

**ATTACHMENT A - CONDITIONAL USE APPLICATION**

Application Date: 2-14-20

Applicant/Agent: ONSITE TRUCK MAINTENANCE LLC

Applicant Email Address: 100 Eagle Drive Springfield Ga 31329  
OSTM\_SAV@OUTLOOK.COM

Phone # 912 376 7210

Applicant Mailing Address: 100 Eagle Drive Springfield Ga 31329

Property Owner, if different from above: William Henry Webb

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # 1-912-682-6010

Owner's Mailing Address: 1045 Stillwell Rd. Springfield, Ga. 31329

Property Location 1165 Stillwell Rd Springfield Ga 31329

Present Zoning of Property B2 Tax Map-Parcel # 04090249A00 Total Acres 7

**CONDITIONAL USE REQUESTED:**

**Section 3.15A - RESIDENTIAL BUSINESS**  
See Section 3.15A for requirements

**Section 3.15B - RURAL BUSINESS**  
See Section 3.15B for requirements

**OTHER** (provide relevant section of code): \_\_\_\_\_

Reason: Semi truck/diesel repair is more higher intensity use than permitted in B-2 by right.

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

**AUTHORIZATION OF PROPERTY OWNER**

I, William Henry Webb, 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 Conditional Use application. 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: Danny Joseph Flores Zaldivar

Applicant/Agent Address: 100 Eggle Drive

City: Springfield State: GA Zip Code: 31329

Phone: 912 376 7210 Email: OSTM-SAU@OUTLOOK.COM

Owner's signature William Henry Webb

Print Name William Henry Webb

Personally appeared before me William Henry Webb (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 14<sup>th</sup> day of February, 2022.

Kathleen Erin Dunnigan  
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

March 2, 2005, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1246 page 143.

I hereby certify that I am the owner of the property being proposed for Conditional Use 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 William Henry Webb

Print Name William Henry Webb

Owner's signature \_\_\_\_\_

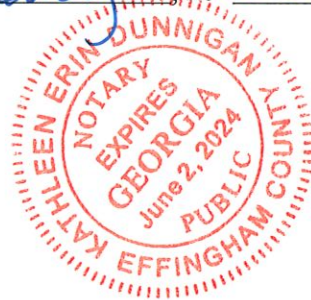
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 14<sup>th</sup> day of February, 2022.

Kathleen Erin Dunning  
Notary Public, State of Georgia



05 MAR 17 AM 9:19

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

RETURN TO:  
REDDICK & EXLEY  
ATTORNEYS AT LAW  
P. O. BOX 385  
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 2nd day of MARCH, 2005, between  
EMILY E. WEBB of the FIRST PART, and WILLIAM H. WEBB of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration  
of the natural love and affection she has for her son, the said SECOND PARTY herein, has  
granted, given, conveyed and confirmed and by these presents does grant, give, convey and  
confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following  
described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District  
of Effingham County, Georgia, containing Twenty-Five and Eighty-Nine Hundredths  
(25.89) acres, more or less, and being bounded on the north by lands of Helmlly; on the  
east by lands of Emily H. Webb (shown as Henry Webb); on the south by the Stillwell  
Road, known as County Road #308; on the west by lands of William H. Webb (shown as  
William Henry Webb); also or the south by lands of William Henry Webb; and on the  
west (again) by lands of James Zittrouer.

Express reference hereby made to the plat of said lands made by Neel B. Ackerman,  
R.L.S. #1128, dated December 12, 2004 and recorded in the office of the Clerk of the  
Superior Court of Effingham County, Georgia, in Plat Cabinet "C", slide 150-2, for  
better determining the metes and bounds of said lands herein conveyed.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said above granted and described property, with all  
and singular the rights, members and appurtenances thereunto appertaining to the only proper  
use, benefit and behoof of the said party of the SECOND PART, his heirs, executors,  
administrators and assigns, in FEE-SIMPLE.

