

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 3/14/2022

Applicant/Agent: Dee A. Griffin

Applicant Email Address: deeannagrif@aol.com

Phone # 912-658-0712

Applicant Mailing Address: 384 Zipperer Rd

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: 384 Zipperer Rd Guyton 31312

Proposed Road Access: \_\_\_\_\_

Present Zoning of Property: AR1 Proposed Zoning: AR2

Tax Map-Parcel # 03960056 Total Acres: 4.94 Acres to be Rezoned: 4.94

Lot Characteristics: Residence

**WATER**

Private Well

Public Water System

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

**SEWER**

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: \_\_\_\_\_

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?

Yes

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

Build new construction home / create home site for child

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 in 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:



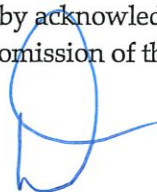
Date

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 3/7/2022, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2768 page 172.

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 

Print Name Dee A. Griffin


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

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

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

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

Sworn and subscribed before me this 11<sup>th</sup> day of March, 20 22.

  
Notary Public, State of Georgia



RETURN TO:  
J.H. GNANN, JR., ESQUIRE  
PO BOX 10085  
SAVANNAH, GA 31412

STATE OF GEORGIA  
COUNTY OF CHATHAM

442  
360  
WARRANTY DEED

360

THIS INDENTURE, made July 29, 1997, by and between  
RANTZ MCKINLEY ZIPPERER, DONNA J. ZIPPERER and ANGELA Z. KITCHINGS  
of the County of Effingham and the State of Georgia of the First Part, and  
DEANNA A. GRIFFIN  
of the County of Effingham and the State of Georgia of the Second Part,

W-I-T-N-E-S-S-E-T-H :

THAT First Parties, for and in consideration of payment of the sum of TEN DOLLARS (\$10.00) 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, hereby conveys unto the said Party of the Second Part, and her heirs, successors and assigns, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the said bargained premises, together 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 Party of the Second Part, and her heirs, successors and assigns forever IN FEE SIMPLE.

The Parties of the First Part expressly covenant to be seized and possessed of fee simple title and that they have the full right, power and authority to convey said property and the Grantors hereof are free and clear of any liens, claims or incumbrances whatsoever by which said property may in anywise be charged, changed, impaired or defeated and the said Parties of the First Part, and for said Parties' heirs, executors, administrators, successors and assigns will WARRANT and forever DEFEND the right and title to the above-described property unto the said Party of the Second Part, and her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hand and affixed their seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Rantz McKinley Zipperer* (L.S.)  
Rantz McKinley Zipperer

*Donna J. Zipperer* (L.S.)  
Donna J. Zipperer

*Angela Z. Kitchings* (L.S.)  
Angela Z. Kitchings

Witness  
*Mia Castellana*  
Mia Castellana  
Notary Public  
Effingham County, Ga.  
My Commission Expires Oct. 3, 1998

GANNAM & GNANN, ATTORNEYS AT LAW  
130 West Bay Street, Savannah, Georgia 31401  
Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 25.00  
Date 7-31-97

*Elizabeth J. Hursey*  
Clark of Superior Court

## EXHIBIT "A"

ALL that certain lot, tract or parcel of land situate, lying and being in the 1559th G.M.D. of Effingham County, Georgia being containing five (5) acres, more or less, being a portion of the Luther Zipperer Tract as described on that certain property survey for Dee A. Griffin, dated June 20, 1997 by Warren E. Poythress, R.L.S. No. 1953, incorporated into this description by reference thereto, and being more fully described as follows: beginning at a marked point on the Southern right-of-way of Zipperer County Road No. 169; proceeding thence South 52°32'30" East a distance of 937.45 feet to a concrete monument; proceeding thence South 45°01'03" West a distance of 238.74 feet to a concrete monument; proceeding thence North 52°32'30" West a distance of 903.09 feet to a concrete monument located on the South side of said Zipperer County Road No. 169; proceeding thence along said Southern right-of-way North 36°44'32" East a distance of 236.69 feet to the point and place of beginning.



