

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 12-09-22

Applicant/Agent: Julia m Mingle dorff / George Thomas Mingle dorff

Applicant Email Address: mingle dorff 1953 @ Gmail . Com

Phone # 912-754-5811

Applicant Mailing Address: 154- Cherokee Hills Rd.

City: Clyo State: GA. Zip Code: 31303

Property Owner, if different from above: Cherokee Hills Estates  
*Include Signed & Notarized Authorization of Property Owner*

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

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 154 Cherokee hills rd clyo GA. 31303

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

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

Tax Map-Parcel # 0401A002 Total Acres: ~~2.27~~<sup>5</sup> Acres to be Rezoned: 5 2.24

Lot Characteristics: open, trees

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

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

Justification for Rezoning Amendment: AR-1 has minimum requirement of 5 acres

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

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West X

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

no use

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.

manufactured home

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

place of residence

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?

Purpose is to be in close proximity to elderly parents, to watch over in case of emergency

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: Julia Mingledoff Date 12/10/22

**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

10/29/2004, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book \_\_\_\_\_ page \_\_\_\_\_.

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 Julia Mingledorff

Print Name Julia Mingledorff

Owner's signature George Mingledorff

Print Name George Mingledorff

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

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

Sworn and subscribed before me this 13th day of December, 20 22.

Samantha Paige McDuffie

Notary Public, State of Georgia



REDDICK & EXLEY  
ATTORNEYS AT LAW  
P.O. BOX 385  
SPRINGFIELD, GEORGIA 31329

04 OCT 25 PM 2:53

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 25<sup>th</sup> day of October, 2004, between GEORGE THOMAS MINGLEDORFF of the FIRST PART, and JULIA M. MINGLEDORFF and GEORGE THOMAS MINGLEDORFF of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, 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, the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District of Effingham County, Georgia, and being known and designated as Lot Two (2), containing Five (5) acres, more or less, Cherokee Hill Estates Subdivision, as shown and designated on the plat of survey of said subdivision made by Warren E. Poythress, R.L.S. #1953, dated March 12, 1990 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 23, page 158.

This being the same property conveyed by deed from Mary G. Exley to Nina Mingledorff and George T. Mingledorff, dated December 16, 1994 and recorded in said Clerk's Office in Deed Book 373, page 256. Nina Mingledorff aka Nina Ninette Mingledorff having conveyed her interest in said property to George Thomas Mingledorff by quitclaim deed dated November 19, 2001 and recorded in said Clerk's Office in Deed Book 791, page 89.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, 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.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

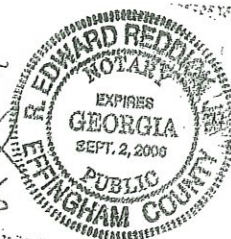
IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

