOR RECORDER

Prepared By:
Inglesby, Falligant, Horne,
Courington & Courington, P.C.
P.O. Box 1368
Savannah, Georgia 31402-1368
File No.: 20094-132

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 17th day of December, 2009 by and between **Springfield Investment Company, Inc.** (hereinafter referred to as the "Grantor"), and **AnsGarHay, LLC** (hereinafter referred to collectively 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 ONE AND NO/100 DOLLARS (\$1.00) 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 remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto said Grantee, all of its interest in and to all that tract or parcel of land lying and being located in Chatham County, Georgia, known as **Pt of Parcel B, Sub of Pt Godley, Port Wentworth, Chatham County, Georgia**, and being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

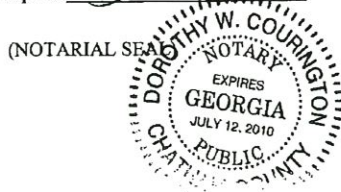
TOGETHER WITH ALL AND SINGULAR the buildings, dwellings, houses, outhouses, improvements, easements, hereditaments, rights, members and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever at law or in equity of the Grantor, in or to the same or any part thereof.

TO HAVE AND TO HOLD the above described and conveyed property and premises free and clear of any claim or claims by the said Grantor, or any person or persons claiming under or through it.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered this 17th day
of December, 2009 in the presence of:
Edna Holden
Unofficial Witness
Dorothy W. Courington
Notary Public
My Commission Expires:

Springfield Investment Company, Inc.
By: W. J. [Signature]
Its: Pres.
Attest: see [Signature]
Its: Sec.



NORTH WEST PORTION OF THE GODLEY NO. 2 TRACT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1676.0 ACRES AND LYING AND BEING IN THE 8TH G.M. DISTRICT OF CHATHAM COUNTY AND THE 9 TH & 1159TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED BELOW AS FOLLOWS:

COMMENCING AT A POINT WHICH IS THE CENTER LINE INTERSECTION OF HODGEVILLE ROAD WITH GEORGIA HIGHWAY NO.30 THENCE S74°35'37"W A DISTANCE OF 178.2 FEET TO A 1" IRON PIPE LOCATED ON THE SOUTHERN RIGHT-WAY LINE OF GEORGIA HIGHWAY NO.30, THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S12°31'51"W A DISTANCE OF 950.29 FEET TO A 1" IRON PIPE; THENCE S02°00'58"W A DISTANCE OF 373.22 FEET TO A 1" IRON PIPE; THENCE S76°33'25"E A DISTANCE OF 563.70 FEET TO A 5/8" REBAR; THENCE S76°53'25"E A DISTANCE OF 858.33 FEET TO A 3" IRON PIPE; THENCE S75°35'21"E A DISTANCE OF 141.23 FEET TO A 2" IRON PIPE; THENCE S75°36'11"E A DISTANCE OF 144.73 FEET TO A CONCRETE MONUMENT; THENCE S76°25'48"E A DISTANCE OF 127.69 FEET TO A 5/8" REBAR; THENCE S84°34'37"E A DISTANCE OF 296.64 FEET TO A 1" IRON PIPE; THENCE N16°04'01"E A DISTANCE OF 583.12 FEET TO A 5/8" REBAR; THENCE S71°15'48"E A DISTANCE OF 409.88 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S71°12'55"E A DISTANCE OF 692.22 FEET TO A UNION BAG AND PAPER COMPANY MONUMENT; THENCE S04°10'11"W A DISTANCE OF 1049.64 FEET TO A 5/8" REBAR; THENCE S04°10'11"W A DISTANCE OF 25.0' FEET TO A POINT IN THE THREAD OF THE MAIN CHANNEL OF SAINT AUGUSTINE CREEK; THENCE CONTINUING ALONG SAID THREAD N86°12'56"W A DISTANCE OF 125.87 FEET TO POINT ; THENCE CONTINUING ALONG SAID THREAD N53°38'03"W A DISTANCE OF 149.72 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N71°14'15"W A DISTANCE OF 319.43 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N79°31'26"W A DISTANCE OF 140.59 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N46°15'46"W A DISTANCE OF 116.23 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD S84°31'06"W A DISTANCE OF 181.80 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N60°38'23"W A DISTANCE OF 205.11 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD S68°56'55"W A DISTANCE OF 177.19 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N65°56'42"W A DISTANCE OF 122.41 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N83°16'00"W A DISTANCE OF 85.61 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N37°45'41"W A DISTANCE OF 76.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N60°37'31"W A DISTANCE OF 237.73 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD S82°19'17"W A DISTANCE OF 64.25 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD N73°28'35"W A DISTANCE OF 176.83 FEET TO A POINT; THENCE CONTINUING

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ALONG SAID THREAD N49°22'49"W A DISTANCE OF 67.52 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD N68°52'03"W A DISTANCE OF
212.04 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
N33°41'06"W A DISTANCE OF 132.03 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD N75°16'09"W A DISTANCE OF 107.02 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S63°28'50"W A DISTANCE OF
63.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
N67°31'33"W A DISTANCE OF 162.26 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD N82°22'37"W A DISTANCE OF 154.09 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S48°18'18"W A DISTANCE OF
74.82 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
N80°07'05"W A DISTANCE OF 129.71 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD N58°35'34"W A DISTANCE OF 57.55 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S80°01'01"W A DISTANCE OF
54.44 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S66°28'30"W A DISTANCE OF 151.87 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S08°37'58"W A DISTANCE OF 170.79 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S70°17'12"W A DISTANCE OF
287.11 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S78°27'53"W A DISTANCE OF 538.90 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S82°27'10"W A DISTANCE OF 474.96 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S82°30'12"W A DISTANCE OF
603.58 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S82°22'12"W A DISTANCE OF 410.30 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S78°34'51"W A DISTANCE OF 382.68 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S71°10'21"W A DISTANCE OF
318.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S71°06'23"W A DISTANCE OF 376.43 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S70°09'13"W A DISTANCE OF 418.14 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S66°18'40"W A DISTANCE OF
279.18 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S67°00'58"W A DISTANCE OF 317.16 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S66°06'35"W A DISTANCE OF 279.67 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S71°19'38"W A DISTANCE OF
196.98 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S42°04'20"W A DISTANCE OF 170.78 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S41°18'45"W A DISTANCE OF 274.96 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S42°51'11"W A DISTANCE OF
48.25 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
N66°05'21"W A DISTANCE OF 23.01 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD N75°28'47"W A DISTANCE OF 79.97 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S80°13'09"W A DISTANCE OF
166.33 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S88°28'54"W A DISTANCE OF 361.72 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S66°35'08"W A DISTANCE OF 114.68 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S35°40'44"W A DISTANCE OF
219.27 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S15°21'49"W A DISTANCE OF 195.47 FEET TO A POINT; THENCE CONTINUING