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

Emily E. Webb (SEAL)  
EMILY E. WEBB

Signed, sealed and delivered in  
the presence of:

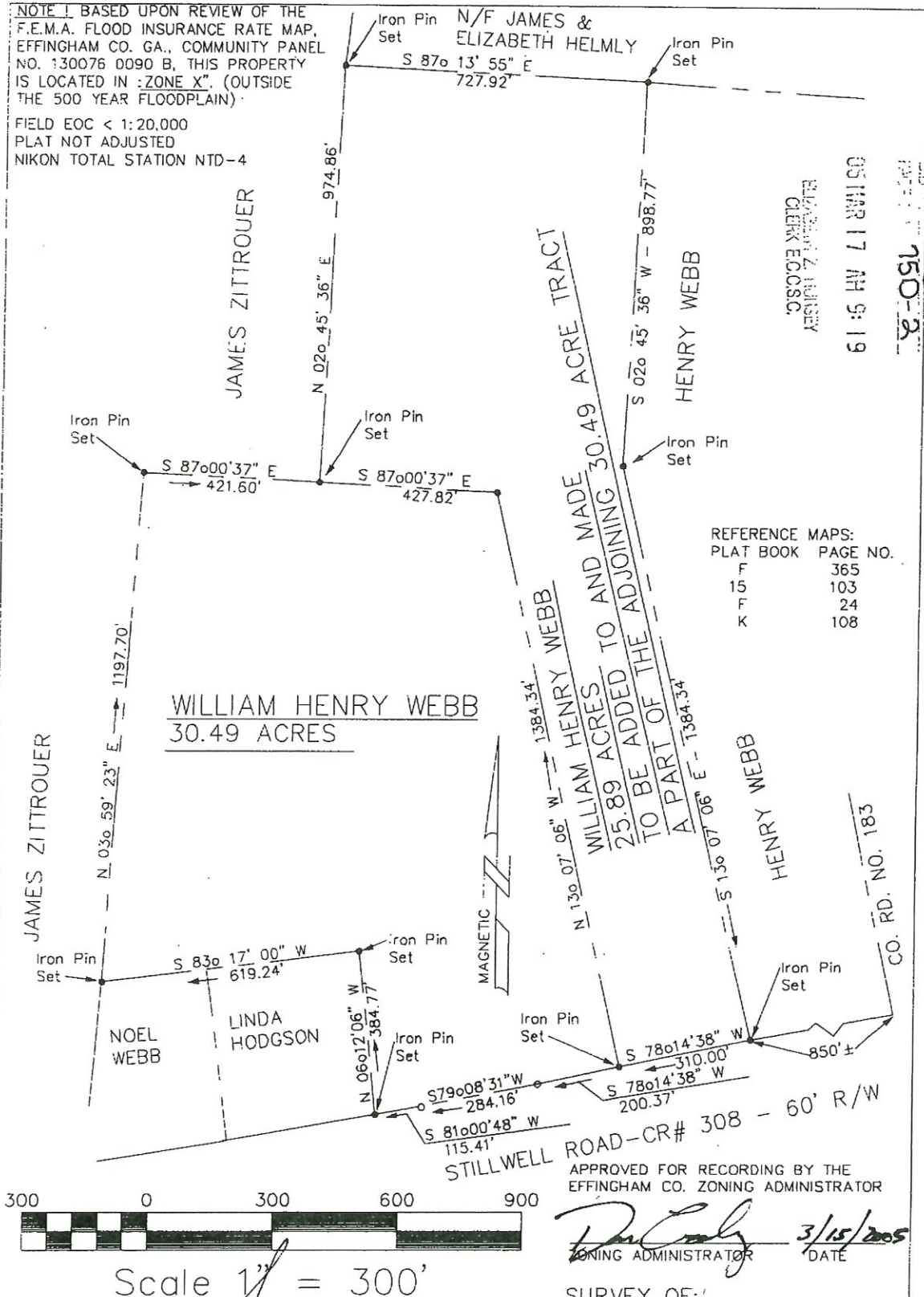
Patricia Gibson  
Unofficial Witness

R. Edward Reddick, Jr.  
Official Witness - Notary Public  
My commission expires: 9-2-06  
pmj



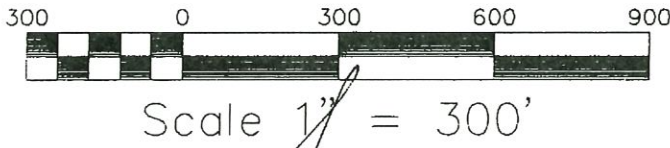
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM CO. GA., COMMUNITY PANEL NO. 130076 0090 B, THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

FIELD EOC < 1:20,000  
 PLAT NOT ADJUSTED  
 NIKON TOTAL STATION NTD-4



REFERENCE MAPS:

PLAT BOOK	PAGE NO.
F	365
15	103
F	24
K	108



APPROVED FOR RECORDING BY THE EFFINGHAM CO. ZONING ADMINISTRATOR

*[Signature]* 3/15/2005  
 ZONING ADMINISTRATOR DATE

FILE: A:\WEBB26.DWG

NEEL B. ACKERMAN, RLS  
 P. O. BOX 95,  
 SPRINGFIELD, GA 31329



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum requirements of the Code of Laws.