George Thomas Mingledorff (SEAL)  
GEORGE THOMAS MINGLEDORFF

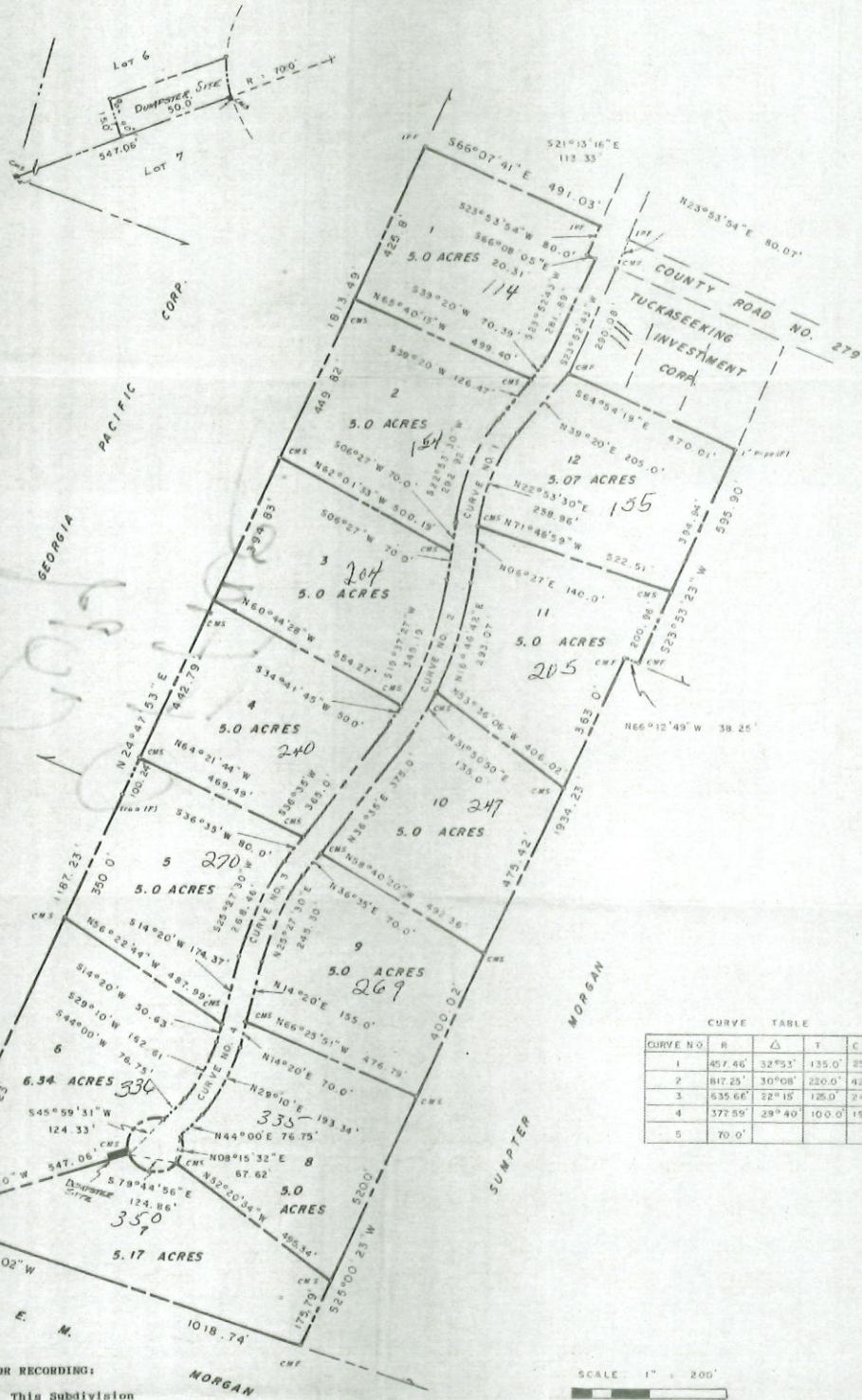
Signed, sealed and delivered  
in the presence of:

Doreen M. Jackson  
Unofficial Witness

R. Edward Reddick  
Notary Public  
My commission expires: 9-2-06

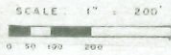


NORTH



CURVE TABLE

CURVE NO.	R	Δ	T	C
1	457.46'	32°53'	135.0'	258.96'
2	817.25'	30°08'	220.0'	424.87'
3	635.66'	22°15'	125.0'	245.3'
4	372.59'	29°40'	100.0'	193.34'
5	70.0'			



CERTIFICATE OF APPROVAL FOR RECORDING:

PLANNING COMMISSION: This Subdivision known as CHEROKEE HILL EST., has been found to comply with the Effingham County subdivision regulations and was approved at the regular meeting of the Effingham County Planning Commission on the \_\_\_\_\_ of \_\_\_\_\_, 1990 for recording in the office of Clerk of Courts of Effingham County, Georgia.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_

HEALTH DEPARTMENT: APPROVED: \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION SURVEY

FOR

CHEROKEE HILL ESTATES

OWNERS: DOUGLAS EXLEY  
GREG HOWZE

LOCATED IN THE 11TH G.M.D.,  
EFFINGHAM COUNTY, GEORGIA



DATE MARCH 12, 1990  
BY \_\_\_\_\_

WARREN E. POYTHRESS  
R. L. 1953

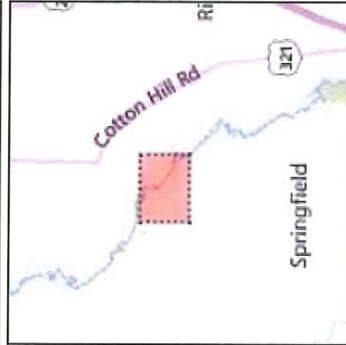
EQUIP: LIETZ SOMER  
FIELD E.O.C. - 1402, 2000  
ANGULAR - CM / PT.  
PLAT E.O.C. - 1716, 602

# 154 Cherokee Road





# 154 Cherokee Hills Road



- Legend**
- ◆ Address Points
  - Tax Parcels With Labels
  - Zoning
    - AR-1
    - AR-2
    - R-1
    - R-2
    - R-3
    - R-4
    - R-5
    - R-6
    - B-1
    - B-2
    - B-3
    - I-1
    - FH
    - CP
    - PD
    - Other
  - Road Names
  - Road Centerlines

This map is a user generated static output from [rightspot.com](https://rightspot.com) website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

12 Dec, 2022



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

Of the rezoning request by applicant **Julia & George Mingledorff – (Map # 401A Parcels # 2)** 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?

BKS. 1/18/22



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AS