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ALONG SAID THREAD S77°13'17"W A DISTANCE OF 83.75 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S63°27'46"W A DISTANCE OF
217.04 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S60°31'48"W A DISTANCE OF 190.61 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S31°47'16"W A DISTANCE OF 109.66 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD N87°50'47"W A DISTANCE OF
145.26 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S75°24'01"W A DISTANCE OF 53.88 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S15°07'35"W A DISTANCE OF 100.23 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S39°29'15"W A DISTANCE OF
154.43 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S53°19'44"W A DISTANCE OF 87.82 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S59°05'39"W A DISTANCE OF 494.88 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD N64°43'08"W A DISTANCE OF
85.31 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S61°21'05"W A DISTANCE OF 241.85 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S63°12'28"W A DISTANCE OF 101.67 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S13°37'18"W A DISTANCE OF
161.42 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S50°56'29"W A DISTANCE OF 109.61 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S11°54'05"W A DISTANCE OF 57.43 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S27°57'41"E A DISTANCE OF
79.64 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S28°37'57"W A DISTANCE OF 359.67 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S46°35'27"W A DISTANCE OF 99.45 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S14°55'39"W A DISTANCE OF
105.36 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S55°29'55"W A DISTANCE OF 202.83 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S17°48'10"W A DISTANCE OF 103.05 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S57°38'33"W A DISTANCE OF
160.58 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S50°38'25"W A DISTANCE OF 226.50 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD N65°11'33"W A DISTANCE OF 74.82 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S17°43'36"W A DISTANCE OF
148.29 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S28°25'28"W A DISTANCE OF 234.58 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S11°51'06"W A DISTANCE OF 27.11 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S41°54'20"W A DISTANCE OF
458.82 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S13°02'27"E A DISTANCE OF 65.31 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S50°49'57"W A DISTANCE OF 47.35 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S23°35'50"W A DISTANCE OF
136.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S44°56'35"W A DISTANCE OF 132.64 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S13°59'49"E A DISTANCE OF 111.46 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S21°28'05"E A DISTANCE OF
100.86 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S08°21'37"W A DISTANCE OF 227.33 FEET TO A POINT; THENCE CONTINUING

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ALONG SAID THREAD S15°21'05"W A DISTANCE OF 302.11 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S15°07'57"E A DISTANCE OF
168.02 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S21°43'12"W A DISTANCE OF 273.02 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S51°53'32"W A DISTANCE OF 105.50 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S29°34'09"W A DISTANCE OF
116.10 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S32°43'04"W A DISTANCE OF 529.77 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S74°44'52"W A DISTANCE OF 289.79 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S40°33'54"W A DISTANCE OF
551.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S23°54'52"W A DISTANCE OF 302.08 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S52°16'52"W A DISTANCE OF 210.97 FEET TO A POINT;
THENCE CONTINUING ALONG SAID THREAD S24°36'08"W A DISTANCE OF
201.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID THREAD
S44°19'48"W A DISTANCE OF 222.42 FEET TO A POINT; THENCE CONTINUING
ALONG SAID THREAD S08°46'35"W A DISTANCE OF 205.89 FEET TO A POINT;
THENCE DEPARTING SAID THREAD OF SAINT AUGUSTINE CREEK
N86°57'32"W A DISTANCE OF 824.07 FEET TO A 5/8" REBAR; THENCE
N88°06'20"W A DISTANCE OF 1658.58 FEET TO A CONCRETE MONUMENT;
THENCE S01°30'12"W A DISTANCE OF 541.84 FEET TO A 5/8" REBAR;
THENCE N87°43'17"W A DISTANCE OF 1503.84 FEET TO A 1" IRON PIPE;
THENCE N87°42'34"W A DISTANCE OF 121.34 FEET TO A 1" IRON PIPE;
THENCE N87°19'24"W A DISTANCE OF 128.16 FEET TO A 1" IRON PIPE;
THENCE N88°09'02"W A DISTANCE OF 114.42 FEET TO A 1" IRON PIPE;
THENCE N87°52'33"W A DISTANCE OF 121.41 FEET TO A 1" IRON PIPE;
THENCE N02°28'27"E A DISTANCE OF 308.11 FEET TO A UNION BAG AND
PAPER COMPANY CONCRETE MONUMENT; THENCE N86°10'05"W A
DISTANCE OF 1412.98 FEET TO A 2" IRON PIPE; THENCE N87°49'30"W A
DISTANCE OF 992.78 FEET TO A LIGHT WOOD HUB; THENCE S79°31'13"W A
DISTANCE OF 712.14 FEET TO A 5/8" REBAR; THENCE S80°19'09"W A
DISTANCE OF 1101.57 FEET TO A CONCRETE MONUMENT; THENCE
N16°42'41"E A DISTANCE OF 3180.79 FEET TO A CONCRETE MONUMENT;
THENCE S85°20'19"E A DISTANCE OF 273.28 FEET TO A LIGHT WOOD HUB;
THENCE N35°08'44"E A DISTANCE OF 1120.66 FEET TO A CONCRETE
MONUMENT; THENCE S88°47'40"E A DISTANCE OF 448.82 FEET TO A
CONCRETE MONUMENT; THENCE S88°48'19"E A DISTANCE OF 428.14 FEET
TO A CONCRETE MONUMENT; THENCE N84°06'53"E A DISTANCE OF 399.94
FEET TO A CONCRETE MONUMENT; THENCE N66°07'14"E A DISTANCE OF
49.60 FEET TO A CONCRETE MONUMENT; THENCE N56°08'00"E A DISTANCE
OF 500.62 FEET TO A CONCRETE MONUMENT; THENCE N56°07'45"E A
DISTANCE OF 336.26 FEET TO A LIGHT WOOD HUB; THENCE N06°39'41"W A
DISTANCE OF 343.39 FEET TO A CONCRETE MONUMENT; THENCE
N01°12'59"E A DISTANCE OF 171.83 FEET TO A CONCRETE MONUMENT;
THENCE N19°15'43"W A DISTANCE OF 284.49 FEET TO A CONCRETE
MONUMENT; THENCE N19°18'01"W A DISTANCE OF 359.83 FEET TO A
CONCRETE MONUMENT; THENCE N19°09'43"W A DISTANCE OF 240.59 FEET
TO A CONCRETE MONUMENT; THENCE N19°30'25"W A DISTANCE OF 60.33

