

**ATTACHMENT A - REZONING AMENDMENT APPLICATION**

Application Date: 8/10/22

Applicant/Agent: John Morgan Bolt + Kelsi Shea Bolt

Applicant Email Address: kelsisheabolt@gmail.com

Phone # (912) 660-7764

Applicant Mailing Address: 617 Towne Park Dr. W Apt. 1429

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Kirby Scott Willis  
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): ~~410db1@~~ 410db1br1@gmail.com

Phone # (912) 754-1152 (912) 665-0883

Owner's Mailing Address: 421 Highbluff Rd.

City: Rincon State: GA Zip Code: 31326

Property Location: 421 Highbluff Rd.

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

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

Tax Map-Parcel # 04590063 Total Acres: 0.1152 Acres to be Rezoned: 2.15

Lot Characteristics: Located in "zone x"

**WATER**

**SEWER**

Private Well

Private Septic System

Public Water System

Public Sewer System

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

Justification for Rezoning Amendment: future residential build

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

North \_\_\_\_\_ South \_\_\_\_\_ East 04590064 West \_\_\_\_\_

Rev 01132022

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

cwa land

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.

residential property / homestead

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

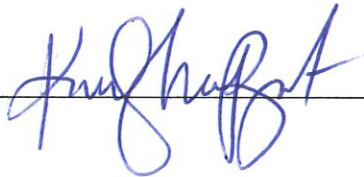
residential / homestead

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?

less than 5 acres, need rezoning to match surrounding properties (family 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:  Date 8/11/2022

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**AUTHORIZATION OF PROPERTY OWNER**

I, Kirby Willis John Morgan Bolt and Kelsi Shea Bolt, 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: ~~Kirby Scott Willis~~ John Morgan Bolt + Kelsi Bolt

Applicant/Agent Address: 421 High Bluff Rd. 617 Towne Park Dr. W

City: Rincon State: GA Zip Code: 31326

Phone: (912) 754-1152 Email: 410 bblbrl@gmail.com

X Owner's signature John M Bolt + Kelsi Bolt

Print Name John Morgan Bolt, Kelsi Shea Bolt

Personally appeared before me John Morgan Bolt + Kelsi Shea Bolt (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 11 day of August, 20 22.

Nancy C. Morgan  
Notary Public, State of Georgia



Rev 01132022

**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 7/21/1997, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 442 page 15.

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.

X Owner's signature *Kirby S. Willis*  
Print Name Kirby Scott Willis

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

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

Sworn and subscribed before me this 11 day of August, 20 22.

Nancy C. Morgan  
Notary Public, State of Georgia



Rev 01132022



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

REC'D  
DEED 442  
BOOK 015

015

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 21st day of July, 1997,  
between DAVIE J. DAVIS of the FIRST PART, and KIRBY S. WILLIS 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 PARTY, his heirs and assigns, the following described property,  
to-wit:

All those two certain tracts or parcels of land situate, lying and  
being in the 9th G.M. District of Effingham County, Georgia, containing  
eight and Forty-four hundredths (8.44) acres, more or less, and being  
known and designated as Lot 1A and containing Nine and Two hundredths  
(9.02) acres, more or less, and being known and designated as Lot 2.  
Said two parcels of land lying adjoining and contiguous and as a whole  
containing 17.46 acres, more or less, and being bounded on the  
northeast by Lot 1B: On the southeast by High Bluff Road known as  
County Road Number 346: On the southwest by Lot 3 and on the northwest  
by Ebenezer Creek.

Express reference hereby made to a plat of said lands made by Paul D.  
Wilder, R.L.S. #1559, dated June 2, 1997 and recorded in the Office of  
the Clerk of the Superior Court of Effingham County, Georgia, in Plat  
Cabinet "A", Slide 386-G 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 said property, together with all and singular  
the rights, members, hereditaments, improvements, easements, and  
appurtenances thereunto belonging or in any wise appertaining unto SECOND  
PARTY, his 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.

David J. Davis (SEAL)  
DAVIE J. DAVIS

Signed, sealed and delivered  
in the presence of:

Marian B. Reddick  
Unofficial Witness

Edward Reddick  
Notary Public  
Date: 7-21-97

AN/Notary Public, WT



Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 65.00  
Date 7-25-97

Charles W. Hursey  
Clerk of Superior Court



**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

September 16, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
John Morgan Bolt  
421 Highbluff Road, Rincon GA 31326  
Pin: 459-63  
Total Acres: 11.52 Acres to be rezoned: 2.15

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,

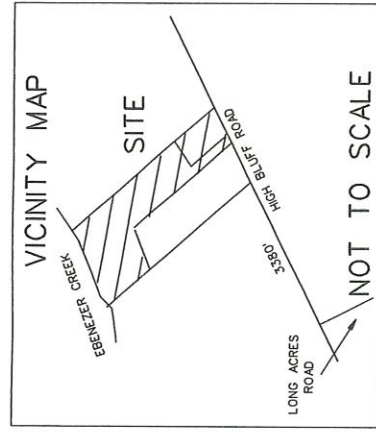


Darrell M. O'Neal, MPA  
Environmental Health County Manager  
Effingham County Health Department



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)

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 04-59 0063 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.



