

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 12/13/22

Applicant/Agent: Skylar Lewis

Applicant Email Address: Skylarlewis1@gmail.com

Phone # (912) 414-3862

Applicant Mailing Address: 2400 Sandhill Rd

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: [Signature]
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): slewis@effinghamcounty.org

Phone # 912-429-2781

Owner's Mailing Address: 2400 Sandhill Rd.

City: Guyton State: GA Zip Code: 31312

Property Location: behind 2400 Sandhill Rd.

Proposed Road Access: Sandhill Rd.

Present Zoning of Property: AR1 Proposed Zoning: AR2

Tax Map-Parcel # 300-8B Total Acres: 10 Acres to be Rezoned: 1

Lot Characteristics: _____

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

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

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.

vacant

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

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

Ag/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:

Scott A. [Signature]

Date

12-13-22

AUTHORIZATION OF PROPERTY OWNER

I, Scott A. Lewis, 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: Skylar Lewis

Applicant/Agent Address: 2400 Sandhill Rd

City: Guyton State: GA Zip Code: 31312

Phone: (912) 414-3862 Email: skylar.lewis1@gmail.com

Owner's signature Scott A. Lewis

Print Name Scott A. Lewis

Personally appeared before me _____ (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 13th day of December, 20 22.

Kathleen Erin Dunning
Notary Public, State of Georgia



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

July 2, 2019, on file in the office of the Clerk of the Superior Court of
Effingham County, in Deed Book 2533 page 253.

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 Scott A. Lewis

Print Name Scott A. Lewis

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

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

Kathleen Erin Dunning
Notary Public, State of Georgia



D2019005548

FILED IN OFFICE
CLERK OF COURT
07/02/2019 03:47 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

REAL ESTATE
TRANSFER TAX
PAID: 530.00

PT-61 051-2019-001830

8849504050
PARTICIPANT ID

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 2nd day of JULY, 2019, between HAROLD BROOKS WARNELL of the FIRST PART, and SCOTT A. LEWIS 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 that certain tract or parcel of land situate, lying and being in the 1559th G.M. District of Effingham County, Georgia, containing Ten (10.0) acres, more or less, and being bounded on the Northeast by lands now or formerly of Scott A. Lewis, by a 60-foot wide access easement, and by lands now or formerly of Timothy Lewis; on the Southeast by lands of Billy Womack, by lands of Bobby Johnson, by lands of Herbert Nease, and by lands of Miguel Perez; on the Southwest by lands now or formerly of Brooks H. Warnell, Jr., and on the Northwest by lands now or formerly of Herbert Warnell.

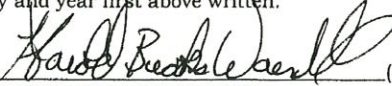
Express reference is hereby made to the plat of said lands made by Adolph N. Michelis, R.L.S. #1323, dated May 30, 2019 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 28, Page 595.

This being a portion of the property conveyed by Deed of Assent from Harold Brooks Warnell as Executor of the Last Will and Testament of Dorothy A. Warnell to Harold Brooks Warnell dated September 14, 1998 and recorded in said Clerk's Office in Deed Book 510, Page 365.

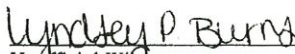
SUBJECT, to restrictive covenants and easements of record.

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.

 (SEAL)
HAROLD BROOKS WARNELL

Signed, sealed and delivered
in the presence of:


Lynndey P. Burns
Unofficial Witness

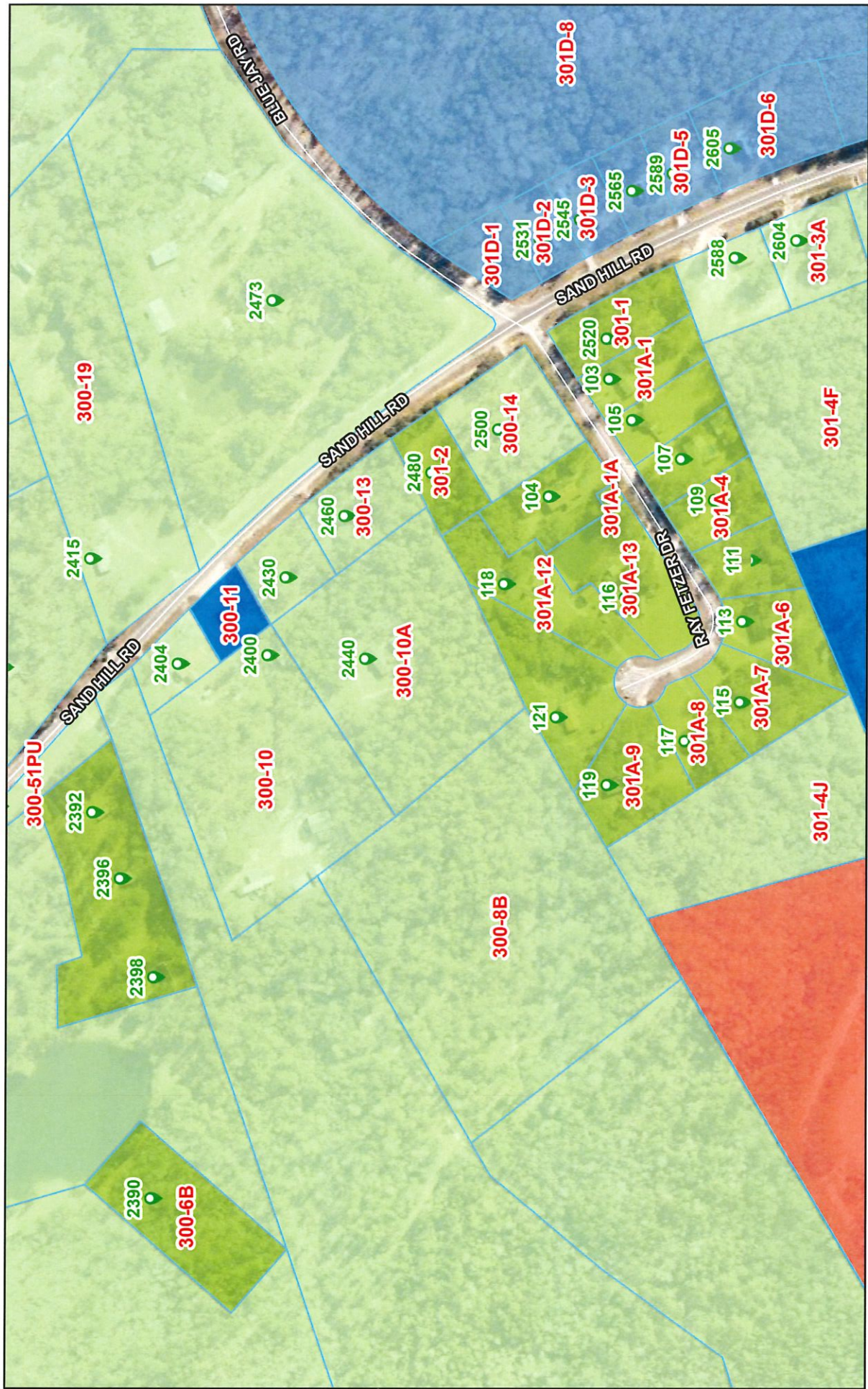

Official Witness - Notary Public
bp



300-8B



300-8B



12/19/2022

● Address Points
 Tax Parcel Labels
 Tax Parcels

■ AR-1
■ AR-2
■ AR-1A
■ AR-1B
■ AR-2A
■ AR-2B

■ Roads
■ Efrn_fin_cache
■ Band_1
■ Band_2

0 0.03 0.07 0.1 0.13 mi
 0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

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 **Skylar Lewis – (Map # 300 Parcels # 8B)** 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?

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH

DISAPPROVAL _____

Of the rezoning request by applicant **Skylar Lewis – (Map # 300 Parcels # 8B)** 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?

PEH

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request by applicant **Skylar Lewis – (Map # 300 Parcels # 8B)** 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 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?

8B

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by applicant **Skylar Lewis – (Map # 300 Parcels # 8B)** 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?



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request by applicant **Skylar Lewis – (Map # 300 Parcels # 8B)** from AR-1 to AR-2 zoning.

AR2

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?