EFFINGHAM COUNTY PLANNING BOARD
(TENTATIVE) MEETING AGENDA
Effingham County Administrative Complex
Commission Meeting Chambers
804 S. Laurel Street, Springfield, GA 31329
November 21, 2022 – 6PM

The Georgia Conflict of Interest in Zoning Actions Statute (O.C.G.A. §§ 36-67A-1 et seq.) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents of rezoning applications. A rezoning applicant or opponent of a rezoning application must disclose contributions or gifts which in aggregate total $250.00 or more if made within the last two years to a current member of the Effingham County Planning Board, Board of Commissioners, or other Effingham County official who will consider the application. The campaign contribution disclosure requirement applies to an opponent of a rezoning application who publishes his or her opposition by appearance before the Planning Board or Board of Commissioners or by any other oral or written communication to a member or members of the Planning Board or Board of Commissioners. Disclosure must be reported to the Board of Commissioners by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) days prior to the first hearing by the Planning Board. Any person knowingly failing to comply with these requirements shall be guilty of a misdemeanor.

<table>
<thead>
<tr>
<th>Item of Business</th>
<th>Action Requested of Planning Board</th>
<th>Previous Action of Board</th>
<th>Action Taken</th>
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</thead>
<tbody>
<tr>
<td>I. Call To Order</td>
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<td>II. Invocation</td>
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<td>III. Pledge to the Flag</td>
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<tr>
<td>IV. Agenda Approval</td>
<td>Consideration to approve the agenda</td>
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<tr>
<td>V. Minutes</td>
<td>Approval of the October 17, 2022 minutes</td>
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<tr>
<td>VI. Old Business</td>
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<tr>
<td>01 Public Hearing</td>
<td>Yuval Bartal as Agent for Andrea L. Allsbrook requests a conditional use to allow for an events venue. Located at 1900 McCall Road, zoned AR-1. (Fourth District) [Map# 391 Parcel# 3]</td>
<td>TABLED</td>
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<tr>
<td>VII. New Business</td>
<td>All items presented during this portion of the meeting will be presented at a future Board of Commissioners Meeting as a Public Hearing (with the exception of pond and residential business approvals)</td>
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<tr>
<td>01 Public Hearing</td>
<td>Kevin Shuman &amp; Terry Cook request to rezone 14.83 acres from AR-1 to AR-2 to allow for a 3-lot subdivision. Located at 5575 Old Dixie Highway. (Third District) [Map# 263 Parcel# 32B]</td>
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<td>02 Public Hearing</td>
<td>Jimmy McDuffie as Agent for Jimmy &amp; Wanda McDuffie, &amp; Frankie Edwards requests to rezone 6.67 acres from AR-1 to AR-2 to allow for a recombination of parcels. Located on Highway 119 North. (Third District) [Map# 406 Parcels# 19, 20, 21, 22]</td>
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<tr>
<td>03 Public Hearing</td>
<td>Sheldon Tebeau as Agent for Randal Tebeau &amp; the Estate of Patricia Tebeau requests to rezone</td>
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<tr>
<td><strong>13 Public Hearing</strong></td>
<td>Tanisha Kelley request to rezone .84 of 1.24 acres from B-2 to I-1, to allow for a laydown yard. Located on Goshen Road Extension. (Fifth District) [Map# 465F Parcels# 3&amp;4]</td>
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<tr>
<td><strong>14 Public Hearing</strong></td>
<td>Tanisha Kelley request a variance to reduce required buffers between industrial and various-zoned parcels. Located on Goshen Road Extension, zoned B-2 proposed zoning B-2 &amp; I-1. (Fifth District) [Map# 465F Parcels# 3&amp;4]</td>
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<tr>
<td><strong>15 Public Hearing</strong></td>
<td>Cindy Howze as Agent for Lisa E. Phillips et al. requests to rezone 39.27 acres from AR-1 to I-1, for future industrial use. Located on Old Augusta Road and Abercorn Road (Fifth District) [Map# 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5] POSTPONED</td>
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<tr>
<td><strong>16 Sketch Plan</strong></td>
<td>Daniel Ben-Visrael as Agent for Claude M. &amp; Elizabeth E. Kicklighter requests approval of a sketch plan for “Parker’s Convenience Store – Old Augusta Road”. Located on Old Augusta Road, zoned B-3. (Fifth District) [Map# 478 Parcel# 2B]</td>
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<tr>
<td><strong>17 Ordinance Revision</strong></td>
<td>Discussion and recommendations for proposed amendment to Article II – Definitions; Section 5.6, R-3 Multifamily; and Section 5.8, R-6 Single Family Residential; and add a new zoning district, R-5 Single family Traditional Neighborhood Design to the Effingham County Code of Ordinances</td>
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<tr>
<td><strong>18 Ordinance Revision</strong></td>
<td>Discussion and recommendations for proposed amendment to Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.12 Industrial Districts” of the Effingham County Code of Ordinances.</td>
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<td><strong>19 Change of Meeting Dates</strong></td>
<td>Discussion and vote on the rescheduling of upcoming Planning Board meeting dates (when in conflict with an observed holiday) to the 3rd Wednesday of that month.</td>
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<td><strong>VIII. Adjournment</strong></td>
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<tr>
<td>Item</td>
<td>Description</td>
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<tr>
<td>04 Pond</td>
<td>Ernest Zipperer requests approval for a pond less than once acre. Located at 835 Horsepen Road. (Fourth District) [Map# 394 Parcel# 14&amp;15]</td>
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<td>05 Public Hearing</td>
<td>Ernest Zipperer requests to rezone 80.90 acres from R-1 to AR-1 to allow for combination with an adjacent parcel. Located at 835 Horsepen Road. (Fourth District) [Map# 394 Parcel# 15]</td>
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<tr>
<td>06 Public Hearing</td>
<td>Ernest Zipperer requests to rezone 14.82 acres from AR-1 to AR-2 to allow for combination with an adjacent parcel. Located at 1796 Blue Jay Road. (Fourth District) [Map# 394 Parcel# 12]</td>
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<tr>
<td>07 Public Hearing</td>
<td>Gregory Edward Smithey requests a conditional use for a rural business. Located at 631 Ebenezer Road, zoned AR-2. (Fifth District) [Map# 446 Parcel# 45]</td>
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<td>08 Public Hearing</td>
<td>Kaitlin Rapp requests a variance from the required square footage of livable space necessary for a dwelling. Located at 4302 Old Dixie Highway, zoned AR-2. (Third District) [Map# 313 Parcel# 12]</td>
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<td>09 Public Hearing</td>
<td>Jeffrey Hardin as Agent for Harrison Clark Ale Jr., Trustee requests to rezone 11+/- of 106.35 acres from AR-1 to I-1 to allow for the expansion of a surface mine. Located on Lowground Road. (First District) [Map# 373 Parcel# 38]</td>
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<tr>
<td>10 Public Hearing</td>
<td>Jeffrey Hardin as Agent for Donald R. Shrum &amp; Donna A. Shrum requests to rezone 11+/- of 91.83 acres from AR-1 to I-1 to allow for the expansion of a surface mine. Located on Lowground Road. (First District) [Map# 373 Parcel# 39]</td>
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<tr>
<td>11 Sketch Plan</td>
<td>Ashley Mosley as Agent for Victor Vanderlugt requests approval of a sketch plan for “Savannah Marine Terminal Bloomingdale Transloading Fac.”. Located on Old River Road, zoned I-1. (First District) [Map# 304 Parcel# 9]</td>
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<tr>
<td>12 Public Hearing</td>
<td>Oleg Mitnik requests to rezone 9.7 of 14.99 acres from B-3 to I-1 to allow for the expansion of adjacent industrial use. Located on Highway 21. (Fifth District) [Map# 465 Parcel# 1]</td>
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Staff Report

Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Yuval Bartal as Agent for Andrea L. Allsbrook requests a conditional use, to allow for an event venue. Located at 1800 McCall Road, zoned AR-1. Map# 391 Parcel# 3

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request for a conditional use, to allow for an event venue, with conditions.

Executive Summary/Background
- The criteria for private and public events venues as a conditional use in the AR-1 zoning district is described in Appendix C – Zoning Ordinance, Article V-Uses Permitted in Districts, Section 5.1.2.10 – Private and Public Events Venue
- This property currently operates as an events venue based on a conditional use granted April 17, 2018. The applicant is selling the property, so conditional use must be approved on behalf of the new owners to allow for the sale of the property as a continually operational events venue.
- The applicant wishes to continue operations of the property, initially, as an "as is" site. Future possible plans include the enclosure of an existing pole barn, and addition of more restrooms. The site will, however, remain largely unchanged.
- At the October 17, 2022 Planning Board meeting, this item was tabled to allow time for resident concerns, including noise and road dust to be addressed.
- The applicant’s attorney submitted a letter to neighbors that lists proposed remedies, including a fence around the property, adding gravel to the driveway, speed bumps, enclosing the barn and providing on-site management of music during events.
- County representatives inspected the entrance and recommend paving from the road edge to the right of way, and adding striping and a stop bar.