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FEET TO A CONCRETE MONUMENT; THENCE N20°25'27"W A DISTANCE OF 693.42 FEET TO A 5/8" REBAR; THENCE N18°10'40"W A DISTANCE OF 540.87 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N06°23'15"E A DISTANCE OF 196.46 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S74°19'03"E A DISTANCE OF 1258.14 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N16°17'32"E A DISTANCE OF 661.26 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S69°27'35"E A DISTANCE OF 38.11 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S40°29'56"E A DISTANCE OF 622.29 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S40°39'56"E A DISTANCE OF 242.22 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N85°14'14"E A DISTANCE OF 118.07 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N77°40'45"E A DISTANCE OF 303.05 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N47°19'18"E A DISTANCE OF 115.78 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N73°17'22"E A DISTANCE OF 626.75 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N15°41'22"E A DISTANCE OF 594.41 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N27°04'45"E A DISTANCE OF 340.29 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N52°27'44"E A DISTANCE OF 352.35 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N13°55'58"E A DISTANCE OF 799.38 FEET TO A CONCRETE MONUMENT; THENCE N14°49'27"E A DISTANCE OF 229.24 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE N69°18'57"E A DISTANCE OF 598.46 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S89°09'18"E A DISTANCE OF 198.33 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S19°58'47"E A DISTANCE OF 330.39 FEET TO A UNION BAG AND PAPER COMPANY CONCRETE MONUMENT; THENCE S20°51'59"E A DISTANCE OF 857.34 FEET TO A 5/8" REBAR; THENCE S 19°31'59" E A DISTANCE OF 311.52 FEET TO A 5/8" REBAR; THENCE S24°00'59"E A DISTANCE OF 203.28 FEET TO A 5/8" REBAR; THENCE S20°44'59"E A DISTANCE OF 1735.80 FEET TO A 5/8" REBAR; THENCE S20°27'59"E A DISTANCE OF 1011.78 FEET TO A 5/8" REBAR; THENCE S20°32'59"E A DISTANCE OF 986.70 FEET TO A 5/8" REBAR; THENCE S20°28'59"E A DISTANCE OF 238.26 FEET TO A LIGHT WOOD HUB; THENCE N65°02'22"E A DISTANCE OF 281.82 FEET TO A 5/8" REBAR; THENCE N58°44'22"E A DISTANCE OF 226.38 FEET TO A 5/8" REBAR; THENCE N47°51'22"E A DISTANCE OF 596.64 FEET TO A 5/8" REBAR; THENCE N47°32'22"E A DISTANCE OF 743.82 FEET TO A 5/8" REBAR; THENCE N47°27'22"E A DISTANCE OF 446.82 FEET TO A 5/8" REBAR; THENCE N48°57'22"E A DISTANCE OF 269.94 FEET TO A 5/8" REBAR; THENCE N48°08'22"E A DISTANCE OF 526.02 FEET TO A 5/8" REBAR; THENCE N48°04'28"E A DISTANCE OF 93.11 FEET TO A 1/2" REBAR; THENCE N48°05'10"E A DISTANCE OF 894.91 FEET TO A 5/8" REBAR; THENCE N48°01'10"E A DISTANCE OF 545.16 FEET TO A 5/8" REBAR; THENCE

01911 01406

BOOK PAGE

357 X 106

BUVA 1 PAUL

N48°31'10"E A DISTANCE OF 268.39 FEET TO A CONCRETE MONUMENT;
THENCE N60°01'23"E A DISTANCE OF 239.16 FEET TO A 5/8" REBAR;
THENCE N47°35'55"E A DISTANCE OF 925.22 FEET TO A CONCRETE
MONUMENT; THENCE N48°10'24"E A DISTANCE OF 578.25 FEET TO A
CONCRETE MONUMENT; THENCE N47°08'32"E A DISTANCE OF 974.58 FEET
TO A CONCRETE MONUMENT; THENCE N47°38'47"E A DISTANCE OF 421.84
FEET TO A CONCRETE MONUMENT; THENCE N48°19'46"E A DISTANCE OF
275.87 FEET TO A CONCRETE MONUMENT; THENCE N47°20'12"E A
DISTANCE OF 798.07 FEET TO A CONCRETE MONUMENT; THENCE
N47°37'01"E A DISTANCE OF 295.13 FEET TO A CONCRETE MONUMENT;
THENCE N48°03'08"E A DISTANCE OF 383.04 FEET TO A POINT ON THE
SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 30; THENCE
CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE
RIGHT AN ARC LENGTH OF 361.79 FEET TO A 5/8" REBAR SAID CURVE
HAVING A RADIUS OF 5889.58 FEET, WITH A CHORD BEARING OF
S84°30'29"E AND A CHORD LENGTH OF 361.72 FEET; THENCE CONTINUING
ALONG SAID RIGHT-OF-WAY LINE S84°06'28"E A DISTANCE OF 176.07 FEET
TO A 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE
ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 324.08 FEET TO A POINT
SAID CURVE HAVING A RADIUS OF 4979.56 FEET, WITH A CHORD BEARING
OF S86°52'21"E AND A CHORD LENGTH OF 324.03 FEET; THENCE
CONTINUING ALONG SAID RIGHT-OF-WAY LINE S00°52'30"W A DISTANCE OF
10.00 FEET TO A 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT-OF-
WAY LINE S89°07'30"E A DISTANCE OF 1755.13 FEET TO A 1" IRON PIPE, THE
POINT OF BEGINNING.

