

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: _____

Applicant/Agent: Reuben E Jenkins III

Applicant Email Address: radioqueenn@gmail.com

Phone # 912-341-3436

Applicant Mailing Address: 343 Webb Rd

City: Springfield State: Ga Zip Code: 31329

Property Owner, if different from above: Same

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 351 Webb Rd Springfield Ga 31329

Proposed Road Access: Webb Rd

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

Tax Map-Parcel # 389-18 Total Acres: 1.05 Acres to be Rezoned: 1.05

Lot Characteristics: metal building

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Used for commercial purposes

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

North _____ South _____ East _____ West _____

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

not currently in use.

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

no

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

Combination of use with adjacent B-2 parcel

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

residential, commercial

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?

historically has been used for commercial.

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:

Raul Jhi

Date

3-8-22

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

November 19, 2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2743 page 970-971.

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 Reuben E. Jenkins III
Print Name Reuben E. Jenkins III

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 8th day of March, 2022.

Kathleen Erin Dunning
Notary Public, State of Georgia



**BK:2743 PG:970-971
D2021014076**

FILED IN OFFICE
CLERK OF COURT
11/19/2021 03:17 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$87.00

PT-61 051-2021-003792

3883633903
PARTICIPANT ID

Return Recorded Document to:
The Ratchford Firm
1575 Highway 21 South
Springfield, GA 31329

Our File #: 21-556

LIMITED WARRANTY DEED With Right of Survivorship

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this **19th** day of **November, 2021**, between **Russell Lee Scruggs**, of the County of **Effingham**, State of Georgia, as party or parties of the first part, hereinafter called **Grantor**, and **Reuben Eugene Jenkins, III and Michelle L. Jenkins**, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint 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 and assigns of said survivor, the following described property:

All that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing 1.05 acres, more or less, known and designated as Parcel 2, that is shown and more particularly described by the plat of survey made by Paul D. Wilder, R.L.S. #1559, dated March 2, 1984, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 16, page 22, which is incorporated into this description by specific reference thereto.

This being a portion of the property conveyed by Rothell P. MacMillan to Russell Lee Scruggs as evidenced by that certain Warranty Deed dated June 28, 2017, recorded in Deed Book 2413, page 869, aforesaid records.

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

Said property has a current property tax identification number of 03890-018-000 with a street address of 351 Webb Road, Springfield, Georgia 31329.

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 Grantees, as joint tenants and not as tenants in common, for and during their joint 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 and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims and demands of all persons holding by, through or under the above Grantor.

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

Signed, sealed and delivered this 19th day of November, 2021, in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
Russell Lee Scruggs

[Signature]
Notary Public

(Seal)

My commission expires 8/25/25

(Notary Public Seal Affixed)





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
Reuben Jenkins
351 Webb Road Springfield, GA 31329
Pin: 389-18
Total Acres: 1.05 Acres to be rezoned: 1.05

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 B-2. 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

Effingham Director of Code Administration

Ronald B. Pevey
Zoning & Building Inspector

Effingham County Courthouse P.O. Box 307
Springfield, Georgia 31329
(912)754-6132

November 12, 1980

The Effingham County Planning Board will hold a Public Hearing on Tuesday, November 25, 1980, at 7:30P. M. in the court room of the Effingham County Courthouse.

To hear petition filed by Mr. Bobby G. Reddick Jr. to rezone 1.06 acres of property adjoining your property.

He is asking that his property be rezoned from AR-I (agricultural residential districts) to B-2 (general commercial districts) for the erection of a warehouse and shop.

This property is located south of Springfield behind Massey-Ferguson Tractor Co. and next to Effingham Cable T.V.

If you have any objections to this rezoning they can be heard at this time.