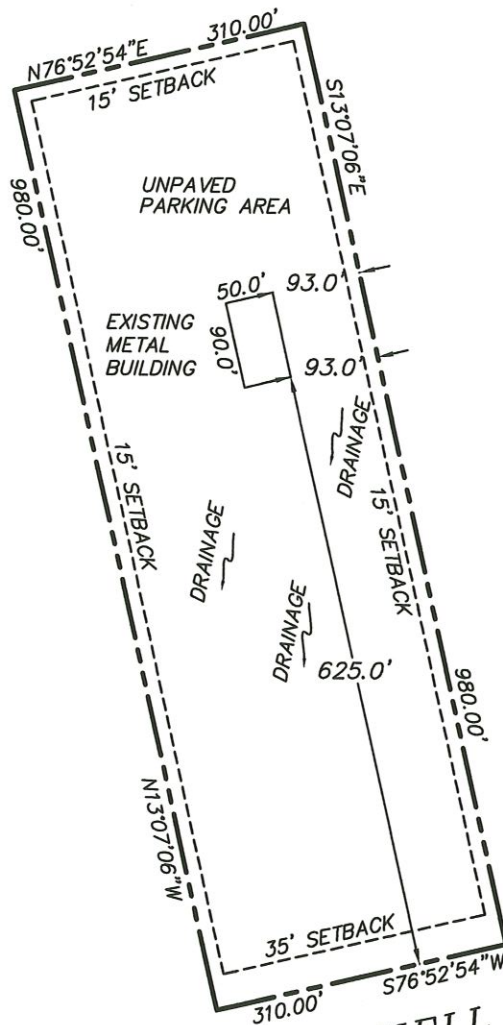
SURVEY OF:  
 25.89 ACRES OF LAND  
 LOCATED IN THE 11th GMD,  
 EFFINGHAM CO. GEORGIA  
 TO BE ADDED TO AND MADE  
 A PART OF THE ADJOINING  
 30.49 ACRE TRACT IN THE  
 SAME OWNERSHIP.  
 SURVEY FOR:  
 WILLIAM HENRY WEBB  
 DATE: DEC. 12, 2004

Plat Cabinet 075 / Page D2

150-2

05 MAR 17 AM 9:19

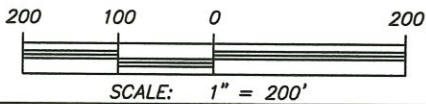
ELIZABETH Z. HANSEY  
 CLERK EOCOSC.



BUILDING IS SERVED BY  
EXISTING WELL AND SEPTIC SYSTEM

ZONING=B-2  
TYPE=COMMERCIAL/INDUSTRIAL RURAL

STILLWELL ROAD  
R/W VARIES



**FLOOD NOTE:**

THIS PROPERTY APPEARS TO  
BE LOCATED IN FLOOD ZONE 'X'  
PER F.E.M.A. FLOOD INSURANCE RATE MAP.  
SEE COMMUNITY MAP 13103C, PANEL 257E  
NOT A SPECIAL FLOOD HAZARD AREA.  
MAP EFFECTIVE 03/16/2015.