01911 0407
BOOK X PAGE 107
357

LESS AND EXCEPT:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND situate, lying and being in Chatham County, Georgia and being known and designated as a 5.14 acre portion of I.P.R.C. Godley #2 Tract as shown on that certain map or plat entitled "Stagecoach Recombination, a Recombination of The Hopkins Tract and A Portion of the International Paper Realty Corporation's Godley #2 Tract," dated September 3, 2008, made by Vincent Helmly, GRLS No. 1882, and recorded in Plat Book 41P, Page 36, in the Office of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description, reference is hereby made to the aforesaid subdivision map, which is specifically incorporated herein and made a part hereof. This conveyance is made subject to all zoning ordinances, easements, restrictive covenants and rights of way of record affecting said described property.

COUNT
357 X 108

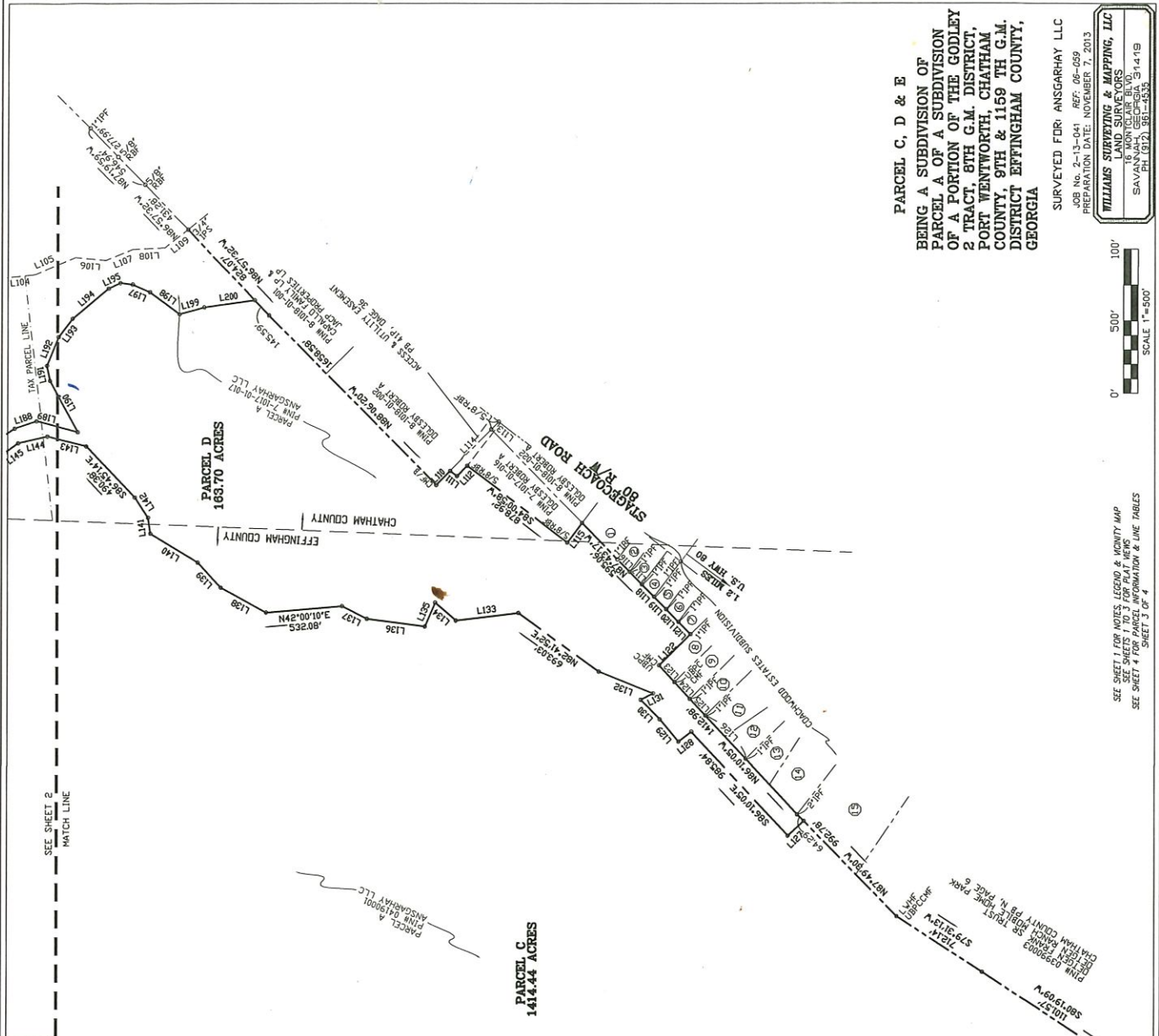
BOOK
1911

AND

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND CONTAINING 77.7 ACRES LYING AND BEING IN THE 8TH GM DISTRICT, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED AT THE INTERSECTION HODGEVILLE ROAD, AND GEORGIA HIGHWAY 30; THENCE S74°35'37"W A DISTANCE OF 178 FEET TO A 1" IPF LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30 THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S12°31'51"W A DISTANCE OF 950.29 FEET TO A 1" IPF; THENCE S34°31'51"W A DISTANCE OF 580.01 FEET TO A 5/8" REBAR; THENCE N87°28'09"W A DISTANCE OF 2160.00 FEET TO A 5/8" REBAR; THENCE N14°28'09"W A DISTANCE OF 698.53 FEET TO A 5/8" REBAR; THENCE N49°06'15"E A DISTANCE OF 1050.53 FEET TO A 5/8" REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30 ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 319.03 FEET TO A 5/8" REBAR, SAID CURVE HAVING A RADIUS OF 4979.56 FEET, WITH A CHORD BEARING OF S86°54'06"E, WITH A CHORD LENGTH OF 318.98 FEET; THENCE CONTINUING THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30 S°52'30"W A DISTANCE OF 10.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30 S89°07'30"E A DISTANCE OF 1755.13 FEET TO A 1" IPF THE POINT OF BEGINNING. THIS 77.7 ACRES BEING SHOWN ON A MAP OR PLAT DESCRIBED AS "PARCEL A & B BEING A SUBDIVISION OF A PORTION OF THE GODLEY 2 TRACT, 8TH GM DISTRICT, PORT WENWORTH, CHATHAM COUNTY, 9TH & 1159TH G.M. DISTRICT EFFINGHAM COUNTY, GEORGIA", SURVEYED FOR ROY PATEL BY WILLIAMS AND ASSOCIATES, INC., LAND SURVEYORS, DATED NOVEMBER 14, 2006 AND RECORDED IN PLAT BOOK 37-S, PAGE 28A, CHATHAM COUNTY, GEORGIA PUBLIC RECORDS. FOR A MORE PARTICULAR DESCRIPTION, REFERENCE IS MADE TO THE AFOREMENTIONED PLAT FILED OF RECORD.

PAGE
0408

THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF WILLIAMS SURVEYING & MAPPING, LLC. REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WILLIAMS SURVEYING & MAPPING, LLC IS NOT PERMITTED.



SEE SHEET 2
MATCH LINE

PARCEL D
163.70 ACRES

PARCEL C
1414.44 ACRES

STAGSOGAHO ROAD

CHATHAM COUNTY

EFFINGHAM COUNTY

U.S. HWY 80

CONQUAD ESTATES SUBDIVISION

PARCEL A

PARCEL B

PARCEL E

PARCEL F

PARCEL G

PARCEL H

PARCEL I

PARCEL J

PARCEL K

PARCEL L

PARCEL M

PARCEL N

PARCEL C, D & E
BEING A SUBDIVISION OF