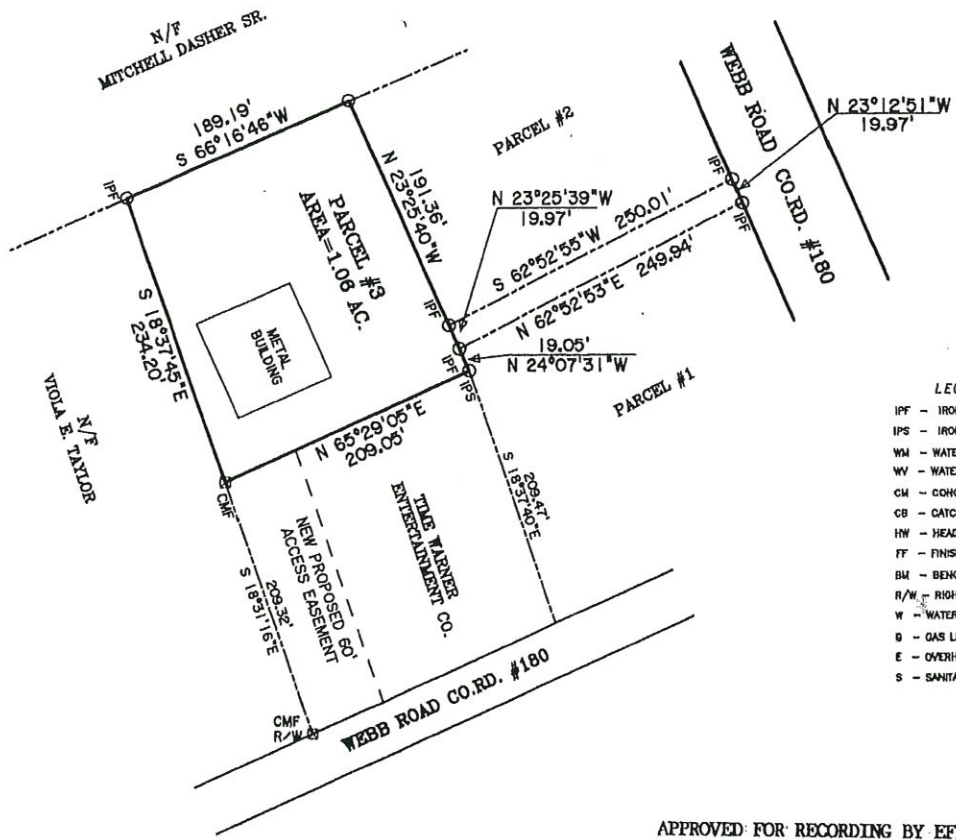
Sincerely:
Ronald B. Pevey
Zoning Administrator
RBP/flj

**SURVEY OF PARCEL #3 OF THE BOBBY REDDICK SUBDIVISION
LOCATED IN THE 11 TH G.M.DISTRICT OF
EFFINGHAM COUNTY, GEORGIA**

Plot Cabinet
C
106
B-2

05 JAN 12 PM 2:37

111 S. GUYTON ST
LENA ECCSG



- LEGEND**
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - WM - WATER METER
 - WV - WATER VALVE
 - CM - CONCRETE MONUMENT
 - CB - CATCH BASIN
 - HW - HEAD WALL
 - FF - FINISHED FLOOR
 - BM - BENCH MARK
 - R/W - RIGHT-OF-WAY
 - W - WATER LINE
 - G - GAS LINE
 - E - OVERHEAD POWER LINE
 - S - SANITARY LINE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

[Signature] 1/12/2006
ZONING ADMINISTRATOR DATE

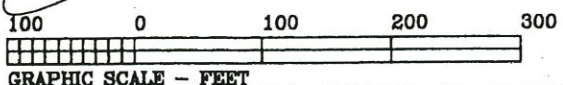
THE DATA UPON WHICH THIS SURVEY WAS BASED HAS A FIELD PRECISION ERROR OF ONE IN 25,000 FEET, HAVING ANGULAR ERROR OF 6 SEC/ANGLE POINT AND WAS ADJUSTED USING CRANDALL METHOD.

IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICAL FLOOD HAZARD MAPS.