**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  
Dee A. Griffin  
384 Zipperer Road, Guyton, GA 31312  
Pin: 396-56  
Total Acres: 4.94 Acres to be rezoned: 4.94

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 AR-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

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

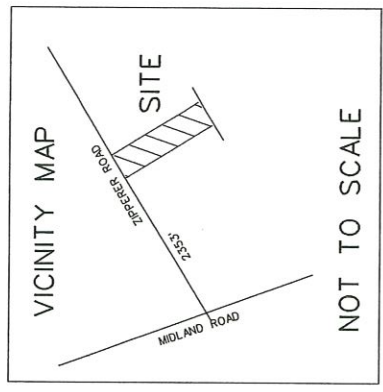
ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0396 0056 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

This lot or lots is/are served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham City, including, but not limited to, paving. This/these lot or lots may not be re-subdivided until said road, at the subdivider's expense is brought into compliance with county road standards to be accepted as a public road by the Effingham City Board of Commissioners. If the road remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee 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, I/we understand that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

This 14 day of March 2022

Owner \_\_\_\_\_

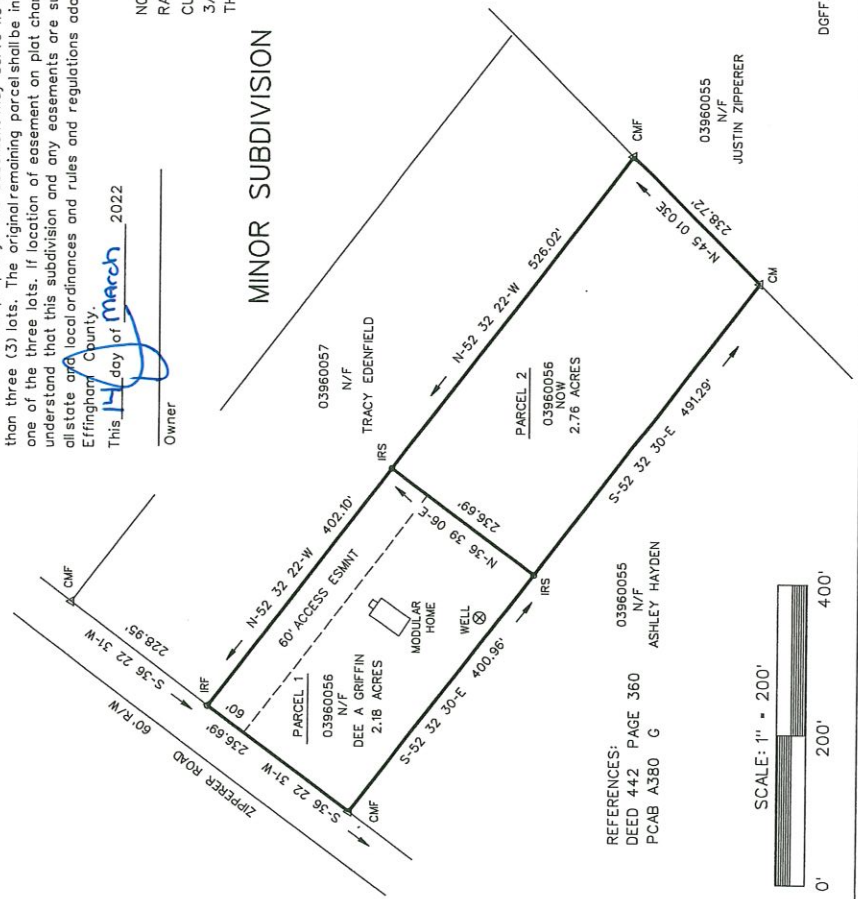


NOT TO SCALE

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)

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 or finds that this plat complies with the OSMS regulations for a typical site residence of 3 or 4 bedrooms with basic appliances. Each lot must be reviewed and approved for On site Sewage Management System placement prior to the plat being recorded. This plat is subject to the OSMS regulations in effect at the time of the plat. THIS APPROVAL SHOULD NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THIS APPROVAL SHOULD NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THIS APPROVAL SHOULD NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.

MINOR SUBDIVISION



REFERENCES:  
DEED 442 PAGE 360 N/F ASHLEY HAYDEN  
PCAB A380 G



SCALE: 1" = 200'

LEGEND:

- IRF 5/8" REBAR FOUND
- IRS 5/8" 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 45-6-67, this plat has been prepared by a land surveyor and approved by appropriate jurisdictional authorities for recording as evidenced by the seal of the land surveyor. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the plat. The land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia and that the survey was conducted in accordance with the regulations of the Georgia Board of Registration for Professional Land Surveyors and as set forth in O.C.G.A. Section 45-6-67.



