

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8-10-2022

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

Proposed Road Access: Old River Road

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

Tax Map-Parcel # 03050004A00 Total Acres: 9.21 Acres to be Rezoned: 9.21

Lot Characteristics: Undeveloped, various vegetation.

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

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

North I-1 South AR-2 East AR-2 West I-1/AR-2

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

Undeveloped with various vegetation.

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.

It is the owner's desire to construct a detention pond on the property.

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

Residential houses and undeveloped woodlands.

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?

Adjacent property is zoned I-1.

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: Devin C. Munn Date 8/12/22

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

7/25/2022, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2801 page 780-781.

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 Dennis C Morris

Print Name Dennis C Morris

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 12 day of August, 20 22.

Chelsie Fernald
Notary Public, State of Georgia



BK:2801 PG:780-781

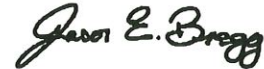
D2022008213

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

QUITCLAIM DEED WITH
RIGHT OF SURVIVORSHIP



PT-61 051-2022-002423

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.


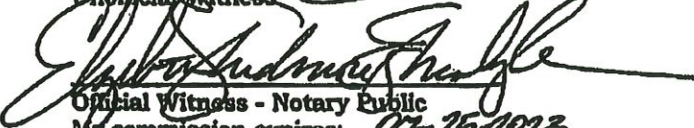
TO HAVE AND TO HOLD the said described real estate to the said **SECOND PARTIES** as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple so that neither the **FIRST PARTY** nor its successors or assigns, nor any 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





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
Dennis Morris
Old River Road, Guyton GA 31312
Pin: 305-4A
Total Acres: 9.21 Acres to be rezoned: 9.21

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-21 to I-1. 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.



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, COMMUNITY PANEL NO. 130076 0165 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

11-1-2011
DATE

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

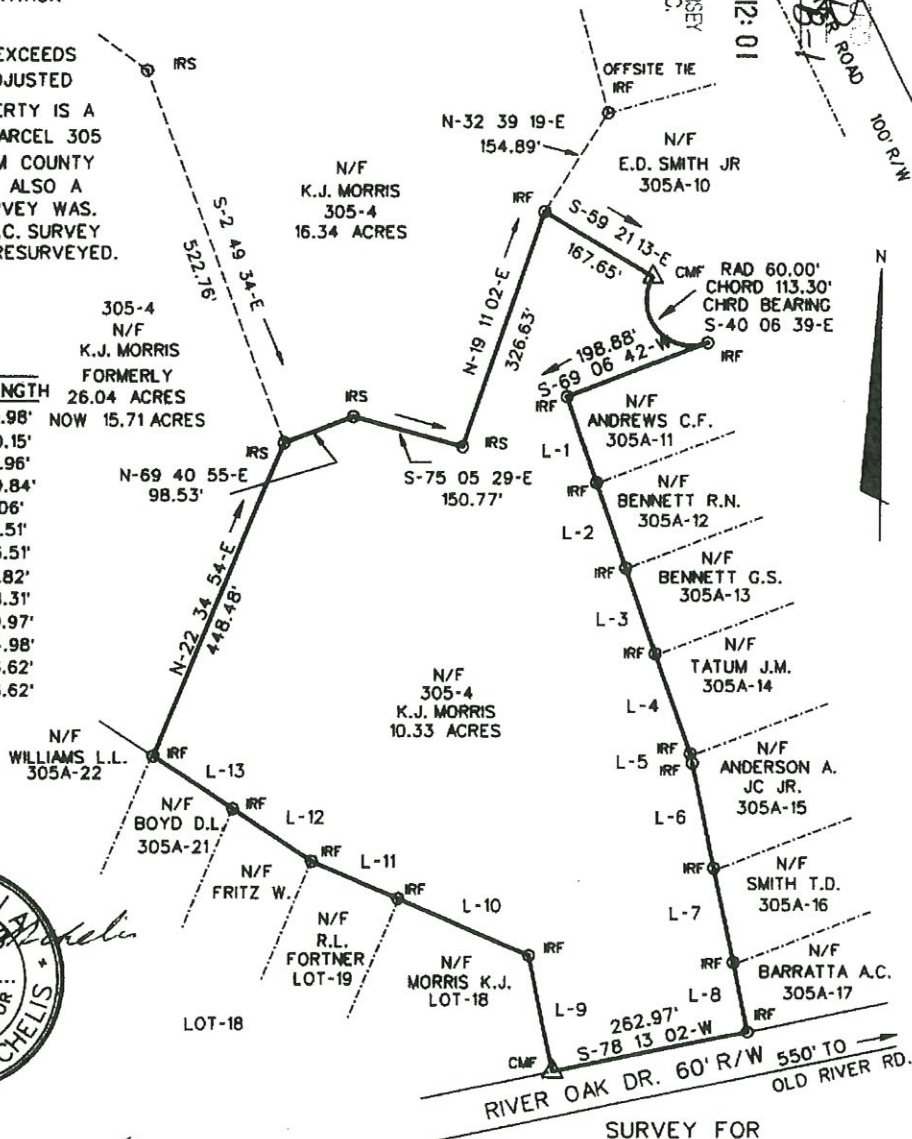
REFERENCES:
PLAT BY EMC ENGR. DATED 4/28/08 OF 42.38 ACRES. FOR DENNIS MORRIS. ALSO A PLAT BY ADOLPH N. MICHELIS & ASSO. DATED 8/8/11 OF 16.34 ACRES FOR D. MORRIS