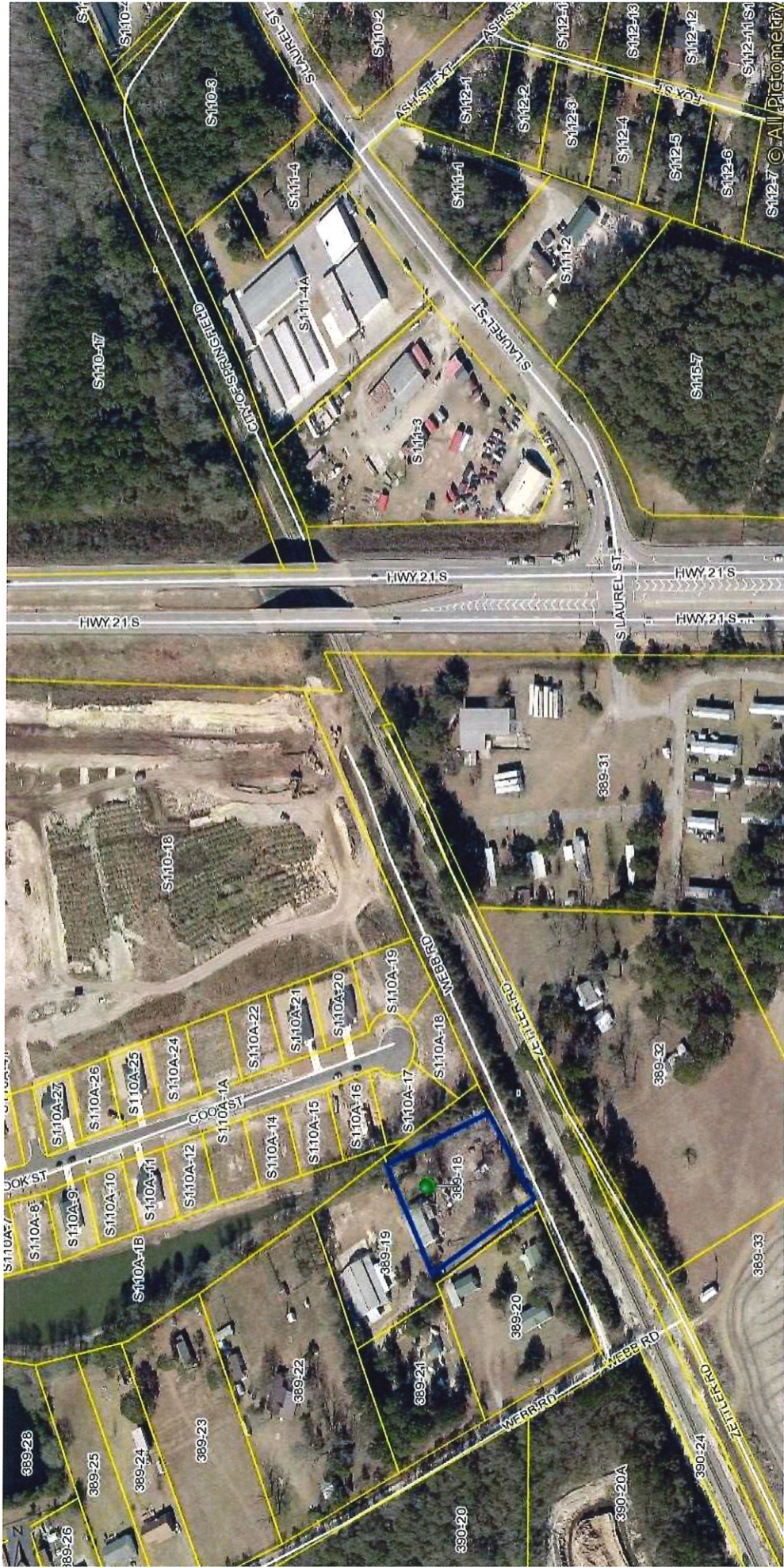
EQUIPMENT USED WAS A TOPCON, MODEL GTS 303. DATA ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF ONE FOOT IN 100,000

