

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/9/2022

Applicant/Agent: Kevin Shuman + Terry Cook

Applicant Email Address: yonderfarmmilk@gmail.com

Phone # 912-344-1000 912-344-0141

Applicant Mailing Address: 770 Turkey Branch Rd / 406 McCall Rd
SPRINGFIELD, GA 31329

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: 5575 OLD DEVILE HWY SPRINGFIELD, GA 31329

Proposed Road Access: _____

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

Tax Map-Parcel # 203-32B Total Acres: 14.83 Acres to be Rezoned: 14.83

Lot Characteristics: _____

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: AR-1 requires 5 or more 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?

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

Having 2 residents on same parcel

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

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?

Nearby properties are also 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:

Jerry Cook

Date

8/13/22

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

8/10/2021, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2715 page 677-678

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 Kevin Shumen

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 2 day of November, 20 22.

[Signature]
Notary Public, State of Georgia



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Owner's signature Terry M Cook

Print Name TERRY M COOK

Owner's signature _____

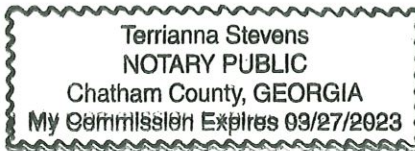
Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 14th day of Oct, 20 22.

Terrianna Stevens
Notary Public, State of Georgia



13 September 2022



Mr. Kevin Shuman
5575 Old Dixie Highway
Springfield, GA 31329

Subject: Wetland Delineation
5575 Old Dixie Highway / Parcel Number 02630032B00
Effingham County, Georgia

RLC# 22-354

Dear Mr. Shuman:

At your request, Resource & Land Consultants (RLC) conducted a wetland delineation on an approximately 14.8-acre review area located at 5575 Old Dixie Highway, in Springfield, Effingham County Georgia (32.491299°, -81.409870°). Prior to the site visit we reviewed the USGS Topographic Map, NRCS Soil Survey, USFWS National Wetlands Inventory, available aerial imagery, and NOAA Topographic Lidar for the project area. Following review of all available materials, current US Army Corps of Engineers interpretations of the *Regional Supplement to the Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region Version 2* were applied in the identification of aquatic resources within the study area.

Based on our site visit on 13 September 2022 and review of the available materials, it is our opinion that the ±14.8-acre assessment area has ±9.2-acres of upland and ±5.6 acres of wetland. As regulated under the Section 404 of the Clean Water Act, placement of fill material or the mechanized land clearing of jurisdictional wetlands require authorization from the USACE.

RLC appreciates the opportunity to assist with this project. Should you have any questions or require any additional information, please do not hesitate to contact us at (912) 443-5896.


Sincerely,


A handwritten signature in black ink, appearing to read "Zach Marsh", written in a cursive style.


Zach Marsh
Project Manager
Resource & Land Consultants


Enclosure: Aquatic Resource Delineation Exhibit




 Project Area: ±14.8 Acres

 Upland: ±9.2 Acres

 Wetland: ±5.6 Acres

 GPS Points

 Stream

0 100 200
Feet

NOTES:

PROJECT AREAS AND/OR PARCEL BOUNDARIES DEPICTED ON THIS MAP WERE DERIVED FROM PUBLICLY AVAILABLE GIS DATA, COUNTY TAX ASSESSOR'S WEBSITES OR SIMILAIR SOURCES.

THE AQUATIC RESOURCE BOUNDARIES DEPICTED ON THIS EXHIBIT HAVE BEEN FIELD DELINEATED AND LOCATED VIA SUB-METER GPS. THE BOUNDARIES OF THE WETLANDS AND/OR STREAMS HAVE NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.

RLC RECOMMENDS OBTAINING WRITTEN VERIFICATION FROM THE U.S. ARMY CORPS OF ENGINEERS PRIOR TO PURCHASE OF THE PROPERTY OR INITIATION OF ANY ON SITE LAND DISTURBANCE ACTIVITIES.

