

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 8-12-2022

Applicant/Agent: Dennis Morris

Applicant Email Address: lakesidewatercom@aol.com

Phone # 912-658-9455

Applicant Mailing Address: 222 Creekwood Drive

City: Bloomington State: GA Zip Code: 31302

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: Old River Road

Name of Development/Subdivision: 03050004, 03050004B, 03050003, 0305A046, 0305A047, 03050004A00

Present Zoning of Property I-1 & AR-2 Tax Map-Parcel # _____ Total Acres 38.38 (I-1), 9.21 (AR-2)

VARIANCE REQUESTED (provide relevant section of code): 5.12 I-1 Industrial Districts - Buffers

Describe why variance is needed: Buffer Variance for AR-2 next to I-1. Requesting Buffer
from 300' to 200'(rear) & 150'(side) for future construction of a warehouse and detention
ponds as shown on Rezoning Exhibit.

How does request meet criteria of Section 7.1.8 (see Attachment C): _____
The width of property does not allow for a warehouse development with 300' buffers
on all sides.

Applicant Signature: Dennis Morris Date 8/15/2022

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
1-24-2002, 4-25-2005, 8-29-2006, 10-5-2012,

_____, on file in the office of the Clerk of the Superior Court of
DB 1062 PG 262, DB 1265 PG 143, DB 1509 PG 449, DB 2137 PG 169,
Effingham County, in Deed Book _____ page _____.

I hereby certify that I am the owner of the property being proposed for Variance 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 Dennis C Morris

Print Name Dennis C Morris

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 15 day of August, 20 22.

Chelsie Fernald
Notary Public, State of Georgia



BK:2801 PG:780-781

D2022008213

8849504050
PARTICIPANT ID

FILED IN OFFICE
CLERK OF COURT
08/12/2022 01:04 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
PO BOX 385
SPRINGFIELD, GA 31329



PT-61 051-2022-002423

QUITCLAIM DEED WITH
RIGHT OF SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 25th day of July, 2022 between CHATHAM WATER UTILITY, LLC of the FIRST PART, and DENNIS C. MORRIS AND KIMBERLE J. MORRIS 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 bargain, sell, and by these presents remise, release, and forever QUITCLAIM to the SECOND PARTIES, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, all the right, title, interest, claim, options and demands, which the said FIRST PARTY has or may have in and to the following real estate, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 1559th G.M. District of Effingham County, Georgia, being known and designated as Tract #1, containing Nine and Two Hundred Seven Thousandths (9.207) acres, more or less, as shown on the plat thereof hereinafter referred to. Said parcel of land being irregular in shape and being bounded on the North by lands now or formerly of Kimberle J. Morris; on the Northeast by Lot 10, by the 60-foot wide right-of-way of Lazy Lagoon Court; on the East-Northeast by Lots 11, 12, 13, 14 and 15, River Road Farms Subdivision; on the Southeast by Tract #2 being shown and designated as the "Well Site"; on the South-Southwest by Lots 18, 19, 20 and 21, said Subdivision, and on the Northwest by lands now or formerly of Kimberle J. Morris.

Express reference is hereby made to the plat of said lands made by William Mark Glisson, R.L.S. #3316, dated February 21, 2022 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, Page 361 for better determining the metes and bounds of said lands hereinabove conveyed.

This being a portion of the property conveyed by Limited Warranty Deed from Lakeside Water Company to Chatham Water Utility, LLC dated January 31, 2017 and recorded in said Clerk's Office in Deed Book 2388, Page 732.

SUBJECT, to restrictive covenants and easements of record.


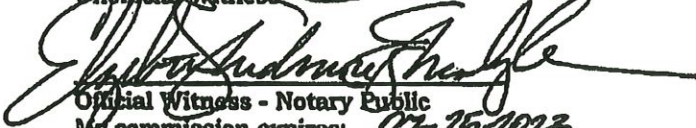
SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said described real estate to the said **SECOND PARTIES** as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple so that neither the **FIRST PARTY** nor its successors or assigns, nor any person claiming under them shall at any time, by any means, have claim or demand or right or title to the aforesaid real estate or appurtenances, or right thereof.