PARCEL A OF A SUBDIVISION
OF A PORTION OF THE GODLEY
2 TRACT, 8TH G.M. DISTRICT,
PORT WENTWORTH, CHATHAM
COUNTY, 9TH & 1159 TH G.M.
DISTRICT EFFINGHAM COUNTY,
GEORGIA

SURVEYED FOR: ANSGARHAY LLC
JOB No. 2-13-041 REF: 06-009
PREPARATION DATE: NOVEMBER 7, 2013
WILLIAMS SURVEYING & MAPPING, LLC
LAND SURVEYORS
SAVANNAH, GEORGIA 31419
PH: (912) 361-4535

SEE SHEET 1 FOR NOTES, LEGEND & MONITY MAP
SEE SHEET 4 FOR PARCEL INFORMATION & LINE TABLES
SHEET 3 OF 4

MICHAEL S. WILLIAMS
GA REG. LAND SURVEYOR NO. 2712

ACCORDING TO THE PROVISIONS RELATIVE TO THE OFFICIAL CODE OF GEORGIA ANNOTATED, THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OR ROADS ARE CREATED OR NO NEW UTILITY IMPROVEMENTS ARE REQUIRED OR NO NEW SANITARY SEWER OR APPROVAL OF SEPTIC TANK IS REQUIRED. THIS SURVEY IS MADE IN ACCORDANCE WITH ANY PLANNING AUTHORITY OR MUNICIPAL ORDINANCES GOVERNING AUTHORITY PRIOR TO THE RECORDING OF THIS PLAT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OR ROADS AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS ADOPTED BY THE BOARD OF REGISTRATION ON AUGUST 15-6-67, AUTHORITY OCCA SECS. 15-6-67, 46-15-4, 13-15-6, 45-15-19, 43-15-22.



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

August 16, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Cynthia Howze
108 Godley Road, Rincon GA 31326
Pin: 419-1A
Total Acres: 72.15 Acres to be rezoned: 72.15

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 I-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,



Darrell M. O'Neal, MPA
Environmental Health County Manager
Effingham County Health Department

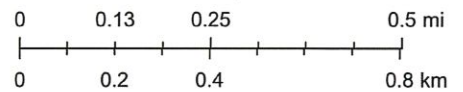
CHATHAM ZONING



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-  Zoning
-  Property Boundaries (Parcels)



Esri Community Maps Contributors, Savannah Area GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, SAGIS

PARID: 71017 01017
 ANSGARHAY LLC

HIGHWAY 30

Tax Commissioner Summary

Status ACTIVE
 Alternate ID
 Bill #
 Tax District/Description 070-PORT WENTWORTH
 Legal Description E PT OF PARCEL D SUB OF PARCEL A BEING PT OF THE GODLEY 2 TRACT
 Appeal Status

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		33.8340

Parcel Information

Property Class A5 - Agricultural Large Tracts
 Mortgage Company
 Exemptions

Most Current Owner

Current Owner ANSGARHAY LLC
 Co-Owner
 Care Of
 Mailing Address 130 SAN MARCO DR TYBEE ISLAND GA 31328

Digest Owner (January 1)

Owner ANSGARHAY LLC
 Co-Owner
 Care Of
 Mailing Address 130 SAN MARCO DR TYBEE ISLAND GA 31328

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2022	1	1,353.46	0.00	1,353.46
2021	1	2,720.82	-2,720.82	0.00
2020	1	2,792.15	-2,792.15	0.00
2019	1	4,201.20	-4,201.20	0.00
2018	1	3,716.08	-3,716.08	0.00
2017	1	5,110.85	-5,110.85	0.00
2016	1	2,918.24	-2,918.24	0.00
2015	1	3,427.11	-3,427.11	0.00
Total:		26,239.91	-24,886.45	1,353.46

Payment Information

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4163706462	PFLATSON-1300 CASHIER	12/09/2021 W	12/09/2021 P21	\$2,720.82	\$0.00 \$0.00	CHECK/2,720.82	\$2,720.82

Payer Details

STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

419-1A

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.