*Adolph N. Michelis*  
DATE: 2-07-22

Signing Authority \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

SURVEY FOR  
DEE A. GRIFFIN

SURVEY TO DIVIDE MAP & PARCEL  
03960056 INTO TWO PARCELS  
LOCATED IN THE 1559TH. G.M.D.  
EFFINGHAM COUNTY, GEORGIA

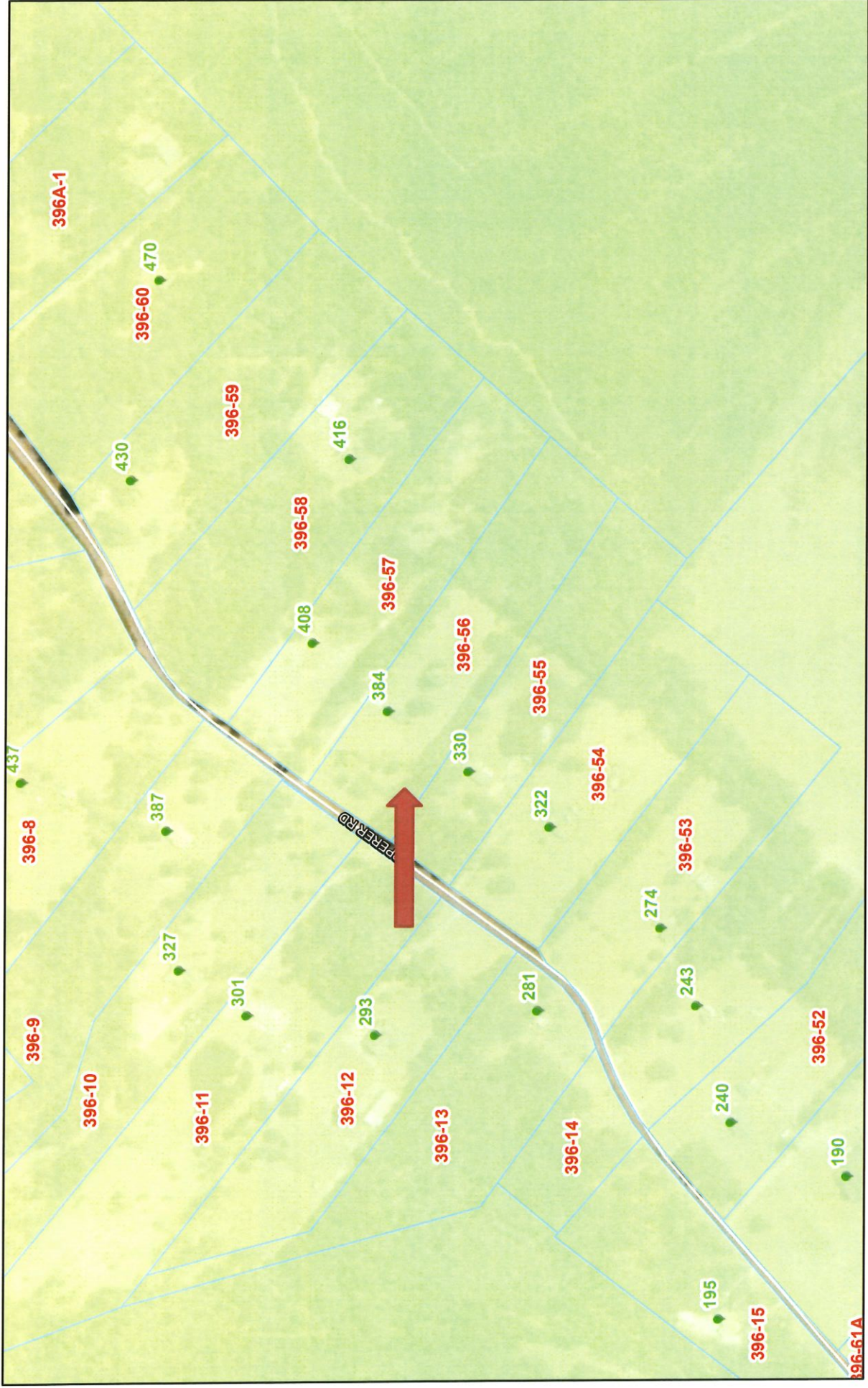
SURVEYED 03 FEB 2022  
PLAT DRAWN 03 FEB 2022



# 384 ZIPPERER ROAD

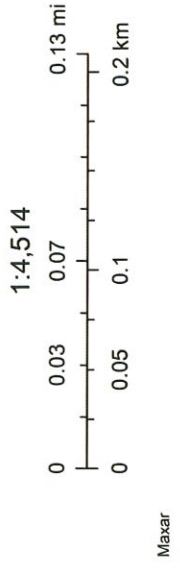


# 384 ZIPPERER ROAD



3/14/2022, 10:49:06 AM

- Address Points
- Tax Parcel Labels
- Parcels2020
- Effingham County Zoning
- Roads
- AR-1



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 **Dee A. Griffin – (Map # 396 Parcel # 56)** 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?

EFFINGHAM COUNTY REZONING CHECKLIST

RT

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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Yes  No?  1. Is this proposal inconsistent with the county’s master plan?

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EFFINGHAM COUNTY REZONING CHECKLIST

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AZ

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CHECK LIST:

The Effingham County Planning Commission recommends:

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

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EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

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

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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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DKS 4/18/22.