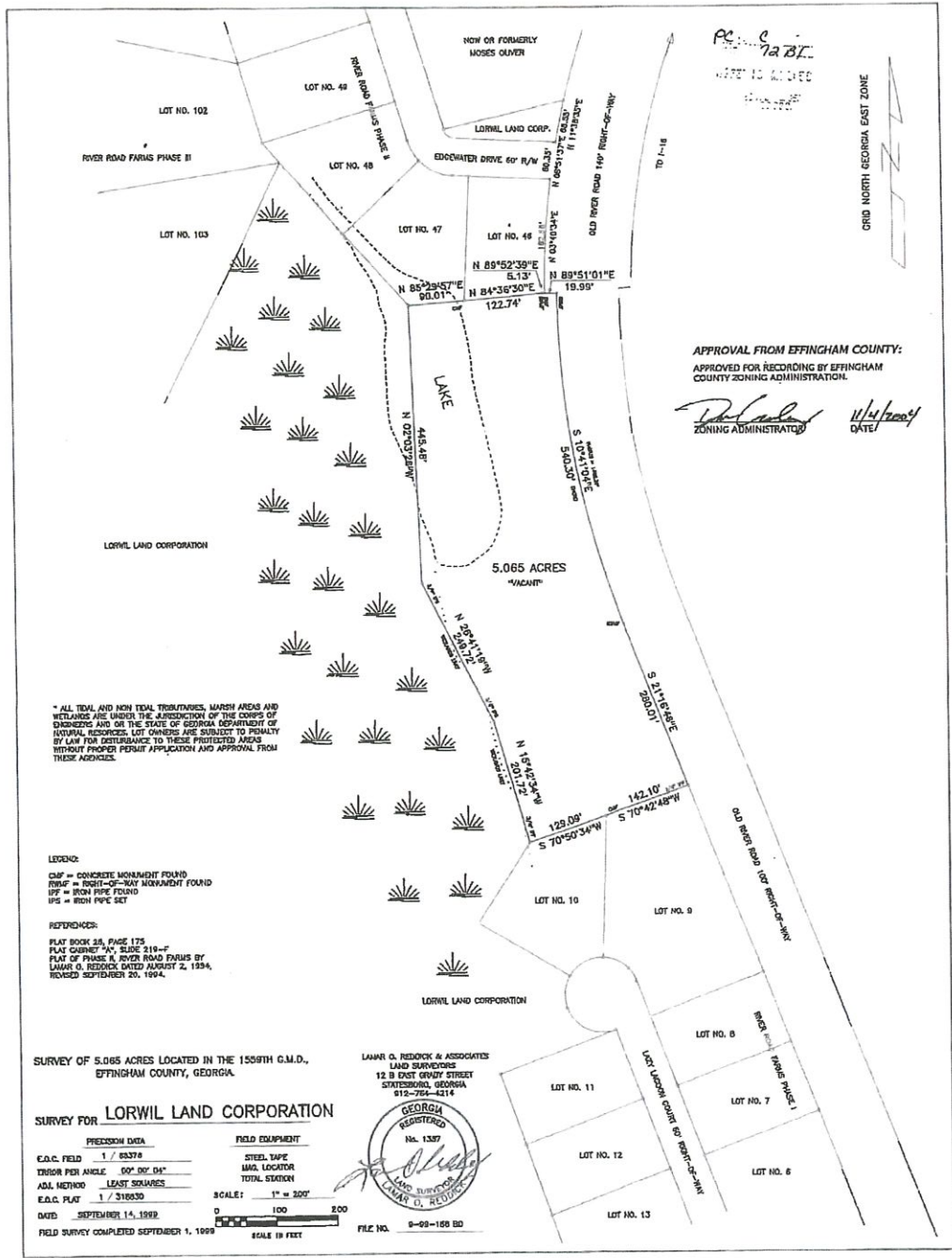
IN WITNESS WHEREOF, FIRST PARTY has caused this **QUITCLAIM** deed to be duly executed by its appropriate officers thereto duly authorized, its seal affixed and delivered these presents the day and year first above written.

CHATHAM WATER UTILITY, LLC
BY:  (SEAL)
MARK V. SMITH, MANAGER

Signed, sealed and delivered
In the presence of:


Unofficial Witness

Official Witness - Notary Public
My commission expires: 07-25-2023
bp





NOTE: BASED UPON REVIEW OF THE F.E.M.A FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NO. 130076 085 C, EFFECTIVE SEPT. 3, 1992, THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