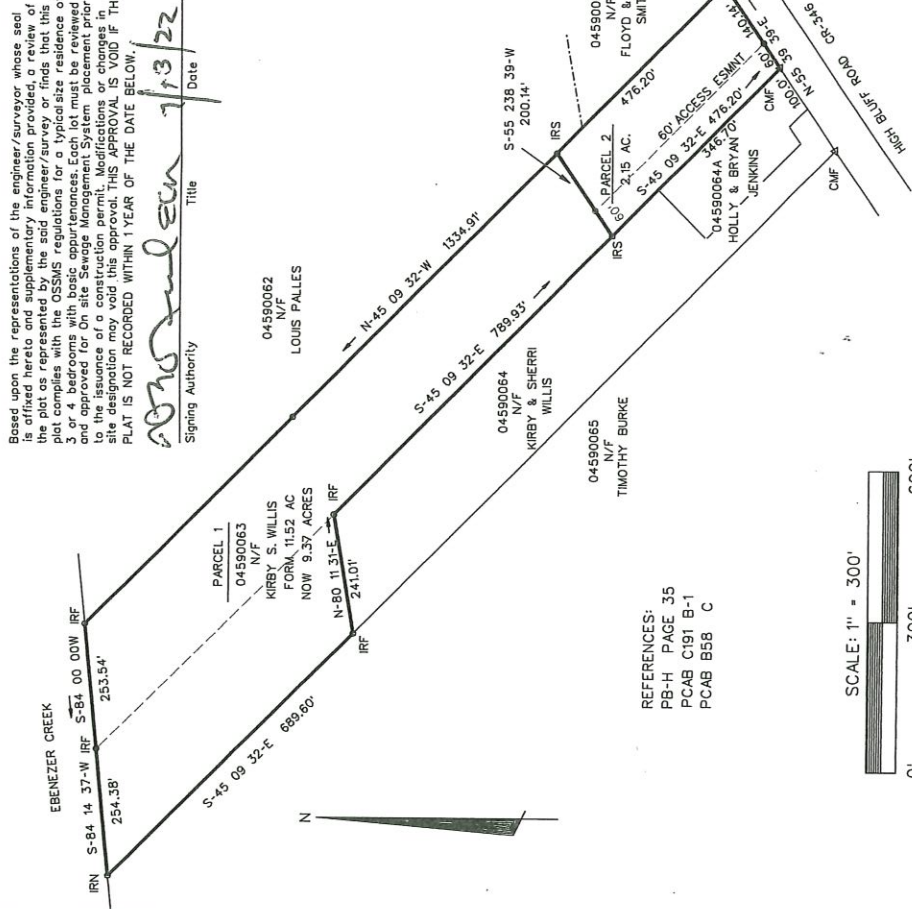
NOT TO SCALE

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat and a review of the site plan, the said engineer/surveyor finds that this plat complies with the O.S.M.A. Code and a typical size residence of 3 or 4 bedrooms with basic apartment facilities. This plat is 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. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.


  
 Signing Authority \_\_\_\_\_ Title \_\_\_\_\_ Date 7/13/22

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

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



MINOR SUBDIVISION

SURVEY FOR

JOHN & KELSI BOLT

SURVEY OF 2.15 ACRES FROM A 11.52 ACRE TRACT, MAP & PARCEL 04590063

LOCATED IN THE 9TH. G.M.D. EFFINGHAM COUNTY, GEORGIA SURVEYED 31 MAY 2022 PLAT DRAWN 22 JUNE 2022

KWILLDGN MAY2022

REFERENCES:  
PB-H PAGE 35  
PCAB C191 B-1  
PCAB B58 C

SCALE: 1" = 300'



LEGEND:

- IRS 5/8" REBAR FOUND
- PL 5/8" PROPERTY SET
- PL 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  
STYLVANIA, GEORGIA 30467  
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by appropriate governmental authorities for recording as evidenced by appropriate certification. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the plat. The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia and that the survey was performed in accordance with the regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