**MATTHEW D.  
CLARK, PLS**

65 WAYSIDE DR  
ELLABELL, GA 31308  
CELL: (843) 247-0996

DATE: FEBRUARY 15, 2022  
JOB No. 18000  
DRAWN BY: MDC

PREPARED FOR: WILLIAM WEBB

**SITE PLAN OF 7.0 ACRES  
FOR WILLIAM WEBB**

SITE PLAN

EFFINGHAM COUNTY, GA

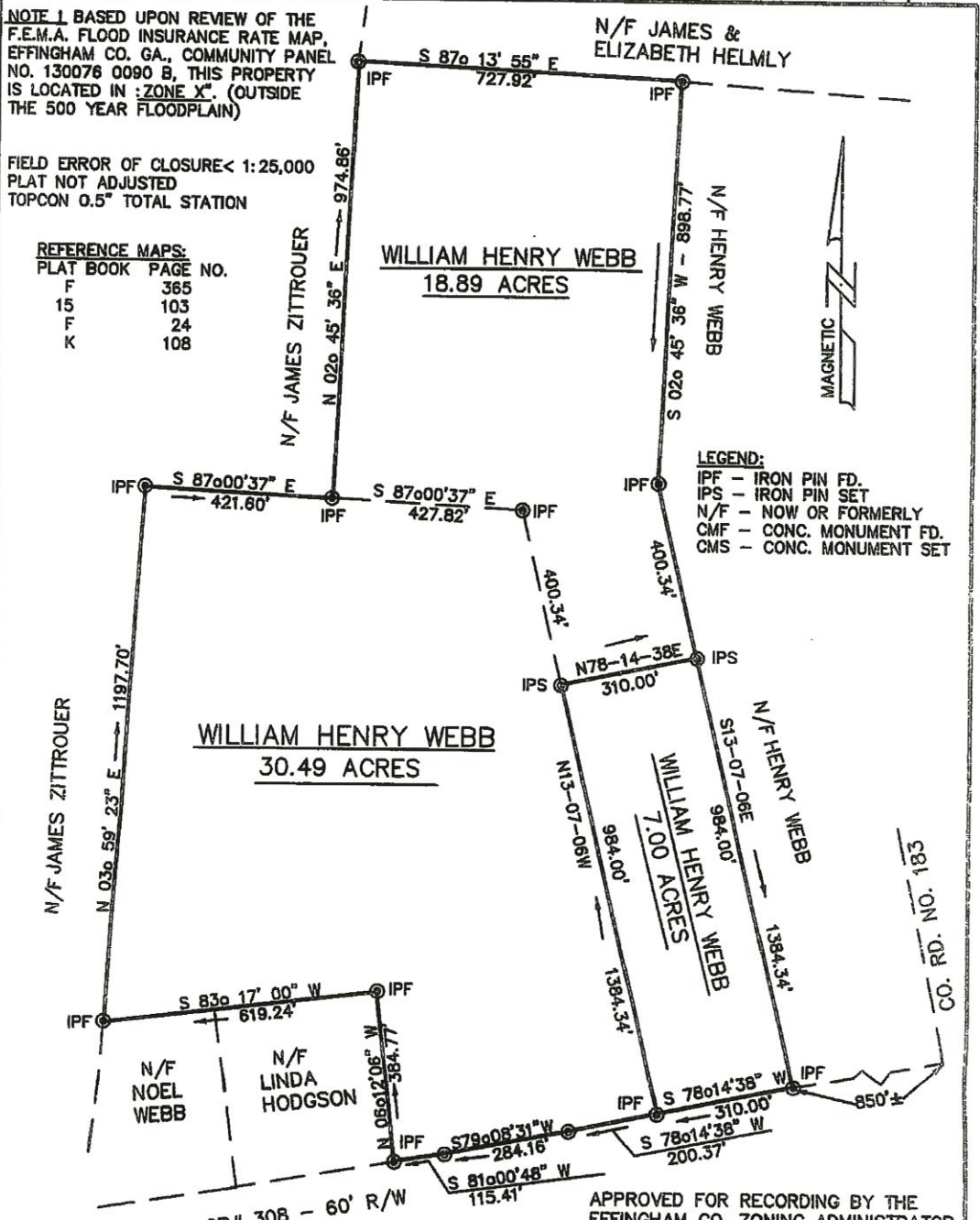
out of 87-74  
409-49

NOTE 1 BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM CO. GA., COMMUNITY PANEL NO. 130076 0090 B, THIS PROPERTY IS LOCATED IN :ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

FIELD ERROR OF CLOSURE < 1:25,000  
PLAT NOT ADJUSTED  
TOPCON 0.5" TOTAL STATION

REFERENCE MAPS:

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STILLWELL ROAD - CR# 308 - 60' R/W

APPROVED FOR RECORDING BY THE EFFINGHAM CO. ZONING ADMINISTRATOR

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

*David Conroy* 5/14/2007  
 ZONING ADMINISTRATOR DATE



ADOLPH N. MICHELIS

*Adolph N. Michelis*

GEORGIA R.L.S. #1323  
 736 SANDY RIDGE RD.  
 SYLVANIA, GA. 30467

SURVEY OF:

18.89 ACRES OF LAND LOCATED IN THE 11TH GMD, EFFINGHAM CO. GA. TO BE ADDED TO AND MADE A PART OF AN ADJOINING 30.49 ACRE TRACT IN THE SAME NAME

STATE OF GEORGIA  
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.  
409-49

AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 409-49 AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

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

WHEREAS, WILLIAM H. WEBB has filed an application to rezone 7 acres; map and parcel number 409-49 consisting of 25.89 acres, shown on the attached map and plat, located in the 4<sup>TH</sup> commissioner district, from AR-1 to B-2; and