George B. Shaw
ZONING ADMINISTRATOR

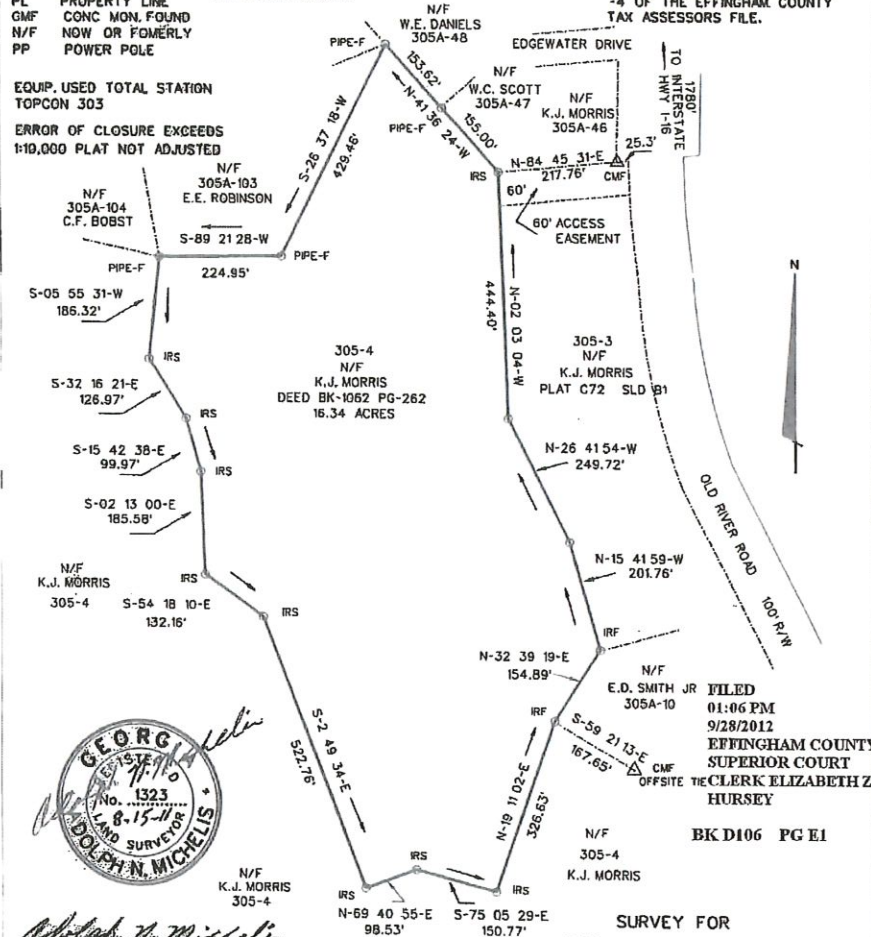
9-25-2012
DATE

LEGEND:
 IRF 3/4" REBAR FOUND
 IRS 3/8" REBAR SET
 PL PROPERTY LINE
 GMF CONC MON. FOUND
 N/F NOW OR FORMERLY
 PP POWER POLE

REFERENCES:
 PLAT BY EMC ENGR. DATED 4/28/08 OF 42.38 ACRES. FOR DENNIS MORRIS.

NOTE: SUBJECT PROPERTY IS A PORTION OF MAP & PARCEL 305-4 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

EQUIP. USED TOTAL STATION TOPCON 303
 ERROR OF CLOSURE EXCEEDS 1/10,000 PLAT NOT ADJUSTED

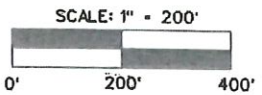


Adolph N. Michelis
ADOLPH N. MICHELIS R.L.S.
 GA Reg. L.S. # 1323
ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30487
 PH. 404-217-629 3972

FILED
 01:06 PM
 9/28/2012
 EFFINGHAM COUNTY
 SUPERIOR COURT
 THE CLERK ELIZABETH Z. HURSEY

BKD106 PGE1

SURVEY FOR DENNIS MORRIS
 SURVEY OF 16.34 ACRES FROM A 42.38 ACRE TRACT, BELONGING TO DENNIS MORRIS
 LOCATED IN THE 1559TH. G.M.D. EFFINGHAM COUNTY, GEORGIA
 SURVEYED 08 AUG 2011
 PLAT DRAWN 10 AUG 2011



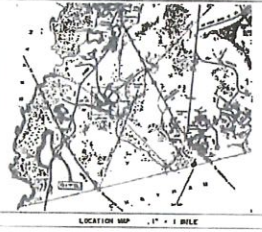
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

DMP2.004 AUG2011

Filed for Record *Agur*

Book *A296* Page *B1*
 Date *11/16/1994*

GEORGE W. STRICKLAND, JR.



