

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/8/2022

Applicant/Agent: Cynthia (Cindy) Howze

Applicant Email Address: howzefive@gmail.com

Phone # 912-663-2288

Applicant Mailing Address: 144 San Marco Dr

City: Tybee Island State: GA Zip Code: 31328

Property Owner, if different from above: Multiple Owners represented
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Multiple properties - Old Augusta + Abercorn Roads

Proposed Road Access: Old Augusta Road

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

Tax Map-Parcel # 477-~~6,7~~ Total Acres: 39.27 Acres to be Rezoned: 39.27
477A-2,3,4,5 60.43 60.43

Lot Characteristics: Residential and undeveloped

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Surrounding parcels requesting I-1 rezoning for warehousing, ~~and~~ adapting to market conditions

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 + undeveloped

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

It will not once surrounding properties are industrial-zoned.

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

Trucking + warehousing

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

Rezoning to industrial to allow for trucking and warehousing.

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 follow zoning changes to nearby properties.

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:

Consolidated from Date 7/11/2022

↳ Seperate applications,
all signed by applicant.

K. Danningan
Effingham County zoning

AUTHORIZATION OF PROPERTY OWNER

I, Mary E Igon, 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: 444 San Marco Drive

City: Tybee Island State: GA Zip Code: 31328

Phone: 912-663-2288 Email: howze five@gmail.com

Owner's signature Mary E. Igon

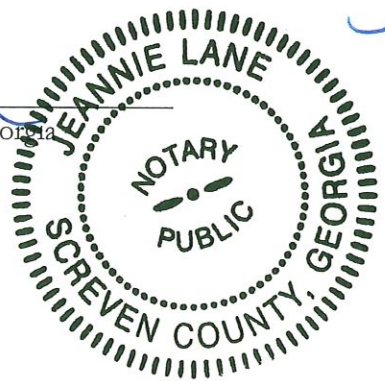
Print Name Mary E Igon

Personally appeared before me Mary Igon (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 18 day of July, 20 22.

[Signature]
Notary Public, State of Georgia



477-627

AUTHORIZATION OF PROPERTY OWNER

I, Lisa E Phillips, 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 Lisa E Phillips

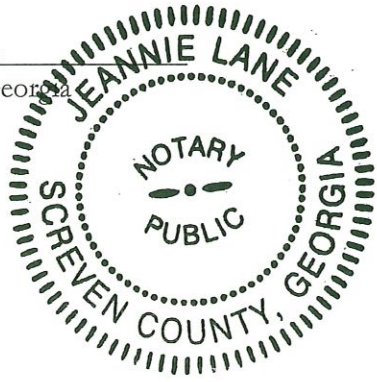
Print Name Lisa E Phillips

Personally appeared before me Lisa Phillips (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 7th day of July, 20 22.

[Signature]
Notary Public, State of Georgia



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 5/30/2000, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 640 page 332.

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.

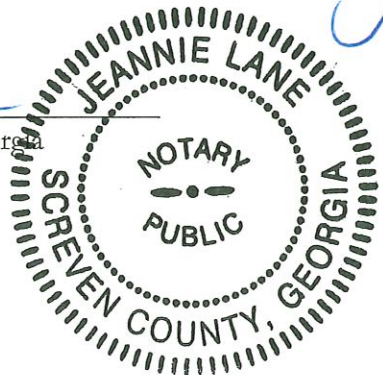
Owner's signature *Lisa E Phillips*
Print Name Lisa Phillips

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 7th day of July, 20 22.

[Signature]
Notary Public, State of Georgia



FILED IN BOOK 640
PAGE 332

00 JUN -2 PM 12:14

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

332

Return Recorded Document to:
Warren E. Ratchford
P.O. Box 1810, Springfield, GA 31329

File #: 319-00

STATE OF GEORGIA
COUNTY OF EFFINGHAM

DEED OF GIFT

This Indenture made this **30th** day of **May, 2000**, between **LISA E. PHILLIPS**, of the County of Effingham, State of Georgia, as party of the first part, hereinafter called Grantor, and **LISA E. PHILLIPS and TIMOTHY E. PHILLIPS, JR.**, as parties of the second part, hereinafter called 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 love and affection he/she has for the said Grantee, and the sum of **ONE AND 00/100 (\$1.00) Dollar** together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does give, grant and convey, and by these presents does hereby give, grant, convey and confirm unto the said Grantee, all her undivided interest in and to the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 15.12 acres, more or less, known and designated as Parcel 2A, that is shown and more particularly described by the plat of survey made by Paul D. Wilder, R.L.S. #1559, dated July 28, 1999, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 72-E, which is incorporated into this description by specific reference thereto.

Said plat showing the northeasterly boundary line lying in the center of the easement as shown on said plat above referred to and this deed is made subject to said easement running across the northeasterly boundary line of said property

This being the same property conveyed by Jesse W. Exley to Lisa E. Phillips as evidenced by that certain Deed dated December 3, 1999, recorded in Deed Book 605, page 393, aforesaid records.

SUBJECT HOWEVER to all restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]
Notary Public
[Signature]
Notary Public, Effingham County, Georgia
My Commission Expires Oct. 24, 2003
[Signature]
LISA E. PHILLIPS
[Signature]
LISA E. PHILLIPS
(Seal)

7

RETURN TO SUSAN W. COX
115 SAVANNAH AVE
STATESBORO GA 30458

STATE OF GEORGIA
COUNTY OF EFFINGHAM

FILED
S.D. BK. 824
PAGE NO. 208

208

02 APR 24 PM 2:44

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

ADMINISTRATRIX'S DEED

THIS INDENTURE, made and entered into this 18th day of April, in the year two thousand two, between CHARLOTTE E. JOHNSON and LISA E. PHILLIPS, the duly constituted and appointed Administratrixes of the estate of JESSE WILLIAM EXLEY, deceased, late of said county, of the first part, and LISA E. PHILLIPS, of Rincon, Georgia, of the second part, witnesseth:

THAT WHEREAS the grantors herein were appointed the Administratrixes of the estate of JESSE WILLIAM EXLEY on February 14, 2001, by an order of the Probate Court of Effingham County, Georgia, and at the time of their appointment they were granted all of the powers set forth in O.C.G.A. § 53-12-232; and

THAT WHEREAS the debts of the estate have been paid and the estate fully administered, and the Administratrixes are now prepared to consummate the agreement with the heirs of the estate by dividing the remaining assets thereof;

NOW, THEREFORE, in consideration of the premises, and in the further consideration of the sum of Ten and no/100ths (\$10.00) Dollars purchase money in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the said parties of the first part have sold, bargained, and conveyed, and by these presents do sell, bargain, and convey, unto the said LISA E. PHILLIPS, her heirs and assigns, all that tract

or parcel of land situated, lying, and being in the county of Effingham and described as follows:

All that certain lot, tract or parcel of land, lying and being in the 9th GMD, Effingham County, Georgia, containing 5.00 acres, more or less, and being designated as Parcel -2B, as shown on that certain plat of survey prepared by Paul D. Wilder, registered land surveyor, dated July 28, 1999, and recorded in Plat Cabinet B, Slide 72-E, Effingham County, Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

together with all the rights, members, and appurtenances thereunto belonging, or in any wise appertaining, to have and to hold the same to the said LISA E. PHILLIPS, her heirs and assigns, in as full and ample a manner as the same was possessed or enjoyed by the said JESSE WILLIAM EXLEY, deceased, in his lifetime.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, the day and year above written.