RLC Project No.:	22-354
Figure No.:	1
Prepared By:	ZM
Sketch Date:	9/13/2022
Map Scale :	1 inch = 200 feet

5575 Old Dixie Highway

Effingham County, Georgia

Aquatic Resource Delineation Exhibit

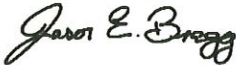
Prepared For: Kevin Shuman

RLC

RESOURCE+LAND CONSULTANTS

41 Park of Commemur Way, Ste. 121
Savannah, Georgia 31405
912.443.5996 www.rlc.com

FILED IN OFFICE
CLERK OF COURT
08/12/2021 02:02 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$60.00

PT-61 051-2021-002695

7084885854
PARTICIPANT ID

RETURN RECORDED DOCUMENT TO:
STEPHEN T. RUSHING, ESQUIRE
TAULBEE, RUSHING, SNIPES,
MARSH & HODGIN, LLC
12 SIEBALD STREET
STATESBORO, GEORGIA 30458

STATE OF GEORGIA)
)
COUNTY OF BULLOCH)

LIMITED WARRANTY DEED

THIS INDENTURE made this 10th day of August, 2021, between LISA W. BETTINGER, (hereinafter referred to as "Grantor") and TERRY M. COOK and KEVIN DILLION SHUMAN, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, all of the following described property, to-wit:

All that certain tract or parcel of land lying and being in the 12th G.M. District of Effingham County, Georgia and designated as Parcel 2, containing 14.83 acres, as shown on that certain Plat of Survey prepared by Adolph N. Michelis, Georgia Registered Land Surveyor, dated April 3, 2008, and recorded in Plat Book D23, Page A-1, Effingham County Records. Said plat and the reference thereof are incorporated herein for a more complete and accurate description.

The within described tract is bounded, now or formerly, according to the aforementioned plat, as follows: On the Northeast by the right-of-way of Old Dixie Highway; on the East by Parcel 3; on the South by lands of Howard Pitts; and on the West by lands of Kenneth Vanderark and by Tract F.

SURVEY OF PARCEL #:(02630023B00) BEING SUBDIVIDED INTO THREE PARCELS OF LAND LOCATED IN THE 12th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA
AREA = 14.560 ACRES



APPROVED FOR RECORDING BY 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 SURVEY COMPLIES WITH THE REQUIREMENTS OF THE OFFICIAL FLOOD HAZARD MAPS OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY _____ TITLE _____ DATE _____

THIS THESE LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR COMPLIANCE WITH COUNTY STANDARDS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING BUT NOT LIMITED TO, PAVING. THIS/ THESE LOTS OR LOTS MAY NOT BE RE-SUBDIVIDED UNTIL SAID ROAD, AT SUB DIVIDERS EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS. IF THE ROAD REMAINS PRIVATE, ALL MAINTENANCE OF THE RIGHT-OF-WAY OR EASEMENT, INCLUDING THE ROAD SURFACE SHALL BE NOT LESS THAN 18 FEET WIDE. FURTHER, ONE UNDERSTANDS THAT IT SHALL BE MY/OUR RESPONSIBILITY TO PROPERLY GRANT THE EASEMENT SHOWN ON THIS PLAT BY DEED OR SEPARATE EASEMENT AGREEMENT TO ANY TRANSFER OF THE PROPERTY. THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE THREE LOTS. IF LOCATION OF EASEMENT ON PLAT CHANGES, WE SHALL REVISE THE PLAT AS NECESSARY TO REFLECT THE NEW LOCATION OF EASEMENT. THIS PLAT AND THE EASEMENT THEREON ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

SIGNING AUTHORITY _____ TITLE _____ DATE _____

- REFERENCES:**
 1. DB 2715 PG 677
 2. PB D23 PG A1

SURVEY FOR: KEVIN SHUMAN	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 12th	
DATE: 09/22/2022	SCALE: 1" = 200'
FILE NUMBER: 22404	DRAWN BY: KJ
TOTAL AREA: =14.560 AC.	
FIELD SURVEY DATE: 09/13/2022	

