

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 3-11-22

Applicant/Agent: Hubert T Griner Jr

Applicant Email Address: buddyg1961@Iceland.com

Phone # 912-410-9229

Applicant Mailing Address: 1360 Highway 17 South

City: Guyton State: GA. Zip Code: 31312

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: Pineola

Proposed Road Access: GA. Highway 17

Present Zoning of Property: ART & AP-2 Proposed Zoning: AR-1

Tax Map-Parcel # 296-49 Total Acres: 11.84 Acres to be Rezoned: 3.21

Lot Characteristics: Residence

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

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

Justification for Rezoning Amendment: Cannot combine differently zoned parcels

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.

Homestead & Timber

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

yes

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

Residence (combine for entry in CUVA)

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

Residential

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

No change to use

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

Applicant Signature: Hulbert T. Manning Date 3-11-22

**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 March 13, 2008, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1737 page 401.

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 Hubert T. Guiner Jr.  
Print Name Hubert T Guiner Jr.

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

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

Kathleen Erin Dunnigan  
Notary Public, State of Georgia





BOOK FOR RECORD  
BOOK NO. 0401  
01797

2008 MAR 28 AM 10:12

ELIZABETH Z. HURSEY  
CLERK E.C.C.S.C.  
File No. 08-141

After recording return to:  
RATCHFORD & RAFTER, LLP  
P.O. Box 1039  
Springfield, Georgia 31329

STATE OF GEORGIA )  
COUNTY OF EFFINGHAM )

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of March, 2008, between **HUBERT THAD GRINER, JR.**, of Effingham County, Georgia, as Party of the first part, hereinafter called Grantor, and **HUBERT T. GRINER, JR.**, 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 that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing 3.21 acres, more or less, known and designated as Parcel A, that is shown and more particularly described by the plat of survey made by Paul D. Wilder, R.L.S. #1559, dated August 14, 1991, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 27, page 212, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Barbara D. Griner to Hubert Thad Griner, Jr. as evidenced by that certain Deed of Gift dated February 8, 2007, recorded in Deed Book 1584, page 236, aforesaid records.

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

Together with an improvement and immovable fixture attached thereto known as a 1996, 26 x 77, Homes of Merit mobile home, Serial #FLHML2P8941376ABC. Said mobile home is permanently affixed to the land and is to remain on the land described herein so as to become a part of the real property. Grantor declares that the wheels, axles, and hitches have been removed and that the mobile home is connected to the utilities. Grantor intends that the mobile home lose its nature as personal property and become real property. Said mobile home shall be hereafter considered a permanent fixture on the realty and henceforth title to said mobile home shall be considered as merged with title to the realty.

Current Property Identification No. is 29649.

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

*Hubert Thad Griner, Jr.* (SEAL)  
HUBERT THAD GRINER, JR.

Signed, sealed and delivered  
in the presence of:

*Esther S. Holt*  
WITNESS  
*Hubert Thad Griner, Jr.*  
NOTARY PUBLIC





## 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

April 5, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
Huber T. Griner Jr  
GA Highway 17 Pineora  
Pin: 296-49  
Total Acres: 3.21 Acres to be rezoned: 3.21

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-2 to AR-1. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.



***We Protect Lives.***

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



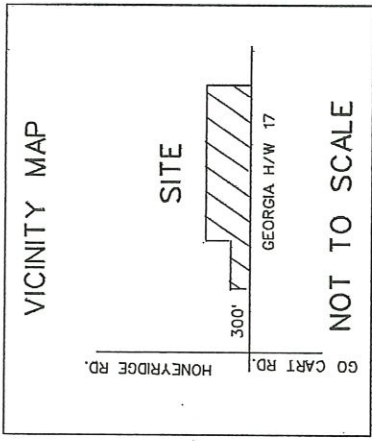
NOTE: SUBJECT PROPERTY IS A RECOMBINATION OF MAP & PARCELS 02960049 & 02960046B00 OF THE EFFINGHAM CTY TAX ASSESSORS FILE. THE METES AND BOUNDS OF THIS SURVEY WERE TAKEN FROM PLAT D122 D-1 AND NOT RESURVEYED AT THIS TIME.