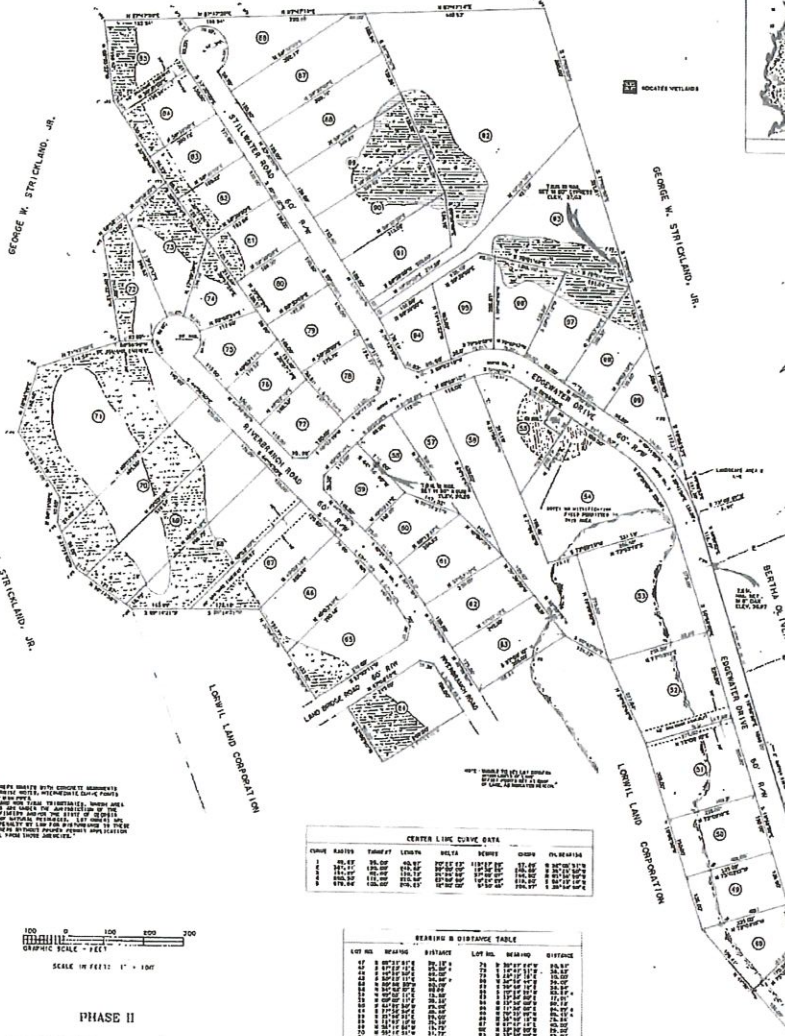
CERTIFICATE OF RECORDING AND RECORDING
 This instrument is a valid instrument under the laws of the State of Georgia and the County of Effingham. It has been recorded in the Public Records of the County of Effingham, Georgia, on this 15th day of November, 1994, at 11:16 AM. The recording fee is \$15.00.
 Notary Public for Georgia
Nov 15, 1994

CERTIFICATE OF SURVEY
 I have surveyed the above described property and have found that the same is correctly surveyed and that the boundaries are correctly shown on the plan attached hereto. My work was done on the 15th day of November, 1994.
 Surveyor
Nov 15, 1994

CERTIFICATE OF APPROVAL & REGISTERED - CORPORATION
 I have reviewed the above described plan and find that the same is correctly surveyed and that the boundaries are correctly shown on the plan attached hereto. My work was done on the 15th day of November, 1994.
 Surveyor
Nov 15, 1994

CERTIFICATE OF APPROVAL
 I have reviewed the above described plan and find that the same is correctly surveyed and that the boundaries are correctly shown on the plan attached hereto. My work was done on the 15th day of November, 1994.
 Surveyor
Nov 15, 1994

NOTES
 1. RECORDS TO BE CONTROLLED BY SURVEYOR OR OTHER PERSON.
 2. ALL RECORDS TO BE CONTROLLED BY SURVEYOR OR OTHER PERSON.
 3. RECORDS TO BE CONTROLLED BY SURVEYOR OR OTHER PERSON.
 4. RECORDS TO BE CONTROLLED BY SURVEYOR OR OTHER PERSON.
 5. RECORDS TO BE CONTROLLED BY SURVEYOR OR OTHER PERSON.
 6. RECORDS TO BE CONTROLLED BY SURVEYOR OR OTHER PERSON.



CENTER LINE CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	BEARINGS	CHORD	CHORD BEARING
1	100	200	314	90	N 0° 00' 00" E	200	S 90° 00' 00" W
2	150	300	471	135	N 30° 00' 00" E	300	S 150° 00' 00" W
3	200	400	628	180	N 60° 00' 00" E	400	S 270° 00' 00" W
4	300	600	942	270	N 90° 00' 00" E	600	S 180° 00' 00" W
5	500	1000	1571	450	N 150° 00' 00" E	1000	S 270° 00' 00" W
6	1000	2000	3142	900	N 300° 00' 00" E	2000	S 180° 00' 00" W