WHEREAS, notice of this hearing was published in the Effingham County Herald on 03/10/06; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the Effingham County Herald on 03/10/06; and

WHEREAS, signs giving notice of all public hearings were placed on the property by the Zoning Administrator on 03/10/06;

IT IS HEREBY ORDAINED THAT 7 acres map and parcel number 409-49, consisting of 25.89 acres, located in the 4<sup>TH</sup> commissioner district, is rezoned from AR-1 to B-2;

IT IS FURTHER ORDAINED that the following special conditions shall attach to this rezoning decision:

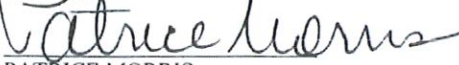
1. The subject property is rezoned to B-2 to allow tractor and equipment sales and service only.

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

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

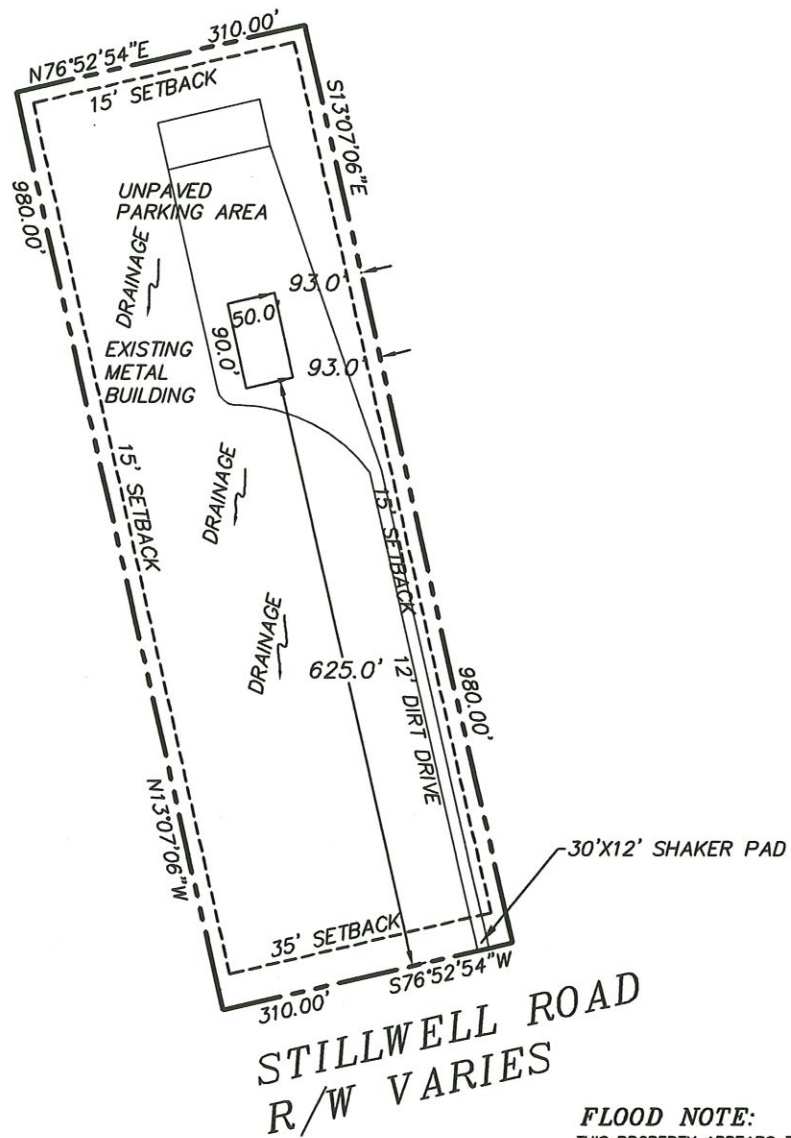
BY:   
VERNA H. PHILLIPS, CHAIRPERSON

ATTEST:

  
PATRICE MORRIS  
COUNTY CLERK

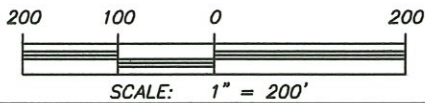
FIRST READING: 4/18/06  
SECOND READING: 5/2/06



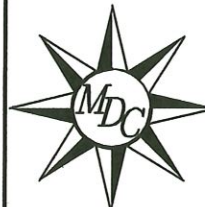


BUILDING IS SERVED BY  
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SEE COMMUNITY MAP 13103C, PANEL 257E  
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DATE: FEBRUARY 15, 2022  
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PREPARED FOR: WILLIAM WEBB