LINE	BEARING	HORIZ DIST
L1	N5°23'05"E	62.66'
L2	N13°38'46"E	22.98'
L3	S5°14'25"W	20.67'
L4	N5°23'56"E	205.67'
L5	N5°23'56"E	260.23'

FLOOD INFORMATION:
 FEMA FLOOD MAP: (13103C0150E)
 EFFECTIVE DATE: (03/16/2015)
 THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA

FLOOD ZONE:
 "X" AREA OF MINIMAL FLOOD HAZARD

ZONING:
 AR-1

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRx6+ GPS.

2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS AREAS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978'.

5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.

6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

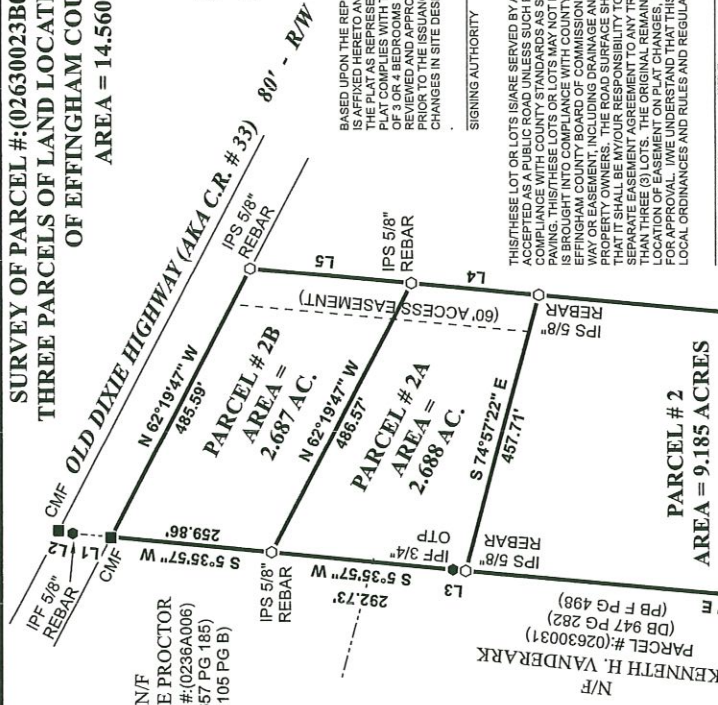


WILLIAM MARK GLISSON RLS #3316 DATE 9/23/2022

200' 0 200' 400'



GRAPHIC SCALE 1" = 200'



N/P
 HELEN W. ELLIS
 PARCEL #:(02360032)
 (DB 1808 PG 149)
 (PB UNKNW)