Charlotte E. Johnson
CHARLOTTE E. JOHNSON, as
Administratrix of the Estate of
JESSE WILLIAM EXLEY, Deceased

Signed, sealed and delivered in the presence of:


William G. Cox
Witness

Kim M. Smith
Notary Public


Lisa E. Phillips
LISA E. PHILLIPS, as
Administratrix of the Estate of
JESSE W. EXLEY, Deceased

Signed, sealed and delivered in the presence of:

William G. Cox
Witness

Kim M. Smith
Notary Public


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FILED FOR RECORD
D.D. BK. 823
PAGE NO. 210

210

RETURN TO SUSAN W. COX
115 SAVANNAH AVE
STATESBORO GA 30458
STATE OF GEORGIA
COUNTY OF EFFINGHAM

02 APR 24 PM 2:44

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

ADMINISTRATRIX'S DEED

THIS INDENTURE, made and entered into this 24th day of April, in the year two thousand two, between **CHARLOTTE E. JOHNSON** and **LISA E. PHILLIPS**, the duly constituted and appointed Administratrixes of the estate of **JESSE WILLIAM EXLEY**, deceased, late of said county, of the first part, and **DIANA LYNN SPIKES**, of Rincon, Georgia, of the second part, witnesseth:

THAT WHEREAS the grantors herein were appointed the Administratrixes of the estate of **JESSE WILLIAM EXLEY** on February 14, 2001, by an order of the Probate Court of Effingham County, Georgia, and at the time of their appointment they were granted all of the powers set forth in O.C.G.A. § 53-12-232; and

THAT WHEREAS the debts of the estate have been paid and the estate fully administered, and the Administratrixes are now prepared to consummate the agreement with the heirs of the estate by dividing the remaining assets thereof;

NOW, THEREFORE, in consideration of the premises, and in the further consideration of the sum of Ten and no/100ths (\$10.00) Dollars purchase money in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the said parties of the first part have sold, bargained, and conveyed, and by these presents do sell, bargain, and convey, unto the said **DIANA LYNN SPIKES**, her heirs and assigns, all that tract or parcel of land situated, lying, and being in the county of

Effingham and described as follows:

All that certain lot, tract or parcel of land, lying and being in the 9th GMD, Effingham County, Georgia, containing 15 acres, more or less, and being designated as Parcel -1C, as shown on that certain plat of survey prepared by Leon A. Zipperer, Jr., registered land surveyor, dated February 16, 2002, and recorded in Plat Cabinet B., Slide 1168B, Effingham County, Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

together with all the rights, members, and appurtenances thereunto belonging, or in any wise appertaining, to have and to hold the same to the said DIANA LYNN SPIKES, her heirs and assigns, in as full and ample a manner as the same was possessed or enjoyed by the said JESSE WILLIAM EXLEY, deceased, in his lifetime.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, the day and year above written.

Charlotte E. Johnson
CHARLOTTE E. JOHNSON, as
Administratrix of the Estate of
JESSE WILLIAM EXLEY, Deceased

Signed, sealed and delivered
in the presence of:

Diana Lynn Spikes
Witness

Kim M. Smith
Notary Public



Lisa E. Phillips
LISA E. PHILLIPS, as
Administratrix of the Estate of
JESSE W. EXLEY, Deceased

Signed, sealed and
in the presence of:

Diana Lynn Spikes
Witness

Kim M. Smith
Notary Public



477A-2

AUTHORIZATION OF PROPERTY OWNER

I, Jerry + Gail Phillips, 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 DR

City: Tybee Island State: GA Zip Code: 31328

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

Owner's signature [Signature]

Print Name Jerry Phillips Gail Phillips

Personally appeared before me Jerry + Gail Phillips (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 28th day of June, 20 22.

Stephanie L Rosser
Notary Public, State of Georgia



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 10/5/1998, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 514 page 354.

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 Jerry Phillips

Owner's signature [Signature]
Print Name Erin Phillips

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 28th day of June, 20 22.

[Signature]
Notary Public, State of Georgia



FILED 511
D.D. 356
PAGE NO. 356

98 OCT -5 PM 4:04

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

0356

Effingham County, Georgia
Real Estate Transfer Tax

Paid \$ 272
Date 10-05-98

Elizabeth Z. Hursey
Clerk of Superior Court

RETURN TO:
EDWARD REDDICK
ATTORNEY AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 5th day of October, 1998, between JAMES H. SNOOKS of the FIRST PART, and JERRY B. PHILLIPS and GAIL PHILLIPS of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTIES, their heirs and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, known and designated as Lot Number 2, Abercorn Acres Subdivision. Said parcel of land is bounded on the north by Lot 1, said subdivision; on the east by lands of Jesse W. Exley; on the south by Lot 3, said subdivision and on the west by Old Augusta Road aka County Road Number 133.

Express reference is hereby made to a plat of said lands made by Wilder Surveying & Mapping, dated June 19, 1997, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, slide 394-F, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by deed from Jesse W. Exley to James H. Snooks described in that warranty deed dated March 20, 1997, recorded in Deed Book 431, page 690, aforesaid records.

SUBJECT, HOWEVER, to restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTIES, their heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

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

James H. Snooks (SEAL)
JAMES H. SNOOKS

Signed, sealed and delivered in the presence of:

Gerda A. Austin
Unofficial Witness
Edward Reddick
Notary Public
Date: 10-5-98



477A-3

AUTHORIZATION OF PROPERTY OWNER

I, Pamela & Timothy Whitfield, 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] Pamela Gwen Whitfield

Print Name Timothy W Whitfield Pamela Gwen Whitfield

Personally appeared before me Pamela & Timothy Whitfield (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 Rossier
Notary Public, State of Georgia



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

10/10/2018, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2492 page 204-205

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 Pamela G Whitfield pm

Print Name Pamela G Whitfield

Owner's signature Timothy W Whitfield

Print Name Timothy W Whitfield

Owner's signature _____

Print Name _____

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

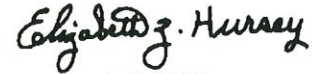
Stephanie L Rosser
Notary Public, State of Georgia