419-1A

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

WHEREAS, ANSGARHAY, LLC, has filed an application to rezone eight (8.0) +/- acres; from AR-1 to I-1 for a surface mine; map and parcel number 419-1A, located in the 2nd commissioner district, and

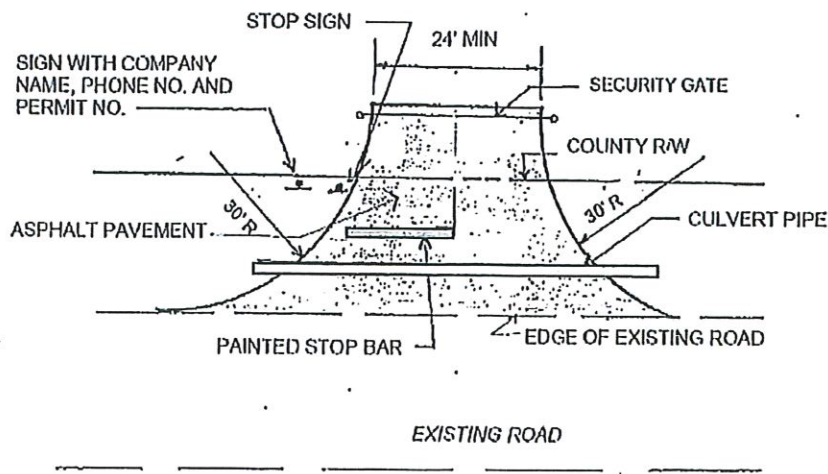
WHEREAS, a public hearing was held on October 20, 2020 and notice of said hearing having been published in the Effingham County Herald on September 30, 2020; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on September 9, 2020; and

IT IS HEREBY ORDAINED THAT eight (8.0) +/- acres; map and parcel number 419-1A, located in the 2nd commissioner district, is rezoned from AR-1 to I-1 with the following stipulations:

1. This rezoning allows a surface mine only. No other I-1 uses are allowed.
2. Development shall meet the requirements of Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands.
3. Business operator meets the requirements of Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.
4. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
5. All wetland impacts must be approved and permitted by USACE and a copy of the jurisdictional determination submitted to Development Services.
6. The subdivision plat must be approved by the Zoning Administrator.
7. The applicant shall notify the Zoning Administrator at the time of final reclamation of the borrow pit and close out of this mining operation and, upon the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner, a minor recombination subdivision plat shall be submitted to the County and the zoning of the property shall revert to AR-1.
8. Entrance drive/road into surface mine property is to be paved from edge of existing road (paved or unpaved) to County right of way or to radius point. Pavement is to be at minimum 8" thick graded aggregate base course with 3" thick asphalt surface course.
9. Pavement section is to be 24 ft minimum width at County right of way, with a 30 ft radius on each side.
 - a. Figure 1 of this section illustrates the surface mine entrance road requirements.

Figure 1 Surface Mine Entrance Road Requirements



10. A driveway culvert is to be installed if the right of way contains a roadside ditch or drainage swale, to allow for the continuation of drainage control along the right of way.
11. The surface mine operator must install a sign facing the County road. The sign will include the following information:
 - a. Surface mine company name
 - b. Surface mine company phone number
 - c. Surface mine's EPD permit number
12. "Trucks Entering Road" signs are also to be installed at locations to be determined by the County Engineer. A "Stop" sign is to be placed in the right of way to control trucks entering a County road from the surface mine operation.
13. Surface mine operator to maintain and keep clean the paved section within the County right of way, and the immediate area of the County road at the surface mine entrance.
14. Access into the surface mine property is to be secured with a locked gate that prevents access during non-business hours.
15. No trucks shall enter or exit the surface mine on any road in Effingham County. Access to the surface mine shall be limited to the easement in Chatham County.

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This 3rd day of November, 20 20

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA
BY: Wesley M. Corbitt
WESLEY M. CORBITT, CHAIRMAN

ATTEST:

S. Johnson
STEPHANIE D. JOHNSON
COUNTY CLERK

FIRST/SECOND READING: 10/20/2020
11/03/2020

Dennis G. Baxter
Mayor

J. Raymond Dickey
City Attorney

Charles D. Akridge
City Administrator

Jennifer D. Scholl
City Clerk



Ernest Grizzard, Sr.

Terry W. Jones

Jimmy Kerby

Glenda Key

David Otakie

Rodney C. West

City Council

City of Bloomingdale

Post Office Box 216
Bloomingdale, Georgia 31302

August 5, 2022

Teresa Concannon, AICP
Planning and Zoning Manager
Effingham County Board of Commissioners
804 S. Laurel Street
Springfield, GA 31329



Dear Teresa:

Please accept this correspondence as official notice that the City of Bloomingdale is in opposition to the zoning proposal on the Godley Road property. A speculative industrial land use that could include warehousing or container storage in that area and its impact on a City of Bloomingdale road is not feasible.

In addition, the City Council is in the process of considering a City Ordinance prohibiting truck traffic from traveling on the City owned portion of Godley Road and other roads in the area such as Stagecoach Road.