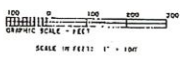
BEARING & DISTANCE TABLE

LOT NO.	BEARING	DISTANCE	LOT NO.	BEARING	DISTANCE
1	N 0° 00' 00" E	200	10	S 90° 00' 00" W	100
2	N 30° 00' 00" E	300	11	S 60° 00' 00" W	150
3	N 60° 00' 00" E	400	12	S 30° 00' 00" W	200
4	N 90° 00' 00" E	600	13	S 0° 00' 00" W	300
5	N 150° 00' 00" E	1000	14	S 30° 00' 00" W	500
6	N 300° 00' 00" E	2000	15	S 60° 00' 00" W	1000

ADJUSTED VALUE

LOT NO.	ADJUSTED VALUE	LOT NO.	ADJUSTED VALUE
1	\$10,000	11	\$5,000
2	\$15,000	12	\$7,000
3	\$20,000	13	\$10,000
4	\$30,000	14	\$15,000
5	\$50,000	15	\$25,000
6	\$100,000		

SURVEYOR NOTES:
 1. ALL LOT INTERIORS MEASURED WITH CONVENTIONAL INSTRUMENTS.
 2. ALL DISTANCES MEASURED WITH MECHANICAL DISTANCE MEASURING DEVICES.
 3. ALL ANGLES MEASURED WITH ANGLE MEASURING DEVICES.
 4. ALL BEARINGS MEASURED WITH ANGLE MEASURING DEVICES.
 5. ALL DISTANCES MEASURED WITH MECHANICAL DISTANCE MEASURING DEVICES.
 6. ALL ANGLES MEASURED WITH ANGLE MEASURING DEVICES.
 7. ALL BEARINGS MEASURED WITH ANGLE MEASURING DEVICES.



PHASE II RIVER ROAD FARMS

1555th G.H.D., EFFINGHAM COUNTY, GEORGIA
 OWNER & DEVELOPER: J. ORWIL & ASSOCIATION

PRECISION DATA
 F.O.C. FIELD: 1:333223
 ANGLER FORM: 501-125-0154
 M.A. METHOD: LEVEL SURVEYING
 F.O.C. PLAN: 1:333223

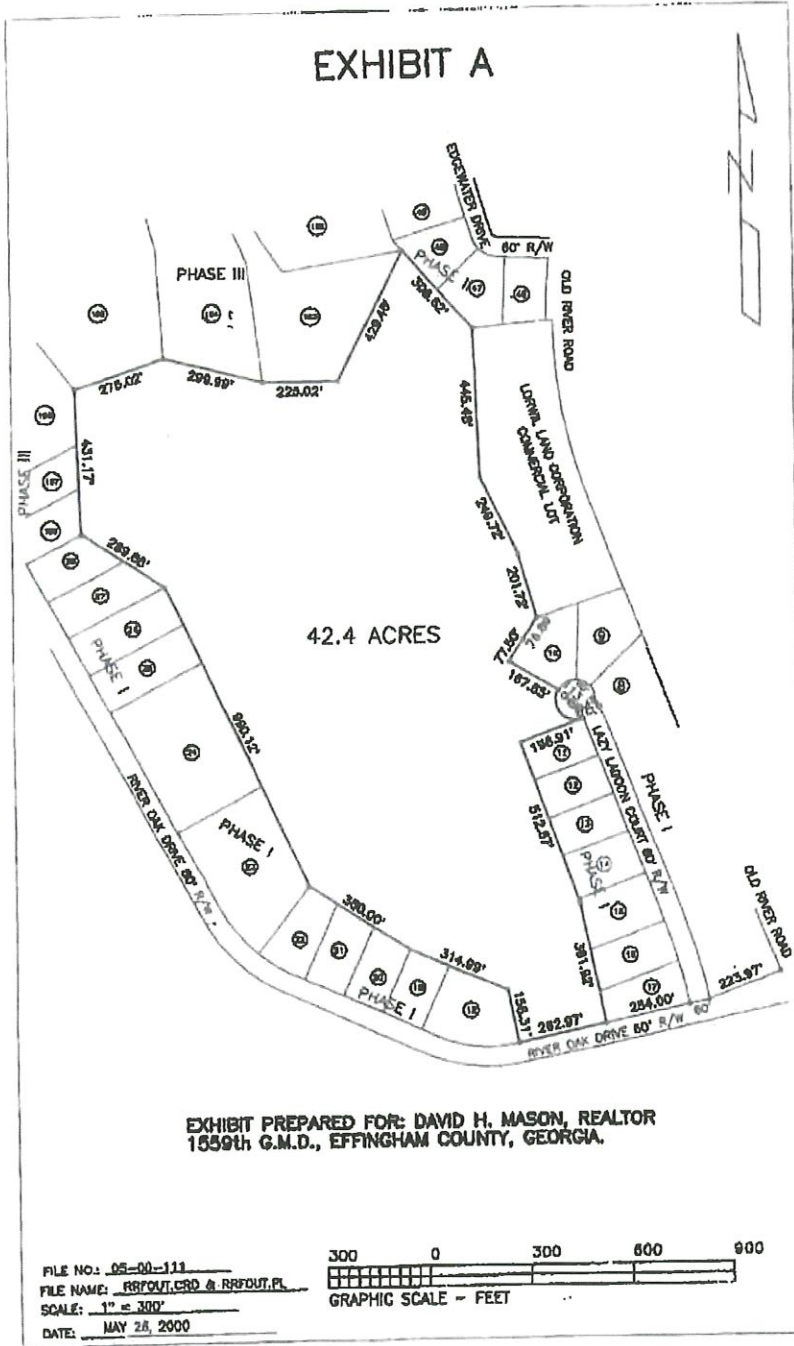
FIELD EQUIPMENT
 STEEL TAPE
 MAG. LOCATOR
 TOTAL STATION