8087571189
PARTICIPANT ID

**BK:2492 PG:204-205
D2018008903**

FILED IN OFFICE
CLERK OF COURT
10/10/2018 04:53 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$254.00

PT-61 051-2018-002747

Record and Return to:
Brannen, Searcy & Smith, LLP
P.O. Box 8002
Savannah, GA 31412
9702.5287

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10 day of Oct in the year Two Thousand and Eighteen, between Lanier Renaissance, Inc., hereinafter called GRANTOR, and Timothy W. Whitfield and Pamela Gwen Whitfield, as Joint Tenants With Rights of Survivorship, as party or parties of the second part, hereinafter called 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
Ten Dollars and no/100 and other good and valuable consideration **(\$10.00)**

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alined, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee as tenants in common, for and during their lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion; and to the heirs, executors, administrators and assigns of said survivors, all of the following described property, to-wit:

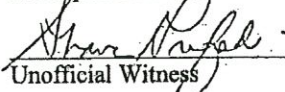
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, CONTAINING FIVE (5) ACRES, MORE OR LESS, AND BEING KNOWN AS LOT 3, ABERCORN ESTATES SUBDIVISION, AS SHOWN AND MORE PARTICULARLY DESCRIBED ON THAT CERTAIN MAP OR PLAT MADE BY PAUL D. WILDER, R.L.S. #150, DATED JUNE 19, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA IN PLAT CABINET A, SLIDE 394-F. FOR A MORE PARTICULAR DESCRIPTION REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT, WHICH IS SPECIFICALLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Subject to any Easements or Restrictions of Record.

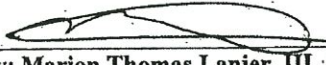
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may anywise be charged, changed, impaired or defeated and that the Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons owning, holding or claiming by, through or under the said Grantor.


IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed, and delivered
in the presence of


Unofficial Witness

Lanier Renaissance, Inc.

 (L.S.)
By: **Marion Thomas Lanier, III**, Authorized
Signatory


Notary Public

Sean Kenneth Reeder
NOTARY PUBLIC
Bryan County, GEORGIA
My Commission Expires December 25, 2021

AUTHORIZATION OF PROPERTY OWNER

I, Shelli M. Whittle, 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 DR

City: Tybee Island State: GA Zip Code: 31328

Phone: 912-463-2288 Email: howzefive@gmail.com

Owner's signature Shelli M. Whittle

Print Name Shelli M. Whittle

Personally appeared before me Shelli M. Whittle (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 28th day of June, 20 22.

Stephanie L Rosser

Notary Public, State of Georgia



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 4/1/2007, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1612 page 467.

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 Shelli M. Whittle

Print Name Shelli M. Whittle

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 28th day of June, 20 22.

Stephanie L Rosser
Notary Public, State of Georgia



2

BOOK PAGE
01612 0467
2007 APR 13 AM 11:04
ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

STATE OF GEORGIA

QUIT CLAIM DEED

COUNTY OF GEORGIA

FOR \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED, the undersigned Grantor hereby does by these presents release, remise, and forever quitclaim unto Grantees:

**DANA K. WHITTLE and SHELLI M. WHITTLE as Joint Tenants
With Rights of Survivorship and not as tenants in common,**

and/or their heirs, successors and assigns, all the right, title, interest, claim or demand that the undersigned may have or have had in and to the following described property:

SEE EXHIBIT "A" ATTACHED.

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

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this 4th day of APRIL, 2007.

Dana Whittle
DANA WHITTLE, Grantor

Signed, sealed, and delivered in the presence of:

Sherry Adams
WITNESS

Thomas J. McNamara
NOTARY PUBLIC

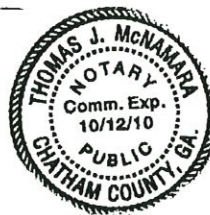


Exhibit "A"

BOOK PAGE
01612 0468

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF GEORGIA , COUNTY OF EFFINGHAM, AND BEING KNOWN AND DESIGNATED AS LOT 4, ABERCORN ACRES SUBDIVISION, WHICH IS SHOWN AND MORE PARTICULARLY DESCRIBED BY THE PLAT OF SURVEY MADE BY WILDER SURVEYING AND MAPPING, DATED JUNE 19, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA IN PLAT CABINET A, SLIDE 394-F. REFERENCE IS HEREBY MADE TO THE AFOREMENTIONED SUBDIVISION MAP FOR BETTER DETERMINING THE METES, BOUNDS AND DIMENSIONS OF THE PROPERTY HEREIN CONVEYED. **PROPERTY CONTAINING IMPROVEMENTS THEREON KNOWN AS 1879 OLD AUGUSTA ROAD, RINCON, GEORGIA 31326.**

AUTHORIZATION OF PROPERTY OWNER

I, Robert J Jovan, 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 DR

City: Tabeer Island State: GA Zip Code: 31328

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

Owner's signature Robert Jovan

Print Name Robert J. JOVAN

Personally appeared before me Robert J. Jovan (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 July, 20 22.

Stephanie L Rosser
Notary Public, State of Georgia



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

3/27/2007, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1607 page 257.

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 Robert J. Jovan

Print Name Robert J. Jovan

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

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

Stephanie L. Rosser
Notary Public, State of Georgia



STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

QUITCLAIM DEED PAGE

THIS INDENTURE, made this 27 day of March, 2007, between JAN J. JOVAN, of Effingham County, Georgia, as Party of the first part, hereinafter called Grantor, and ROBERT J. JOVAN, as Party of the second part, hereinafter called 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 one dollar (\$1.00) 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, release, convey and forever QUITCLAIM unto the said Grantee, their heirs, executors, administrators and assigns, all of their right, title, and interest in and to the following described property, to wit:

ALL HER INTEREST IN AND TO: All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, of Effingham County, Georgia, being known as Lot Five 5), Abercom Acres Subdivision and more particularly described on that certain map or plat of survey prepared by Paul D. Wilder, Ga. RLS #1559, dated June 19, 1997, and recorded in Plat Cabinet A, Slide 394-F, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, said map or plat being specifically incorporated herein and made a part hereof by reference for a complete description of said property.

This being the same property conveyed by James H. Snooks to Robert J. Jovan and Jan J. Jovan as evidenced by that certain Warranty Deed dated May 1, 1998, recorded in Deed Book 477, page 234, aforesaid records.

SUBJECT HOWEVER to all valid restrictive covenants, easements and rights-of-way of record.

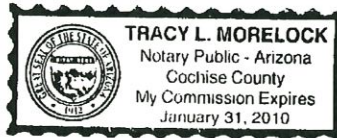
TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor have signed and sealed this deed, the day and year first above written.