## SITE PLAN OF 7.0 ACRES FOR WILLIAM WEBB

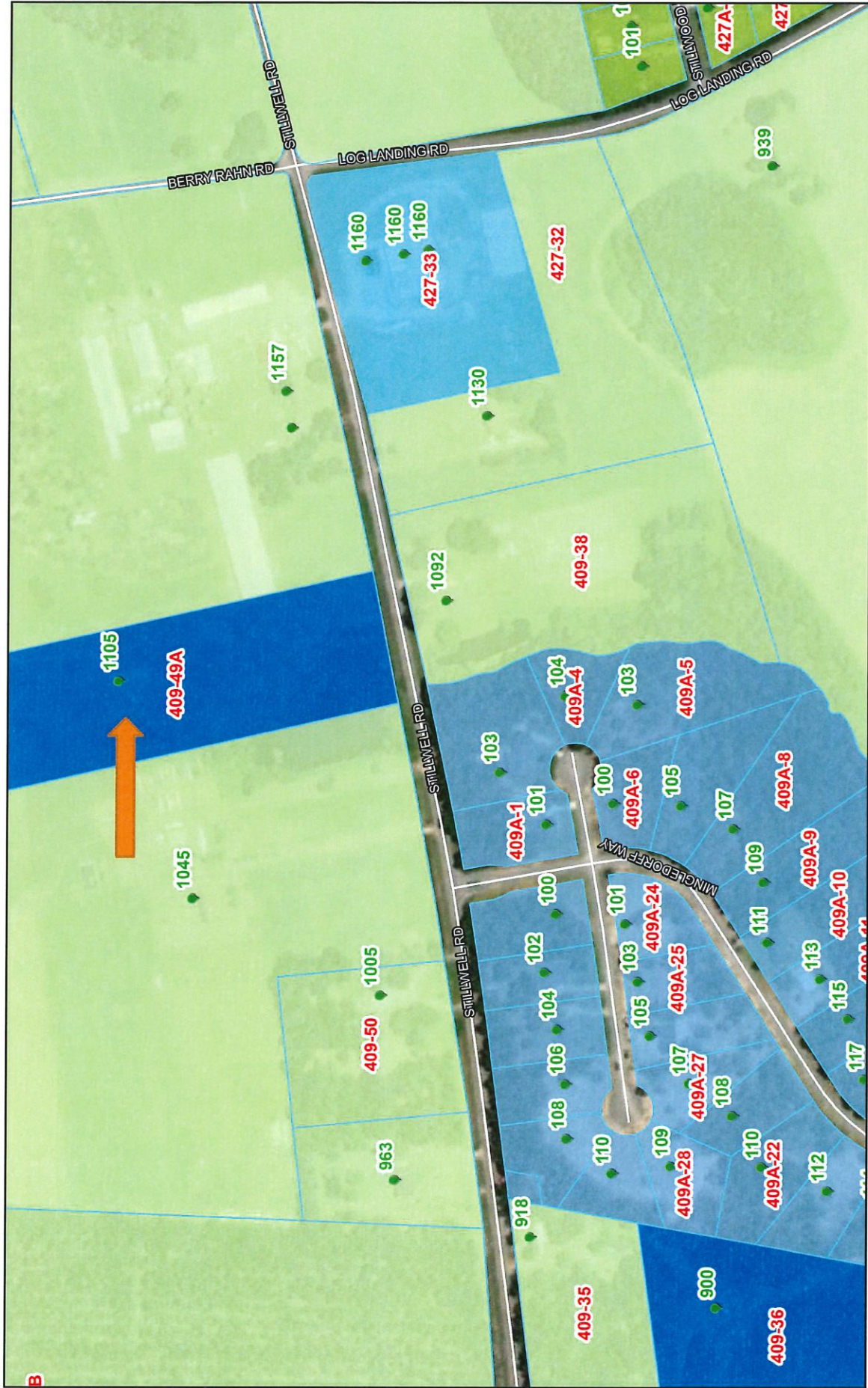
SITE PLAN

EFFINGHAM COUNTY, GA

# 1105 STILLWELL ROAD



# 1105 STILLWELL ROAD



2/17/2022, 12:25:08 PM

- Address Points
- Tax Parcel Labels
- Parcels2020
- Roads
- Effingham County Zoning R-1
- AR-1
- AR-2
- B-2
- B-3

Scale: 0 to 0.13 mi / 0 to 0.2 km

Maxar