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

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR \_\_\_\_\_

DATE \_\_\_\_\_



LEGEND:

- IRF 5/8" REBAR FOUND
- IRS 3/8" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP. USED TOTAL STATION
- TOPCON 303
- ERROR OF CLOSURE
- 1:24,000 PLAT NOT ADJUSTED

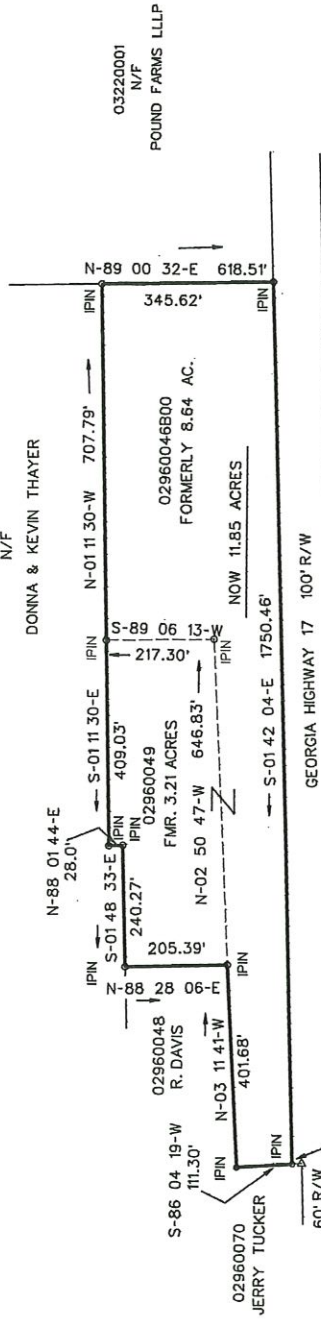
ADOLPH N. MICHELIS & ASSO.  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-57, this plat has been prepared by a land surveyor and approved by the State Board of Professional Engineers and Land Surveyors. Such approvals or affirmations should be confirmed with the appropriate governing authorities by any purchaser or user of this plat. The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in O.C.G.A. Section 15-6-57.



Adolph N. Michelis  
DATE: 3-04-22  
GA REG. LIC. NO. 13333

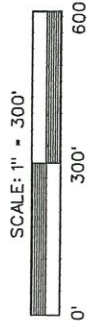


A RECOMBINATION SURVEY

SURVEY FOR

HUBERT T. GRINER JR

SURVEY TO RECOMBINE MAP & PARCELS 02960049 & 02960046B00 NOW 11.85 ACRES LOCATED IN THE 10TH. G.M.D.



REFERENCES:  
PB-27 PAGE 212  
PCAB D122 D-1

HUGR.DGN MAR2022

PLAT DRAWN 04 MAR 2022

EFFINGHAM COUNTY, GEORGIA

SURVEYED 04 MAR 2022



# 1360 HIGHWAY 17 SOUTH







**Staff Report**

**Public Hearing 09**

**Subject:** Rezoning (Third District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** April 18, 2022  
**Item Description:** **James M. Carlson** requests to **rezone** 3.87 acres from **AR-1** to **AR-2** to allow for a 5-lot subdivision. Located at 2077 Highway 119 North. **Map# 387 Parcel# 1**

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 3.87 acres from **AR-1** to **AR-2** to allow for a 5-lot subdivision, with conditions.

**Executive Summary/Background**

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant wishes to create three new home sites for family members, these lots will be 1.269 acres, 1.227 acres, and 1.351 acres. The remaining 10.47 acres will be split, with a portion being combined with an adjoining parcel (408-30). The resulting acreage of these two lots will be 6.442 acres and 6.26 acres, which meets AR-1 zoning district requirements.
- The three new home sites do not meet AR-1 minimum acreage requirements and, therefore, must be rezoned to AR-2.

**Alternatives**

1. **Approve** the request to **rezone** 3.87 acres from **AR-1** to **AR-2** to allow for a 5-lot subdivision, with conditions:
  1. The lots shall meet the requirements of the AR-1 and AR-2 zoning districts.
  2. The major subdivision final plat must be approved by the Board of Commissioners, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 3.87 acres from **AR-1** to **AR-2**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application  
 2. Ownership certificate

3. Deed  
 4. Aerial photograph



EFFINGHAM COUNTY REZONING CHECKLIST

DB

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL                   

DISAPPROVAL                   

Of the rezoning request by applicant **Hubert T. Griner Jr. – (Map # 296 Parcel # 49)** from AR-2 to AR-1 zoning.

- Yes  No ? 1. Is this proposal inconsistent with the county's master plan?
- Yes  No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes  No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes  No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes  No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes  No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes  No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes  No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

EFFINGHAM COUNTY REZONING CHECKLIST

RT

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The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Hubert T. Griner Jr. – (Map # 296 Parcel # 49)** from **AR-2** to **AR-1** zoning.

AZ

- 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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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL YES DISAPPROVAL \_\_\_\_\_

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

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BKS, 4/18/22.