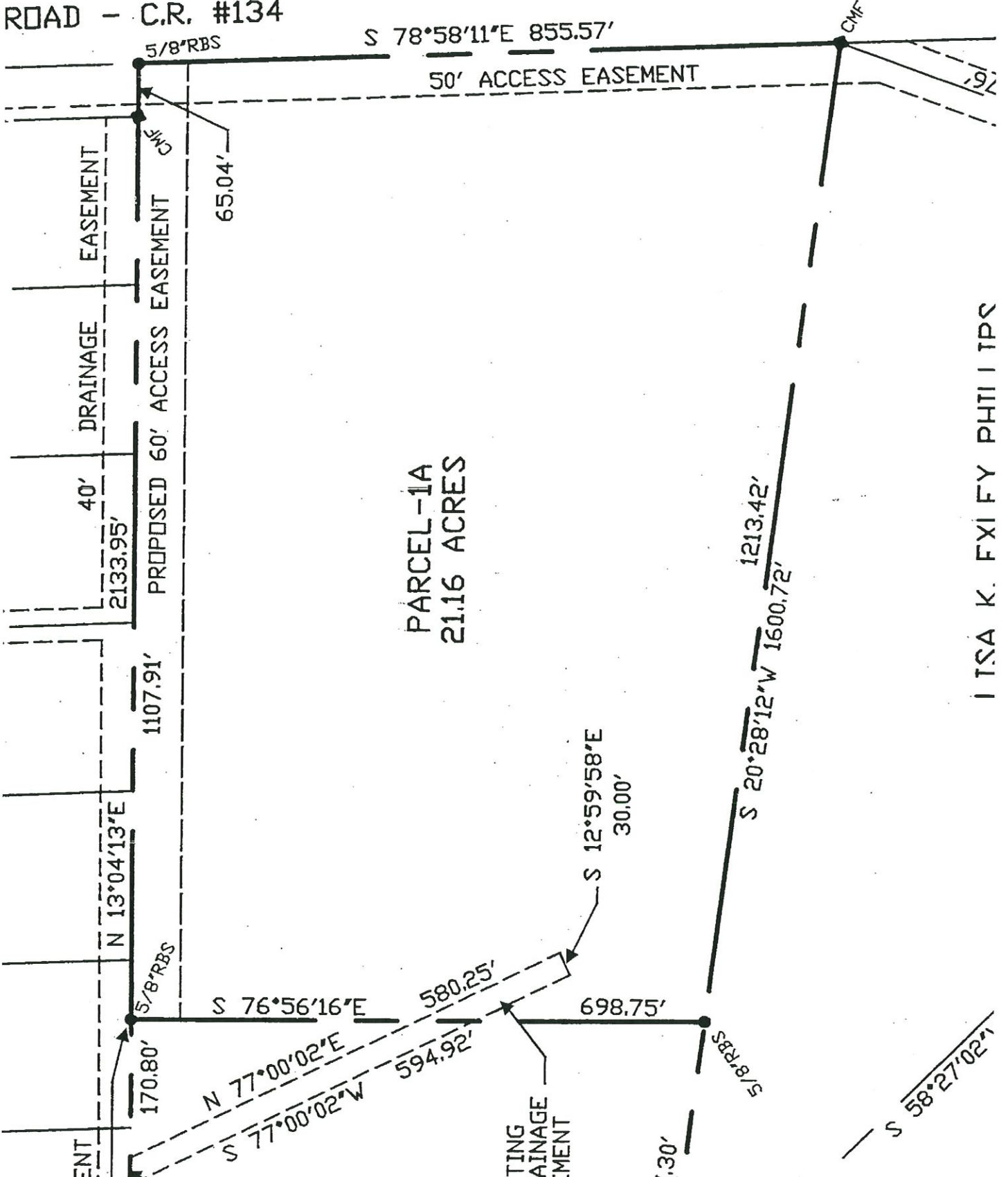
TITLE NOT EXAMINED BY SCRIVENER

Jan J. Jovan (SEAL)
Jan J. Jovan

Signed, sealed and delivered
in the presence of
Shirley L. Lamb
WITNESS
Tracy L. Morelock
NOTARY PUBLIC (Affix Notary Seal)
Commission Expires Jan 31, 10