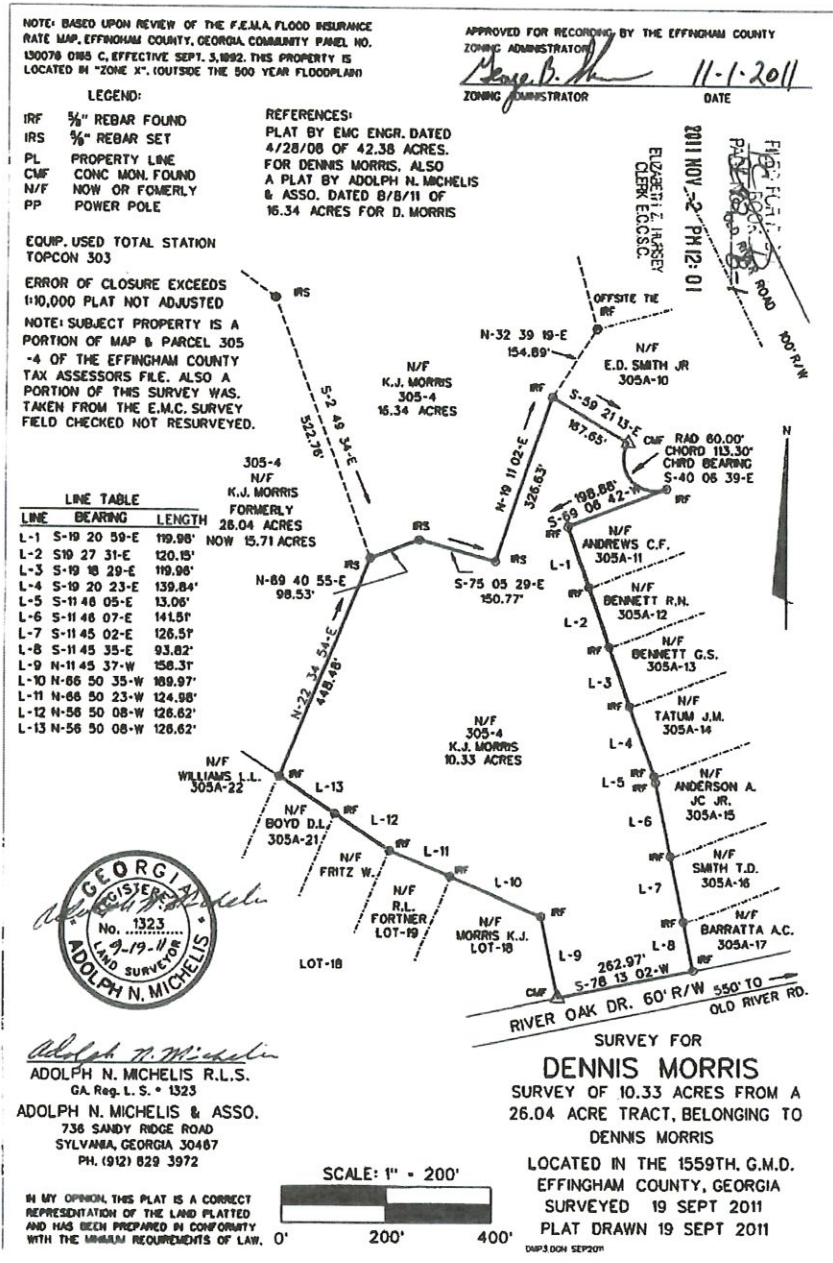
PREPARED BY
 LAMAR G. RESOICK & ASSOCIATES
 LAND SURVEYORS
 16 N. EAST BRIDGE STREET
 STATESBORO, GA 30459
 912-744-3611