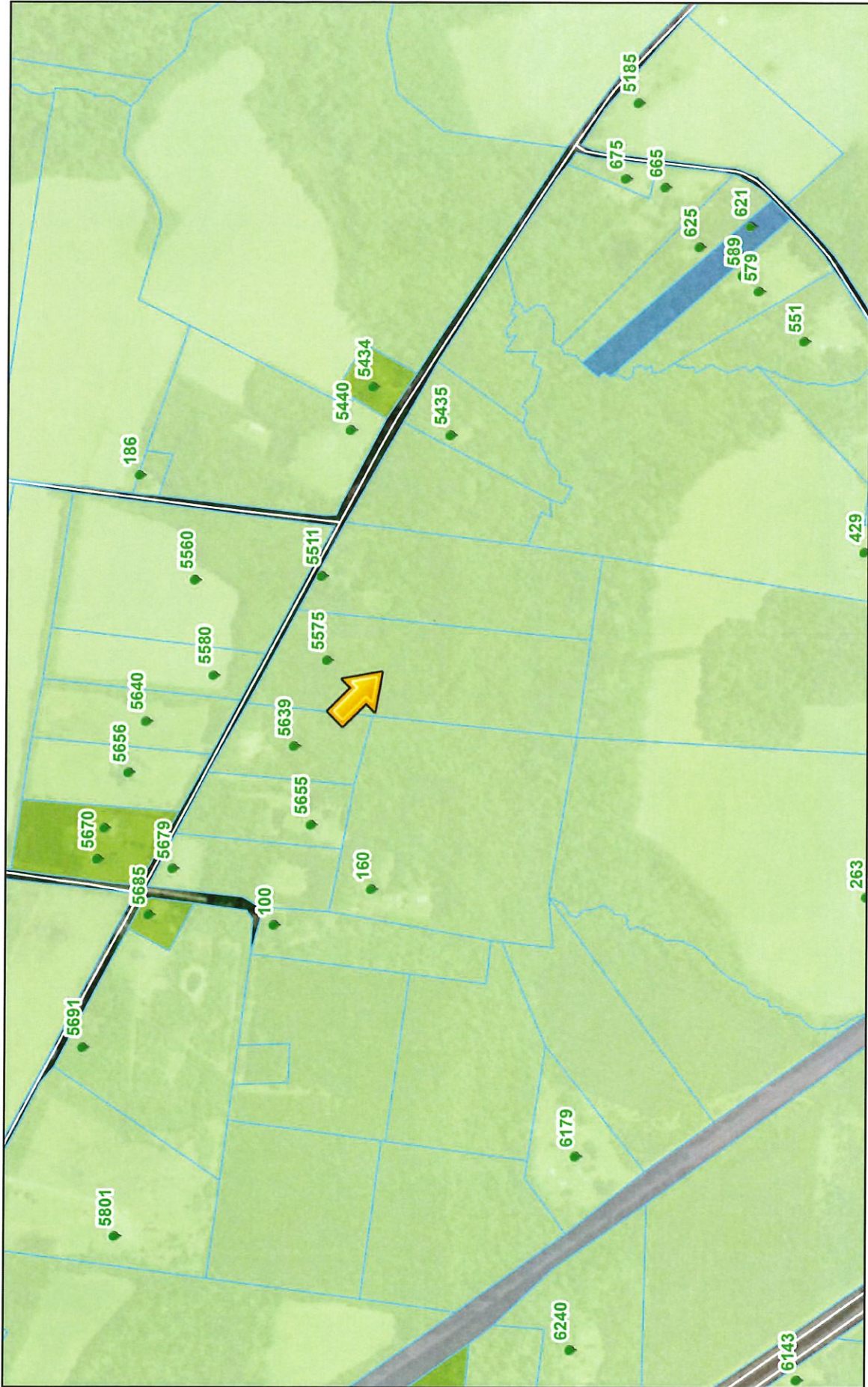
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCEN: (912) 826 - 5883 CLAXTON: (912) 282 - 7052
 WMGLISSON@BELLSOUTH.NET

N/P
 JERRY PITTS
 PARCEL #:(02640001A00)
 (DB 1366 PG 26)
 (PB C99 PG F1)

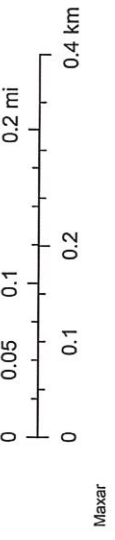
5575 OLD DIXIE HIGHWAY



5575 Old Dixie Highway



10/24/2022, 4:08:05 PM



1:9,028

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 /

DISAPPROVAL

DB

Of the rezoning request by applicant **Kevin Shuman & Terry Cook – (Map # 263 Parcel# 32B)** 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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AZ

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APPROVAL

DISAPPROVAL

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PEH

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APPROVAL _____

DISAPPROVAL _____

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APPROVAL X DISAPPROVAL _____

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BKS. / 11/21/22.