ROAD - C.R. #134

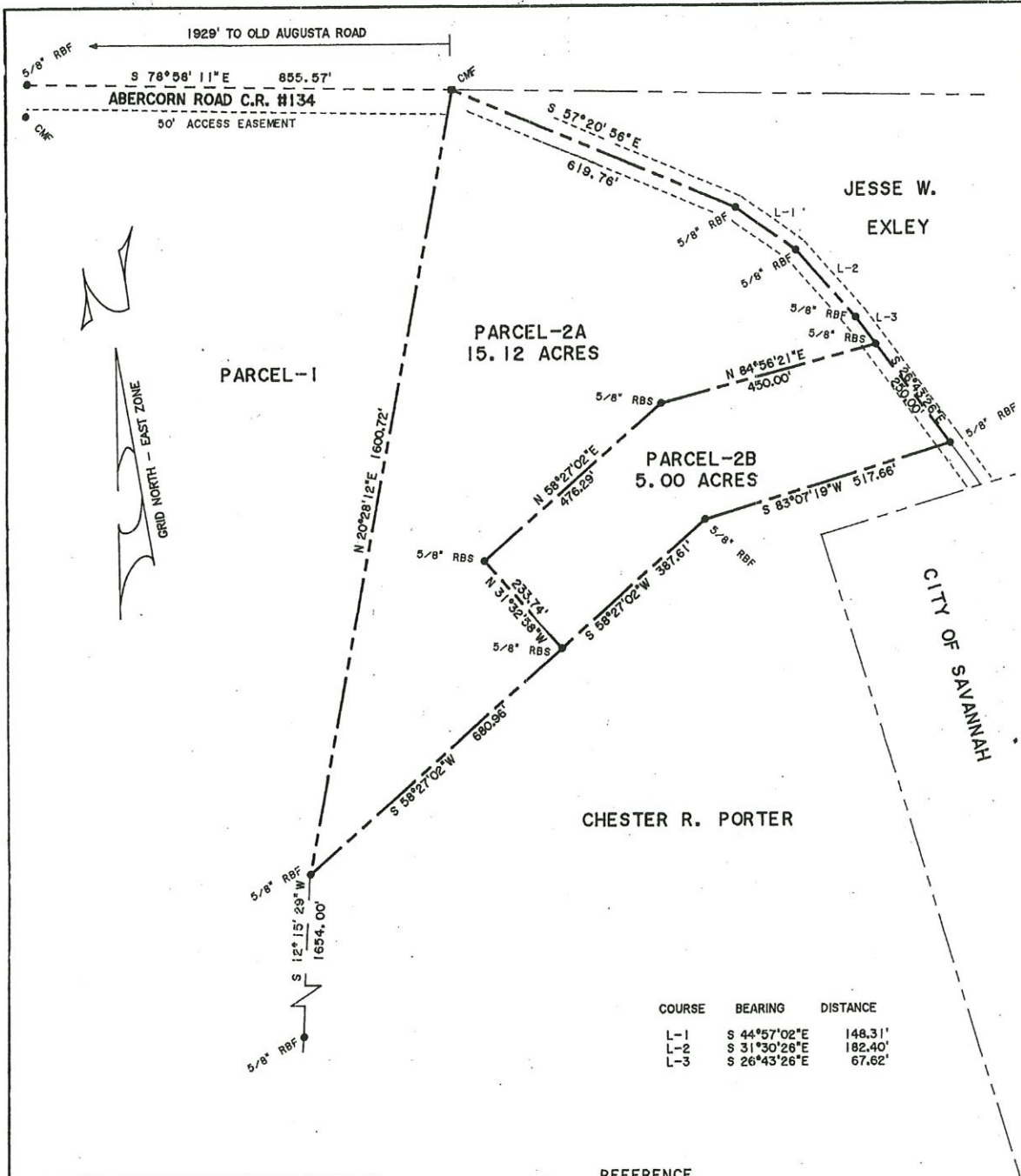


ITSA K. FXI FY PHTI I TPC

477-6+7

Filed for Record

Book B72 Page E1
Date 12/3/1999



COURSE	BEARING	DISTANCE
L-1	S 44°57'02\"E	148.31'
L-2	S 31°30'26\"E	182.40'
L-3	S 26°43'26\"E	67.62'

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

James D. Whelan 11-23-1999
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Joseph J. Pann 11/30/99
ZONING ADMINISTRATOR DATE

REFERENCE
PLAT BOOK 13, PAGE 79
PLAT BOOK 1, PAGE 41
UNION CAMP - ARGENT LBR. CO. TRACT PLAT

ERROR OF CLOSURE:
FIELD DATA 1/24,034
ANGULAR ERROR 00\" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/689,080
EQUIPMENT USED:
03\" THEODOLITE
ELECTRONIC DISTANCE METER



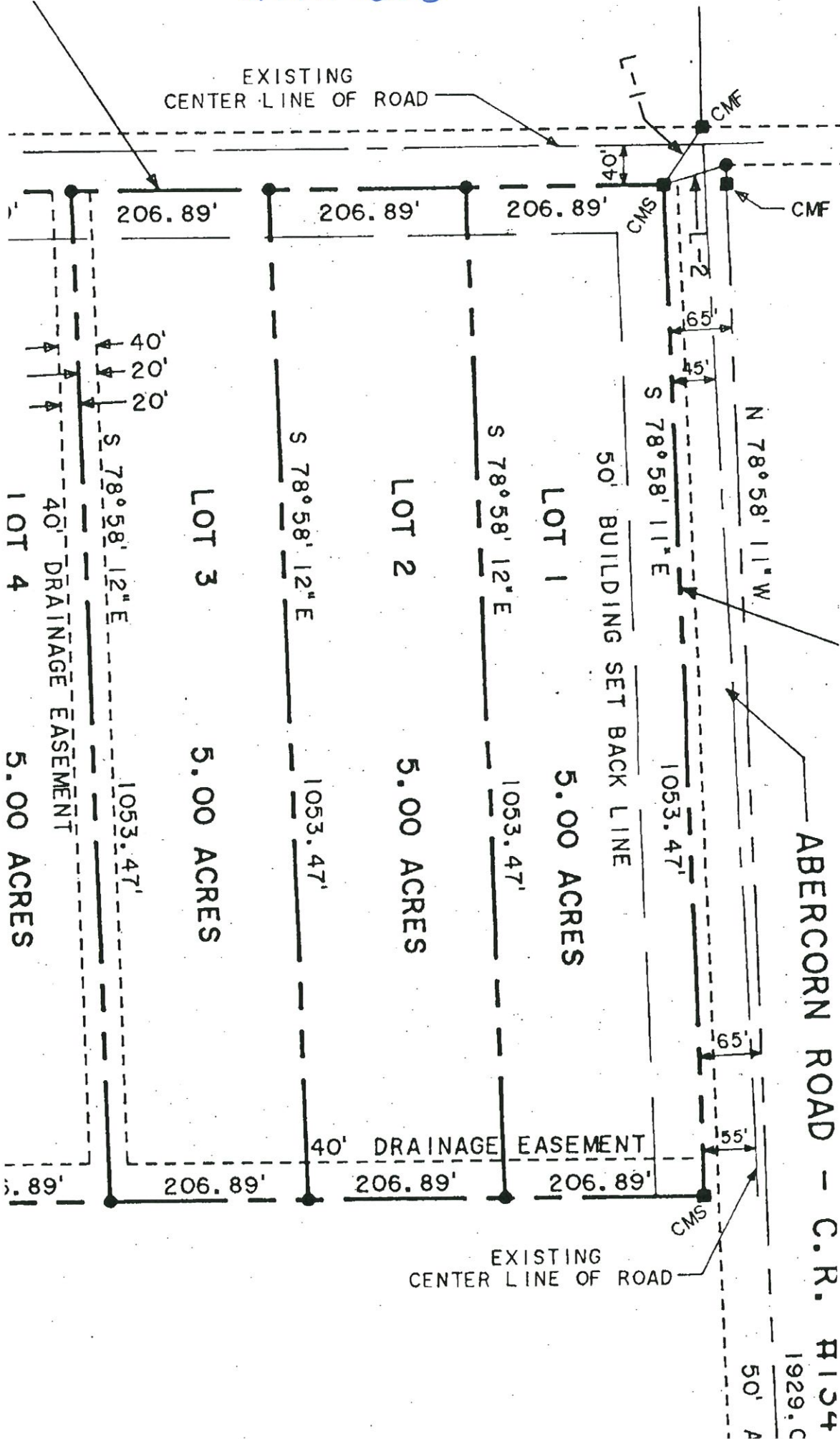
PLAT OF
DIVISION OF PARCEL-2
PORTION OF THE
FRED WARING SAUSSY TRACT
PARCEL-2B FOR JESSE W. EXLEY
PARCEL-2A FOR LISA K. EXLEY PHILLIPS

LOCATION: G.M.D. 9,
EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 200 FEET

DATE: JULY 28, 1999 FILE NO. 4383C2
 WILDER SURVEYING & MAPPING
 (912) 826-5412, PO BOX 369 RINCON, GA 31326

477A-2a3



EXISTING CENTER LINE OF ROAD

ABERCORN ROAD - C.R. H134
1929.C

50' BUILDING SET BACK LINE

EXISTING CENTER LINE OF ROAD

LOT 4 5.00 ACRES

LOT 3 5.00 ACRES

LOT 2 5.00 ACRES

LOT 1 5.00 ACRES

40' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

206.89'

206.89'

206.89'