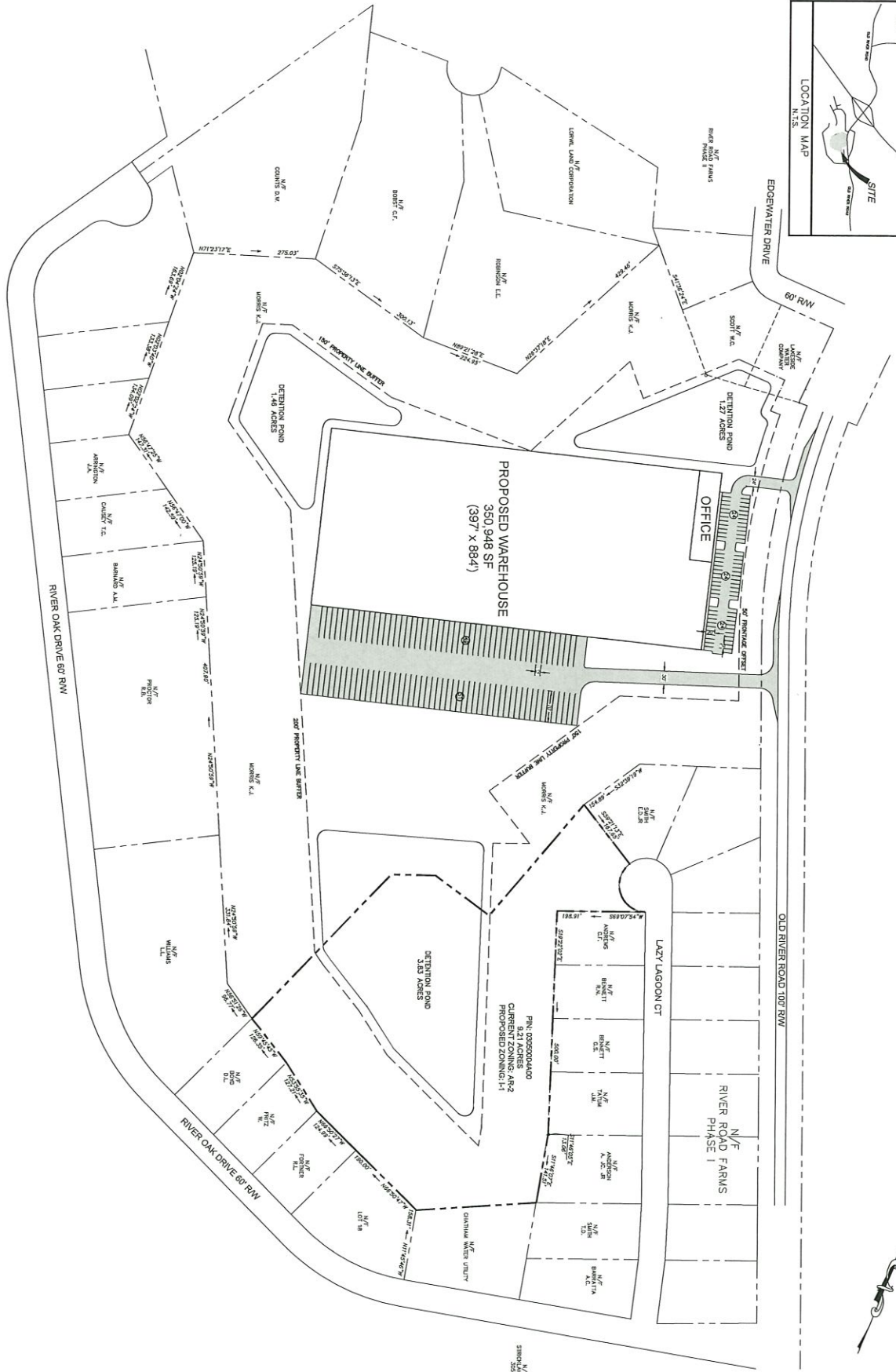
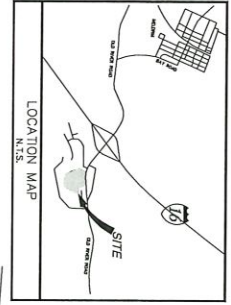


DATE: AUGUST 3, 1994
 REVISED SEPTEMBER 20, 1994 TO SHOW CHANGE IN WELL LOCATION
 FIG. NO. 1 - 44 - 009

264







REZONING EXHIBIT
OLD RIVER ROAD DEVELOPMENT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
DENNIS MORRIS

emc EMC ENGINEERING SERVICES, INC.
 10 Chatham Center South, Suite 100
 Savannah, GA 31405
 Ph: (912) 233-4533
 Fax: (912) 233-4580
 sar@emc-es.com
 www.emc-es.com