*Adolph N. Michelis*  
DATE: 6-23-22

GA REG. L.S. LIC. NO. 1323

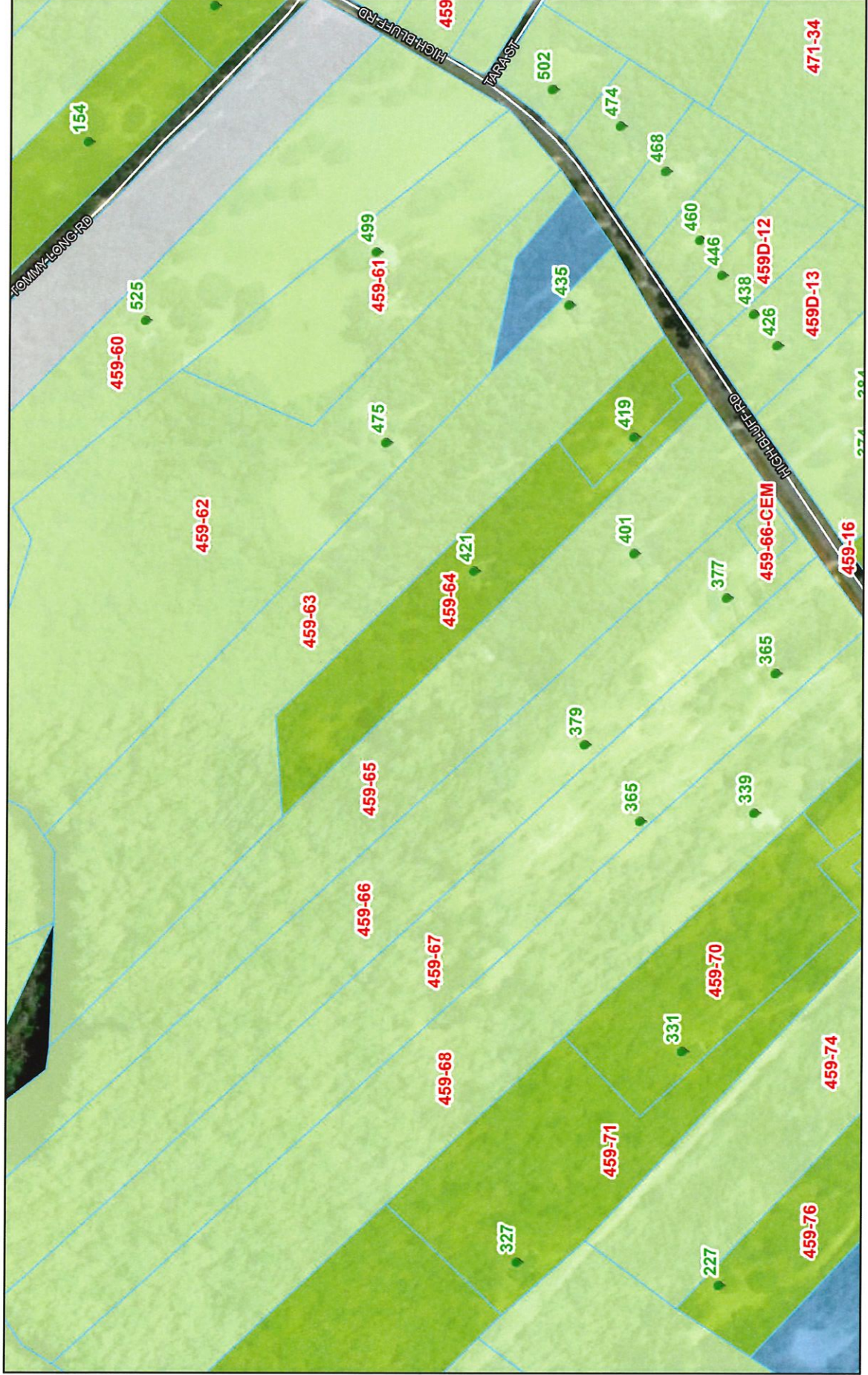


# HIGH BLUFF ROAD

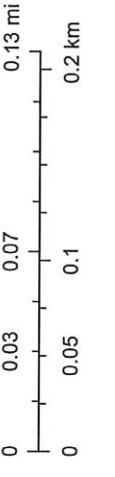




# HIGH BLUFF ROAD



8/15/2022, 3:40:41 PM



- Address Points
  - Tax Parcel Labels
  - Parcels2020
  - Roads
  - Effingham County Zoning
- |      |      |     |    |
|------|------|-----|----|
| AR-2 | AR-1 | R-1 | CP |
|------|------|-----|----|



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 **Joh Morgan Bolt & Kelsi Shea Bolt as Agent for Kirby Scott Willis – (Map # 459 Parcel# 63)** 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

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

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- 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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- Yes  No  4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
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- Yes  No  8. Do other conditions affect the property so as to support a decision against the proposal?



EFFINGHAM COUNTY REZONING CHECKLIST

AZ

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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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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The Effingham County Planning Commission recommends:

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

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BIS,  
9/19/22

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL    *JB*   

DISAPPROVAL \_\_\_\_\_

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*JB*