40'
20'
20'

S 78° 58' 12" E

S 78° 58' 12" E

S 78° 58' 12" E

S 78° 58' 11" E

N 78° 58' 11" W

1053.47'

1053.47'

1053.47'

1053.47'

206.89'

206.89'

206.89'

65'

55'

50' A

CMS

L-1
CMS

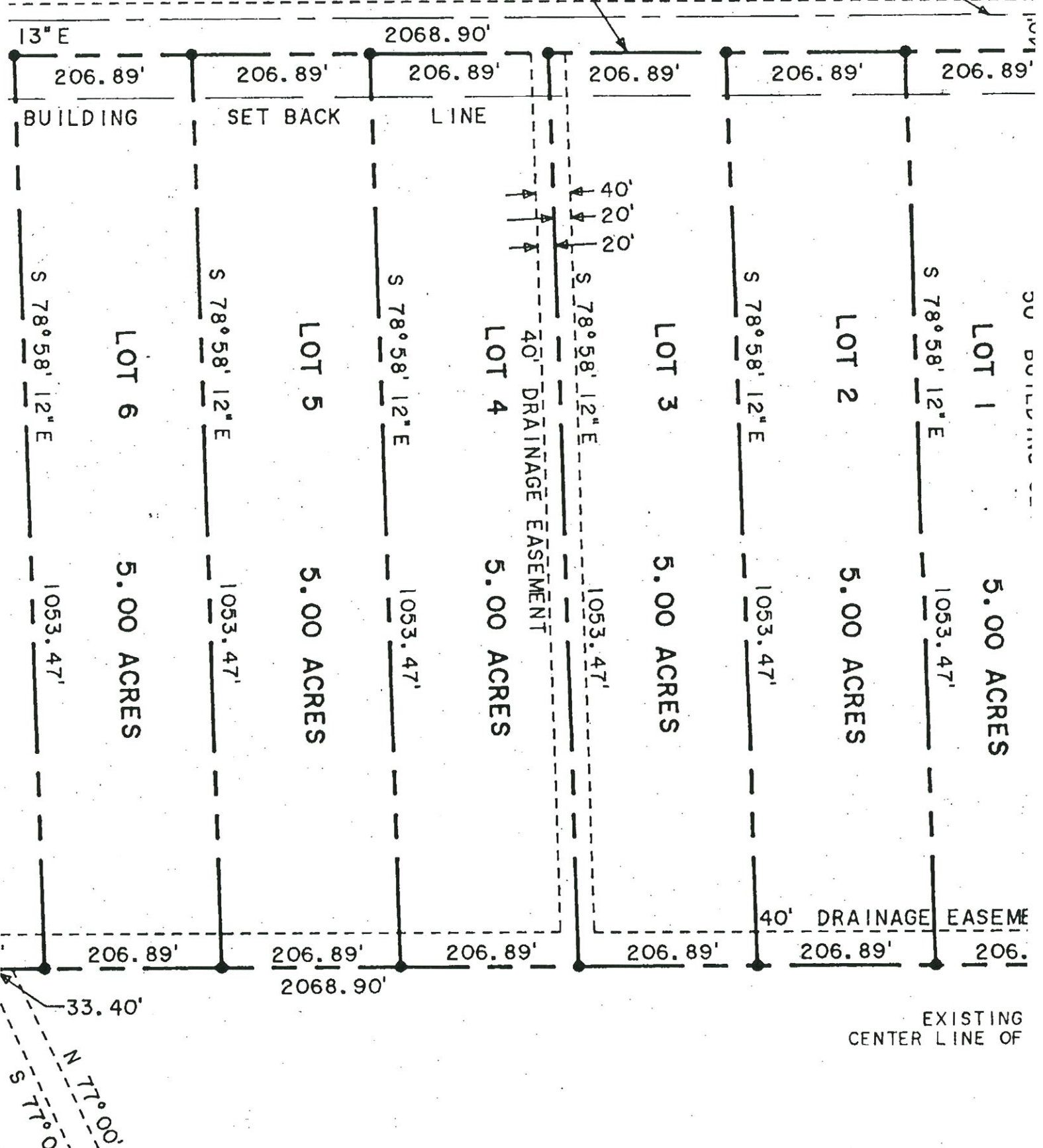
CMF

CMF

477A - 2,3,4,5

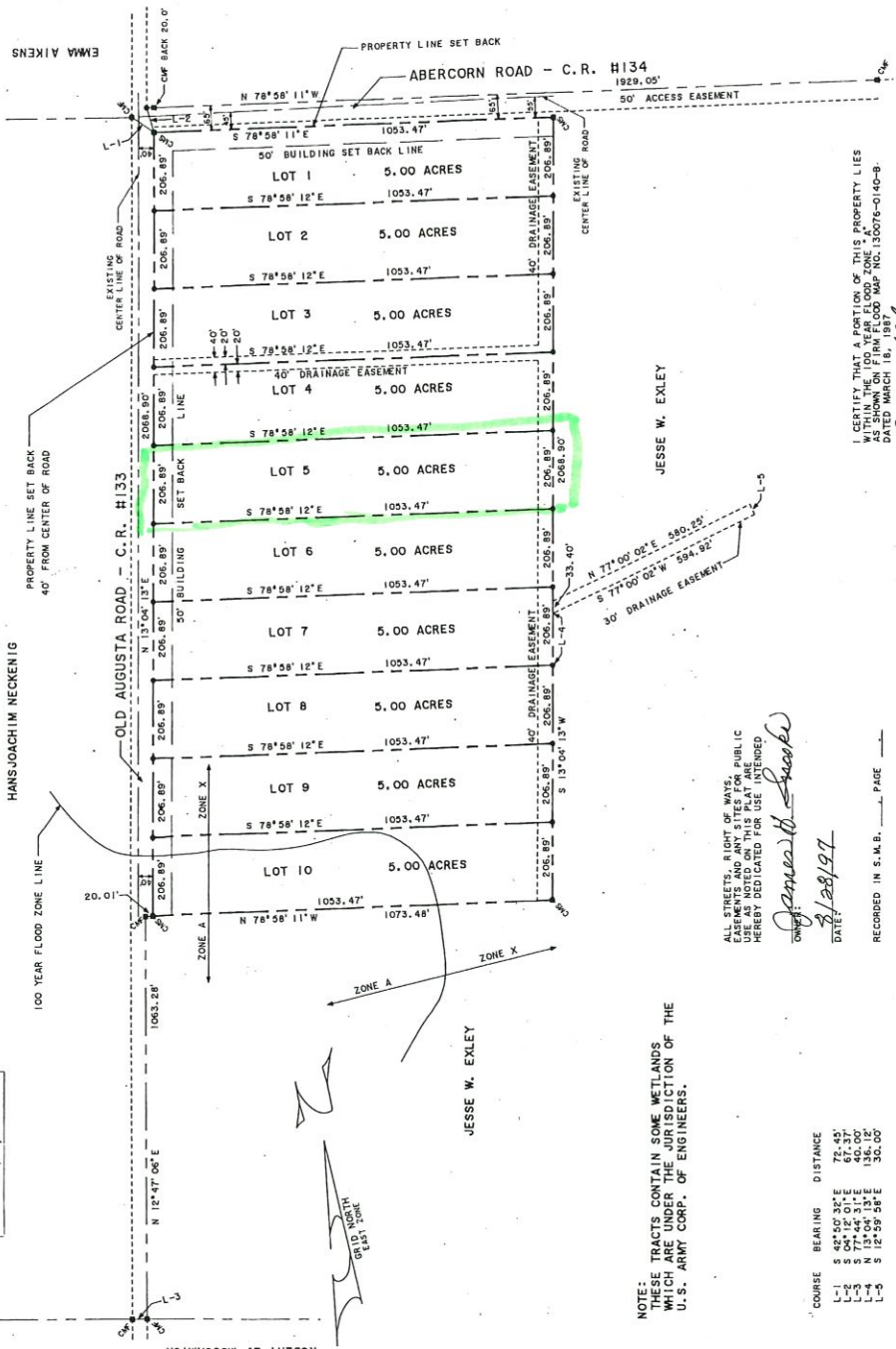
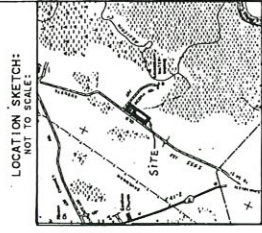
AD - C.R. #133