EQUIP. USED TOTAL STATION
TOPCON 303

ERROR OF CLOSURE EXCEEDS
1:10,000 PLAT NOT ADJUSTED

NOTE: SUBJECT PROPERTY IS A PORTION OF MAP & PARCEL 305 -4 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. ALSO A PORTION OF THIS SURVEY WAS TAKEN FROM THE E.M.C. SURVEY FIELD CHECKED NOT RESURVEYED.

LINE	BEARING	LENGTH
L-1	S-19 20 59-E	119.98'
L-2	S19 27 31-E	120.15'
L-3	S-19 18 29-E	119.96'
L-4	S-19 20 23-E	139.84'
L-5	S-11 46 05-E	13.06'
L-6	S-11 46 07-E	141.51'
L-7	S-11 45 02-E	126.51'
L-8	S-11 45 35-E	93.82'
L-9	N-11 45 37-W	158.31'
L-10	N-66 50 35-W	189.97'
L-11	N-66 50 23-W	124.98'
L-12	N-56 50 08-W	126.62'
L-13	N-56 50 08-W	126.62'



Adolph N. Michelis
ADOLPH N. MICHELIS R.L.S.
GA. Reg. L. S. * 1323
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEY FOR
DENNIS MORRIS
SURVEY OF 10.33 ACRES FROM A
26.04 ACRE TRACT, BELONGING TO
DENNIS MORRIS

LOCATED IN THE 1559TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 19 SEPT 2011
PLAT DRAWN 19 SEPT 2011

SCALE: 1" = 200'



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.