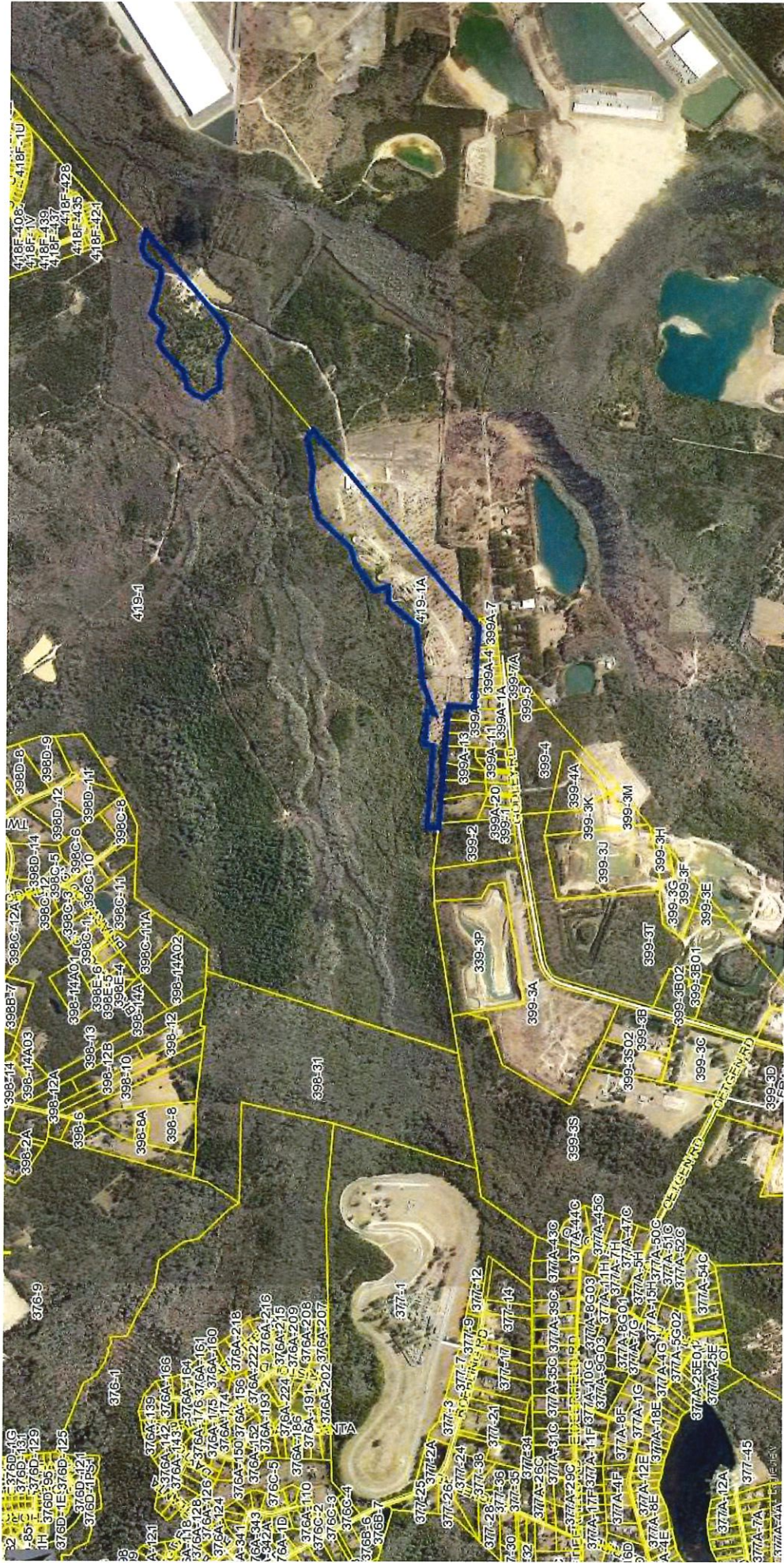
Please consider the City Council's opposition to this zoning proposal and deny the proposal in its current form. Thank you for your consideration.