EXISTING CENTER LINE OF ROAD



EXISTING CENTER LINE OF

Filed for Record
 Book A394 page E
 Date 10/8/1997



TOTAL NUMBER OF LOTS = 10
 TOTAL ACREAGE = 50.00 ACRES

OWNER:
 JAMES H. SNOOKS

PLAT OF
ABERCORN ACRES SUBDIVISION
 SURVEYED FOR
JAMES H. SNOOKS

LOCATION: G.M.D. 9
 EFFINGHAM COUNTY, GEORGIA
 SCALE: 1 INCH = 200 FEET
 DATE: JUNE 19, 1997
 FILE NO. 4383W
 WILDER SURVEYING & MAPPING
 (912) 826-9412, PO BOX 369 RINCON, GA. 31326

CERTIFICATE OF APPROVAL FOR RECORDING - PLANNING
 COMMISSION: THE SUBDIVISION PLAT KNOWN AS
ABERCORN ACRES SUBDIVISION
 HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY PLANNING COMMISSION MEETING OF THE EFFINGHAM COUNTY PLANNING COMMISSION ON THE 27th of June 1997 FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF EFFINGHAM COUNTY, GEORGIA.

CHAIRMAN: Paul D. Wilder DATE: 9-2-97
 SECRETARY: Christy Jewell DATE: 9-2-97

I CERTIFY THAT A PORTION OF THIS PROPERTY LIES WITHIN THE FIRM FLOOD HAZARD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0140-B DATED MARCH 16, 1987.

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,
 DIVISION OF ENGINEERING AND SANITATION.
 DIRECTOR: James Jackson DATE: 9-2-1997

CERTIFICATE OF ACCURACY:
 THIS SURVEY IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS PREPARED FROM A MODAL SURVEY OF THE PROPERTY LOTS AND WAS REFERRED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Paul D. Wilder
 PAUL D. WILDER R.L.S., R.I.S.S.

ALL STREETS, RIGHT OF WAYS, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR USE.
 ON: James H. Snooks DATE: 9/28/97
 RECORDED IN S.M.B. _____ PAGE _____

NOTE: THESE TRACTS CONTAIN SOME WETLANDS WHICH ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORP. OF ENGINEERS.

COURSE	BEARING	DISTANCE
L-1	S 89°40'32"E	78.45'
L-2	S 04°12'01"E	67.37'
L-3	S 15°44'31"W	40.00'
L-4	S 12°59'58"E	30.00'

REFERENCE:
 PLAT BOOK PAGE NO. 4383W
 UNION CAMP - ARGENT LRA. CO. TRACT PLAT

NOTE:
 ALL CORNERS ARE 5/8" REBAR SET UNLESS OTHERWISE NOTED.

ERROR OF CLOSURE: .034
 FIELD AREA: 500.000
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE: 1/10 INFINITY
 EQUIPMENT USED:
 COLLIMATOR
 ELECTRONIC DISTANCE METER