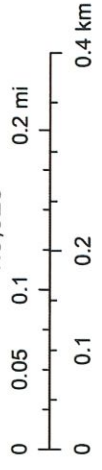
OLD RIVER ROAD



8/16/2022, 8:51:09 AM

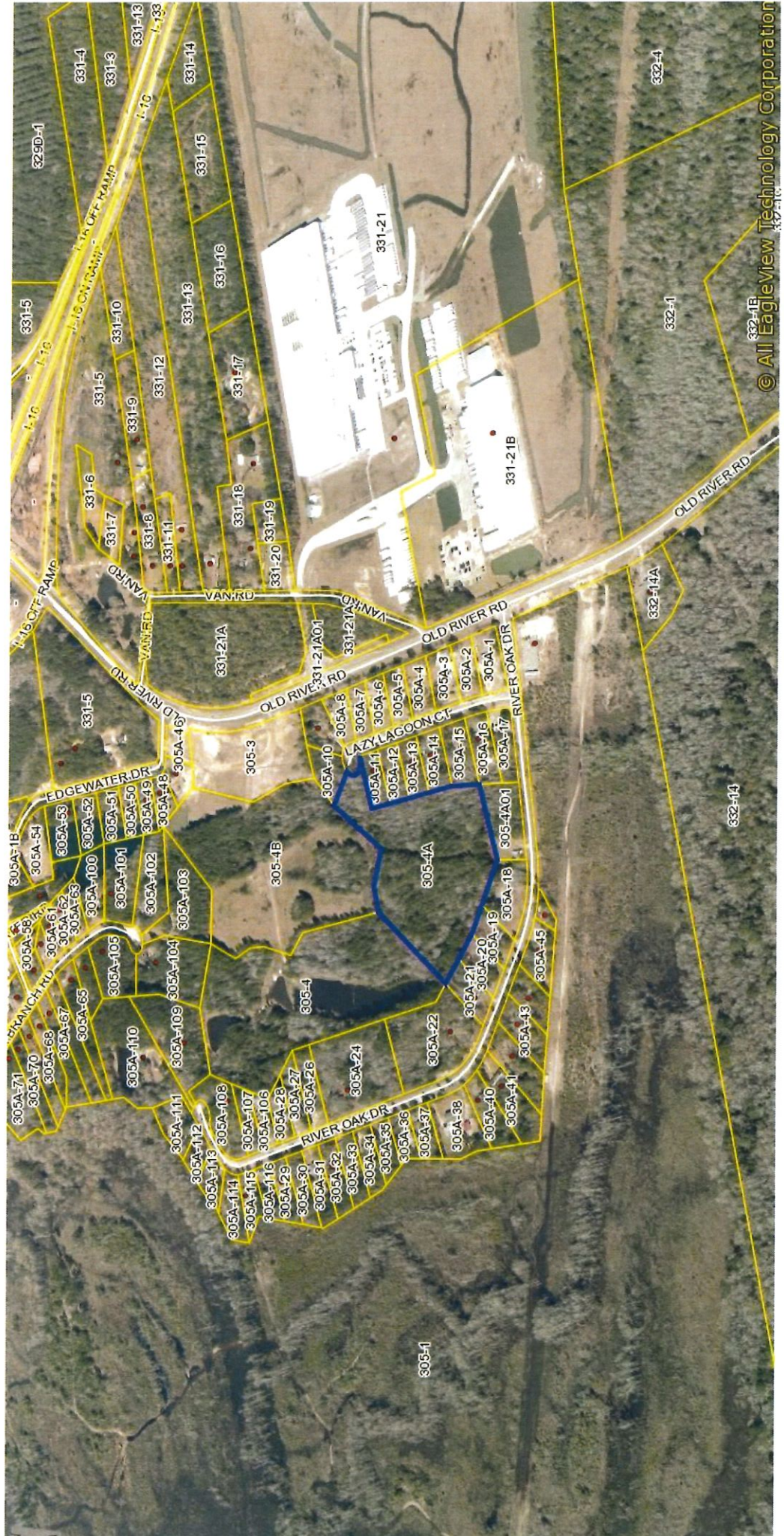
- Address Points
- Parcels2020
- Roads
- Residential
- Agriculture
- Commercial
- Industrial
- Transportation/Utilities
- Undeveloped