CHL
 MARINE
 ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

NO.	REVISION DESCRIPTION	DATE
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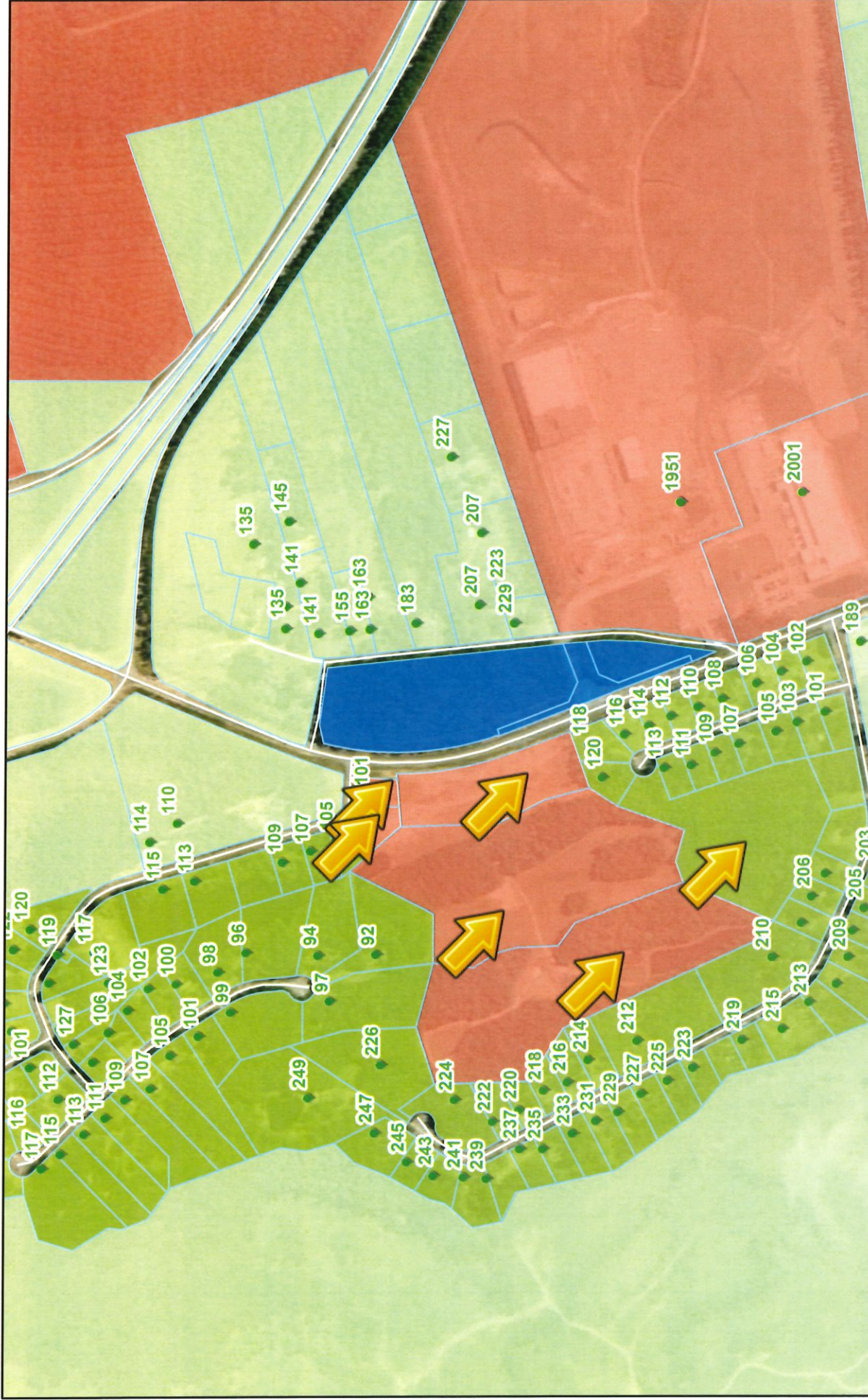
PROJECT NO.: 2-2-0126
 DESIGNED BY: ZAC
 DRAWN BY: ZAC
 CHECKED BY: T.L.M.
 SCALE: T.L.M.
 DATE: 6/15/2022

SHEET
01
 OF
 01

OLD RIVER ROAD



OLD RIVER ROAD



8/16/2022, 9:11:41 AM

● Address Points ■ B-2
 Parcels2020 ■ I-1
■ AR-1 ■ AR-2
■ Roads

1:9,028