ROBERT E. MCCORMICK

OLD AUGUSTA ROAD

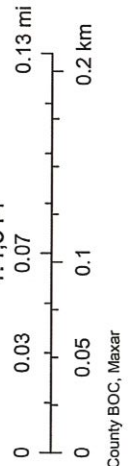


7/11/2022, 9:54:51 AM

Efn_fin_cache

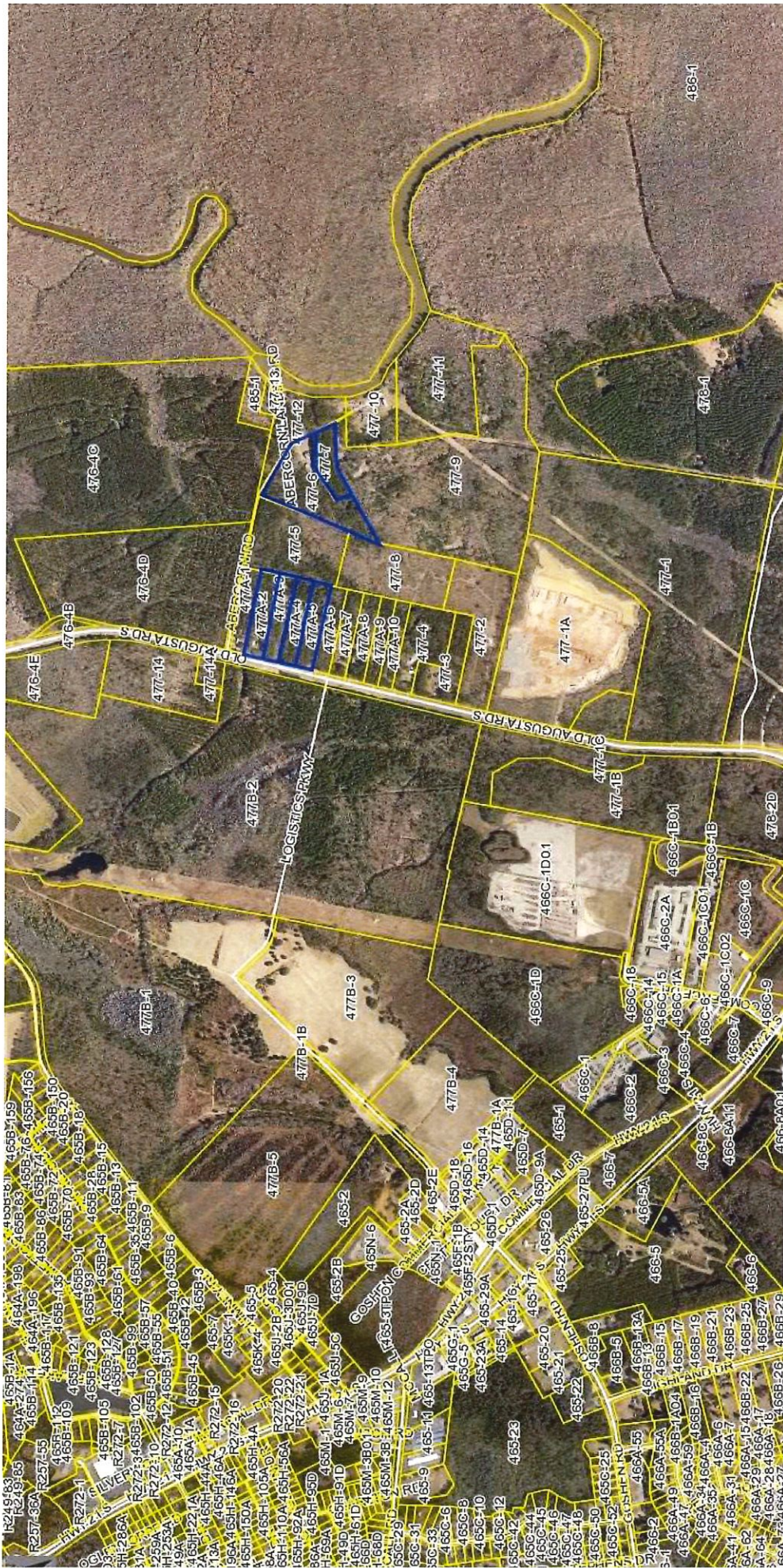
- Red: Band_1
- Green: Band_2

1:4,514

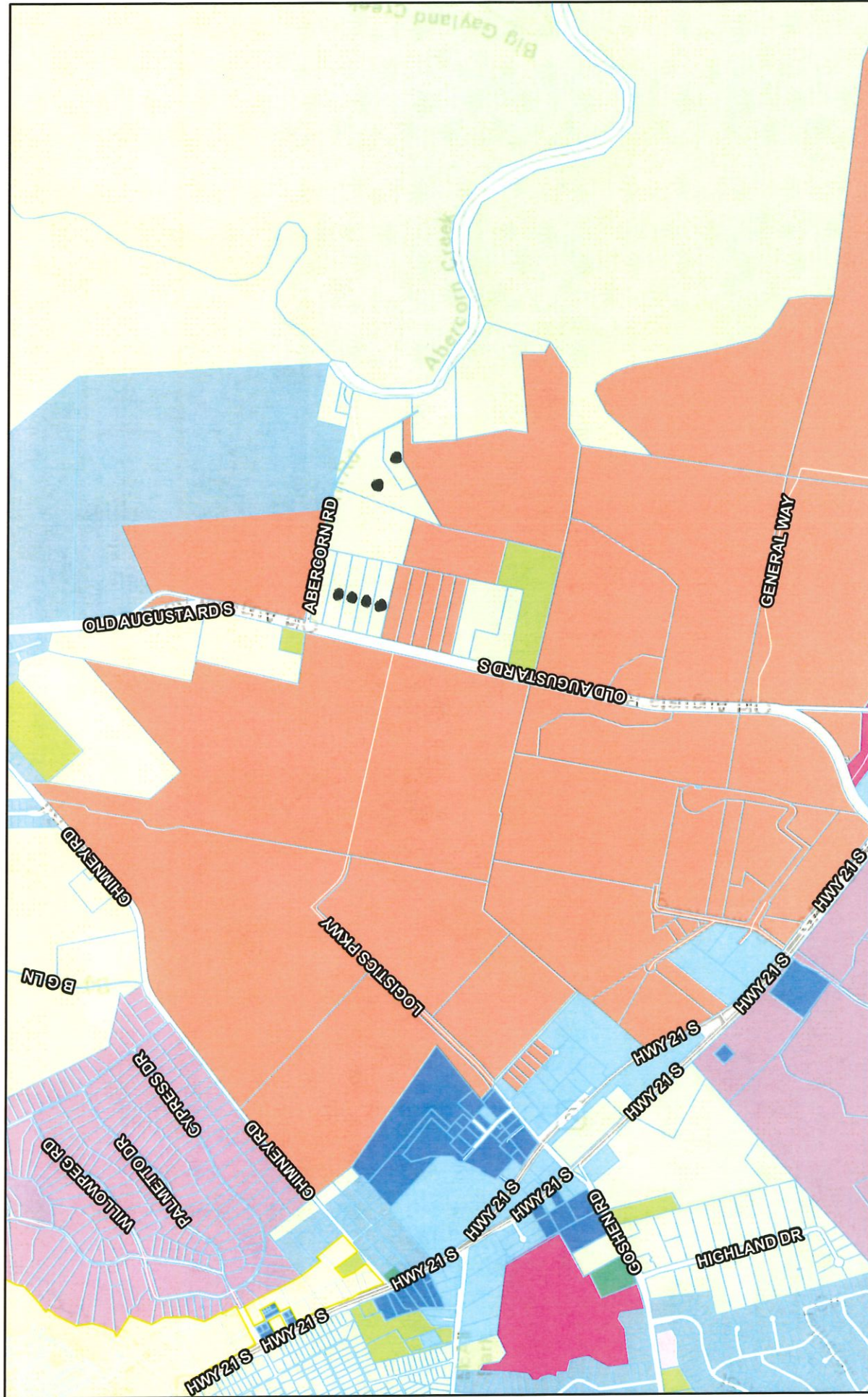


Effingham County BOC, Maxar

477-6,7 477A-2,3,4,5

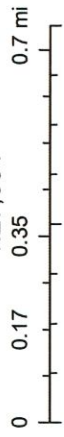


OLD AUGUSTA/ABERCORN



11/18/2022

1:27,084



- Municipal Boundaries
- Tax Parcel Labels
- Roads
- R-3
- R-1
- B-1
- R-2
- B-3
- I-1
- B-2
- PD
- AR-1
- AR-2

Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA

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 **Cynthia Howze as Agent for Lisa Phillips et al-** (Map # 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5) 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?

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

DB

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Cynthia Howze as Agent for Lisa Phillips et al-** (Map # 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5) from AR-1 to I-1 zoning.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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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?

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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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Cynthia Howze as Agent for Lisa Phillips et al-** (Map # 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5) from AR-1 to I-1 zoning.

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EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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