1:9,028



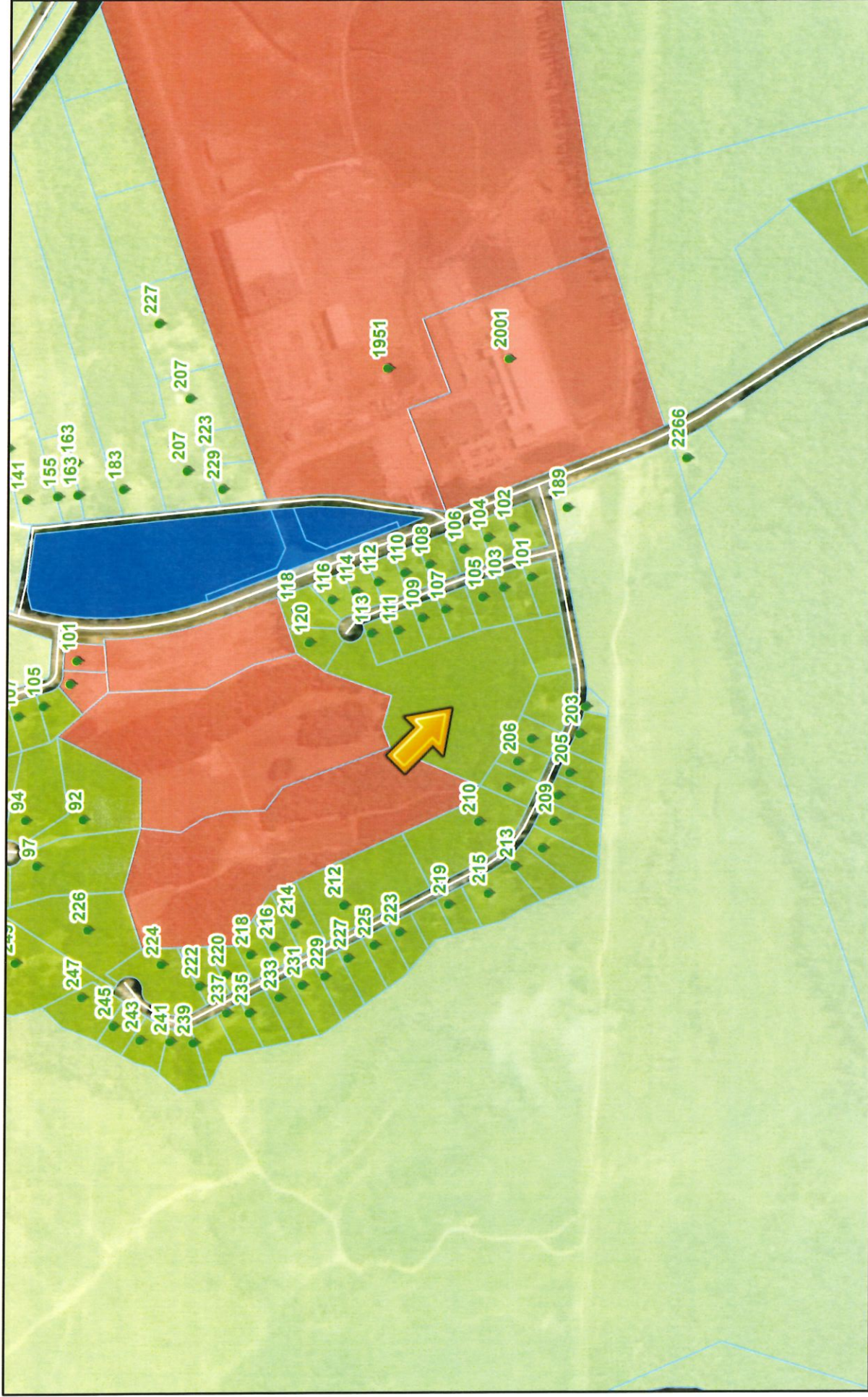
Maxar

OLD RIVER ROAD



© All EagleView Technology Corporation

OLD RIVER ROAD



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 **Dennis Morris – (Map # 305 Parcel# 4A)** from **AR-2** to **I-1** 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?

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but close attention needed relative to flood protection

close attention needs to be given to change

EFFINGHAM COUNTY REZONING CHECKLIST

AZ

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BKS
9/19/22

EFFINGHAM COUNTY REZONING CHECKLIST

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REH