Sincerely,

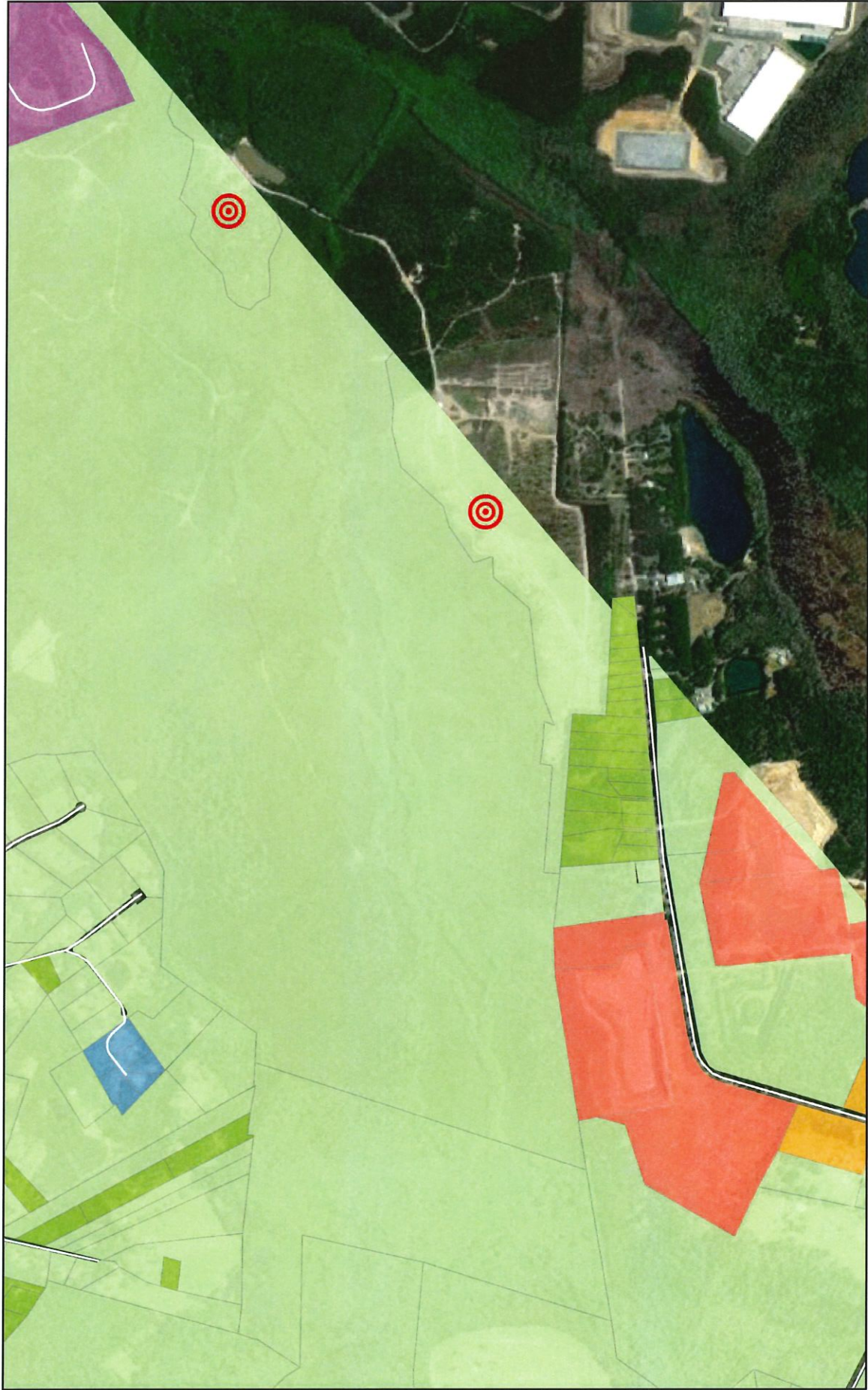
Charles D. Akridge, City Administrator

CC: Mayor Baxter and City Council
Raymond Dickey, City Attorney
Eric Lawson, Effingham County Assistant County Manager

419-1A

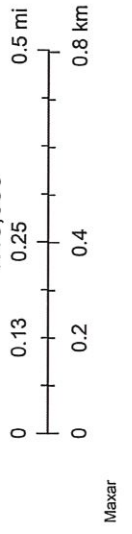


419-1A



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- Roads
- AR-2
- R-1
- AR-1
- I-1
- PD
- R-4

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 **Cindy Howze as Agent for Ansgarhay, LLC- (Map # 419 Parcel # 1A)** from AR-1 to I-1 zoning.

- No ? 1. Is this proposal inconsistent with the county's master plan?
- No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
- No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- 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?
- 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?
- No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

BKS

Deny

8/15/22

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.

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The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

Of the rezoning request by applicant **Cindy Howze as Agent for Ansgarhay, LLC- (Map # 419 Parcel # 1A)** from AR-1 to I-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?

AZ

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 **Cindy Howze as Agent for Ansgarhay, LLC– (Map # 419 Parcel # 1A)** from AR-1 to I-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?

RT

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 **Cindy Howze as Agent for Ansgarhay, LLC– (Map # 419 Parcel # 1A)** from AR-1 to I-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?
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APPROVAL _____

DISAPPROVAL

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DB

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?

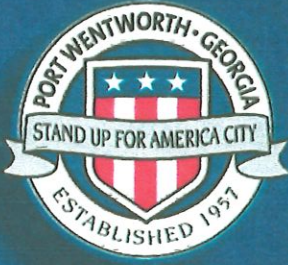
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Yes No 7. Are nearby residents opposed to the proposed zoning change?

Yes No 8. Do other conditions affect the property so as to support a decision against the proposal?

No
Footy RD



CITY OF PORT WENTWORTH

7224 Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

www.cityofportwentworth.com

14 August, 2020

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Thomas Barbee, At-Large
Lynwood Griner, District 3
Donald Hodges, District 1
Glenn Jones, District 4
Linda Smith, At-Large
Mark Stephens, District 2

INTERIM CITY ADMINISTRATOR

Phil Jones

RE: PIN: 71017 01017, property of Ansgarhay, LLC

To Whom It May Concern,

Please consider this letter OFFICIAL NOTICE that the property owner has zoning approval to proceed with plans for a borrow pit on the subject property, in accordance with State, Local, and Federal law / permitting requirements.

Sincerely,

J. Brian Harvey, CBO, CFM
Director of Development Services
City of Port Wentworth, Georgia
Office: (912) 999-2084

bharvey@cityofportwentworth.com

Teresa Concannon

From: howzefive <howzefive@aol.com>
Sent: Tuesday, September 6, 2022 10:51 AM
To: Teresa Concannon
Subject: EXTERNAL:RE: FW: BOC agendas for September 6, 2022

As per our phone conversation today, please postpone my(Ansgarhay) rezoning application on Godley Road until November 1st. Thank you.

Sent from my Galaxy

----- Original message -----

From: Teresa Concannon <TConcannon@EffinghamCounty.org>
Date: 9/2/22 12:34 PM (GMT-05:00)
To: howzefive <howzefive@aol.com>, howzefive@gmail.com
Subject: FW: BOC agendas for September 6, 2022

The September 6 BOC agenda is attached. Let me know if you intend to postpone the public hearing for the Godley Rd rezoning.

Teresa Concannon, AICP

Planning & Zoning Manager

Effingham County Board of Commissioners

804 S Laurel Street

Springfield, GA 31329

tconcannon@effinghamcounty.org

From: Stephanie Johnson
Sent: Friday, September 2, 2022 8:30 AM
To: Stephanie Johnson <SJohnson@EffinghamCounty.org>
Subject: BOC agendas for September 6, 2022

Good morning,