[Signature]
JOHN O PARKER RLS #1850

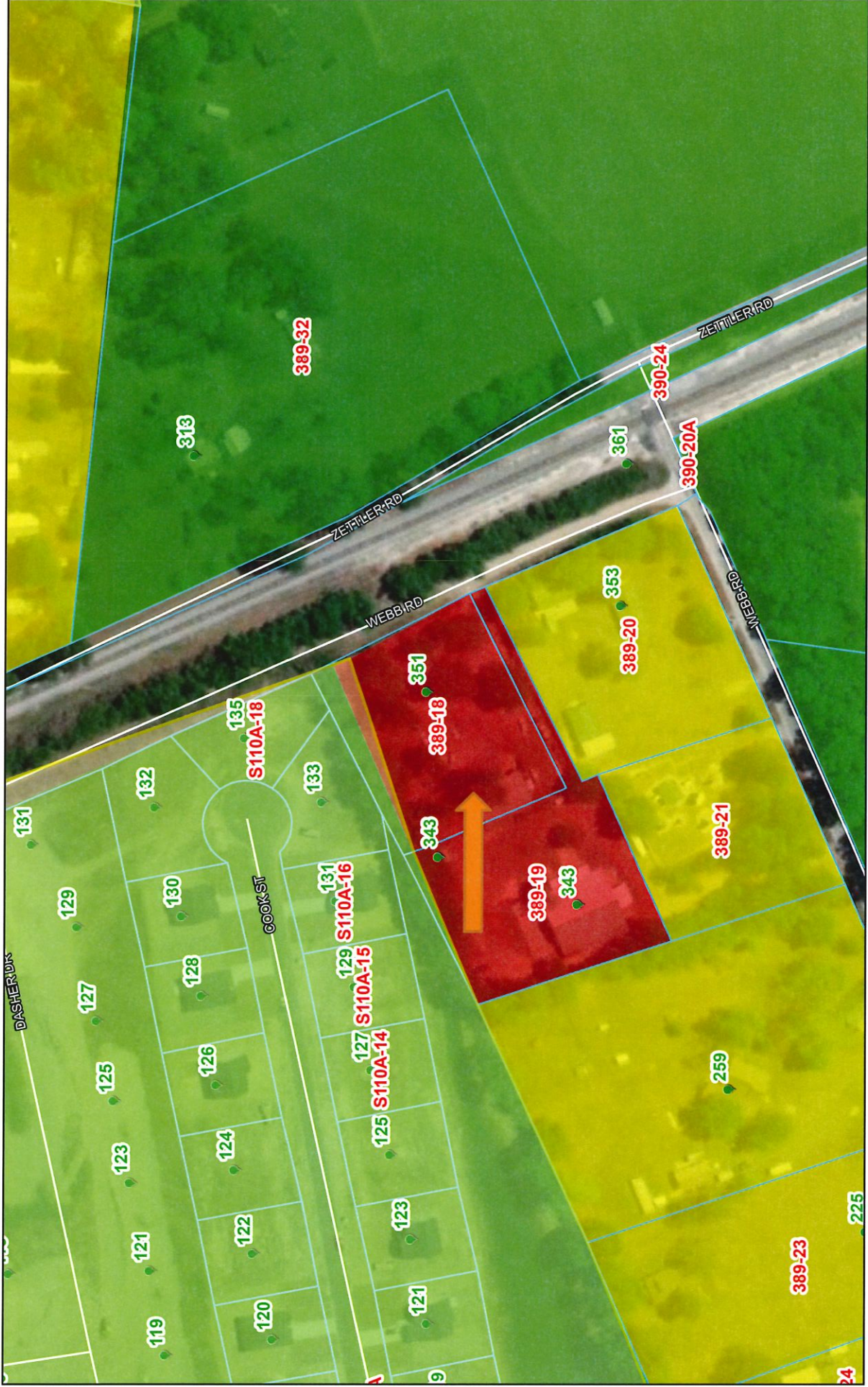


SURVEY FOR:	
GARY PARK	
COUNTY EFFINGHAM	STATE GA.
G.M.D. 11 TH SUBD.	LOT 3
DATE 12/05/05	SCALE 100'
JOB NUMBER 05249	AREA-1.06 AC.
JOHN O. PARKER REGISTERED LAND SURVEYOR NO. 1850 P.O. BOX 293 OLENBYVILLE GA. 30487 PH. (912) 664-3844	

351 WEBB ROAD

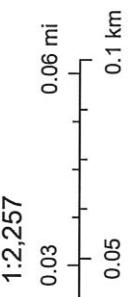


351 WEBB ROAD



3/16/2022, 11:10:19 AM

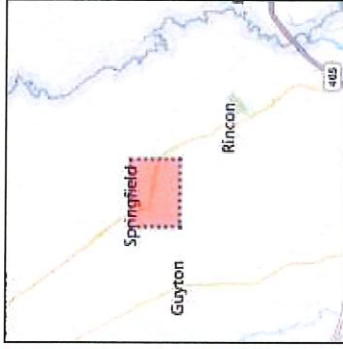
- Municipal Boundaries
 - Parcels2020
 - Address Points
 - Commercial
 - Residential
 - Transportation/Utilities
 - Agriculture
- Future Land Use - Plan Date 10/1/2019



Maxar, Microsoft



351 WEBB ROAD



Legend

- ◆ Address Points
- Tax Parcels With Labels
- Zoning
 - AR-1
 - AR-2
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - B-1
 - B-2
 - B-3
 - I-1
 - FH
 - CP
 - PD
 - Other
- Road Names
- Road Centerlines



This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

16 Mar, 2022



DB

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 **Reuben E. Jenkins III- (Map # 389 Parcel # 18)** from **AR-1** to **B -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?

EFFINGHAM COUNTY REZONING CHECKLIST

RT

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL *1 voted to deny* DISAPPROVAL

Of the rezoning request by applicant **Reuben E. Jenkins III-** (Map # 389 Parcel # 18) from AR-1 to B -2 zoning.

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EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Reuben E. Jenkins III- (Map # 389 Parcel # 18)** from **AR-1** to **B -2** zoning.

AZ

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
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Ryan Thompson against

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL *REJ* DISAPPROVAL _____

Of the rezoning request by applicant **Reuben E. Jenkins III-- (Map # 389 Parcel # 18)** from **AR-1** to **B -2** zoning.

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

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by applicant **Reuben E. Jenkins III- (Map # 389 Parcel # 18)** from AR-1 to B-2 zoning.

- 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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