Alternatives
1. Approve the request for a conditional use, to allow for an event venue, with the following conditions:
   1. Operation of the event venue will fully comply with Section 5.1.2.10 – Private and Public Events.
   2. An occupational tax certificate will be obtained, and kept in current and in good standing, for the duration of the conditional use.
   3. All Environmental Health Department requirements for food service and restrooms will be satisfied prior to active operation of the event venue.
   4. All future site development and/or construction plans shall be submitted to Development Services for review and permitting.
   5. All wetland impacts are to be permitted by USACE

2. Deny the request for a conditional use, to allow for an event venue

Recommended Alternative: 1
Other Alternatives: 2

Department Review: Development Services
FUNDING: N/A

Attachments:
1. Conditional Use application
2. Ownership certificate/authorization
3. Aerial photograph
ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: 9/8/2022

Applicant/Agent: Yuval Bartal

Applicant Email Address: Yuvalbartal42@gmail.com; yuval@orchardgroupusa.com

Phone #: 912-484-5172

Applicant Mailing Address: 613 Windsor Road

City: Savannah State: GA Zip Code: 31419

Property Owner, if different from above: The Waters Estate LLC (Andrea L. Alisbrook)

Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): thewatersestate@gmail.com

Phone #: 912-754-5138

Owner’s Mailing Address: 1800 McCall Road

City: Rincon State: GA Zip Code: 31326

Property Location: 1800 McCall Road

Present Zoning of Property AR-1 Tax Map-Parcel #: 03910003 Total Acres 56.92

CONDITIONAL USE REQUESTED:

Section 3.15A – Residential Business
See Section 3.15A for requirements

Section 3.15B – Rural Business
See Section 3.15B for requirements

X OTHER (provide relevant section of code): 5.1.2.10

Reason: Property received a conditional use permit to operate a private event venue from the County on April 17, 2018.

Current applicant is under contract to purchase the property and wants to maintain the current use (no changes), which requires a new conditional use permit to be issued.

How does request meet criteria of Section 7.1.6 (see Attachment C): The use is currently approved and has been in operation for 3+ years, without impact on economic values or physical appearance of the neighborhood. Property is nearly 60 acres, well-buffered, provides adequate parking and setbacks. Applicant does not intend to change the use or operation of the facility.

 Applicant Signature: [Signature] Date 09/09/2022

Rev 05052021
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 January 13, 2017, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2386 page 877.

I hereby certify that I am the owner of the property being proposed for Conditional Use 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: Andria L. Allsbrook
Print Name: Andria L. Allsbrook

Owner's signature: ________________________________
Print Name: ________________________________

Owner's signature: ________________________________
Print Name: ________________________________

Owner's signature: ________________________________
Print Name: ________________________________

Sworn and subscribed before me this 9th day of Sept., 2022.

Julia A. O'Connor
Notary Public, State of Georgia
AUTHORIZATION OF PROPERTY OWNER

I, Andrea L. Allsbrook, 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 Conditional Use application. 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: Orchard Group

Applicant/Agent Address: 2 E Bryan St.

City: Savannah State: GA Zip Code: 31401

Phone: 912-484-5172 Email: Orchardgroupusa@gmail.com

Owner’s signature: Andrea L. Allsbrook

Print Name: Andrea L. Allsbrook

Personally appeared before me Andrea L. Allsbrook (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 9th day of Sept., 2022.

Julia A. O'Boyle
Notary Public, State of Georgia

Rev 05052021
LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of January 13, 2017 by and between

Andrea L Allsbrook
(Hereinafter referred to as the "Grantor"), and

The Waters Estate, LLC
(Hereinafter referred to as "Grantee")

(the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 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 said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing 96.62 acres, more or less, as shown on a plat of survey prepared for Larry Redmond by Warren E. Poythress, GRLS #1953, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia in Plat cabinet C, Page 1548-1. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed. This being the same property conveyed to Larry B. Redmond by Quit Claim Deed from Patricia J. Redmond dated September 10, 2013 and recorded on October 17, 2013 in Deed Book 2217, Page 474 and by Warranty Deed from Shirley D. Palmer dated January 20, 2007 and recorded January 31, 2007 in Deed Book 1578, Page 458; aforesaid records.

According to the Effingham County Tax Assessor’s records, this parcel has been divided into 2 parcels; one containing 87.26 acres (Parcel 1) with PIN #03910003 and the second containing 9.37 acres (Parcel 2) with PIN #03910003A00. Currently, there is not a plat recorded in the aforesaid Clerk’s Office reflecting a subdivision of said property.

(Hereinafter referred to as the "Property")

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed and sealed this Deed on the day and year first above written.

[Signature]

https://search.gcccga.org/Imaging/HTML5Viewer.aspx?id=89347980&key1=2388&key2=877&county=51&countyname=EFFINGHAM&userid=12024C... 1/2
Signed, sealed and delivered this 13th day of January, 2017 in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

[Signature]
My Commission Expires

[Stamp]
STATE OF GEORGIA
EFFINGHAM COUNTY

AN AMENDMENT TO THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO.
391-3
AN ORDINANCE TO AMEND THE EFFINGHAM COUNTY ZONING ORDINANCE, MAP AND PARCEL NO. 391-3

AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful
authority thereof:

WHEREAS, ANDREA ALLSBROOK has filed a conditional use application; map and parcel number 391-3, located in the

4TH commissioner district, and

WHEREAS, a public hearing was held on April 17, 2018 and notice of said hearing having been published in the Effingham
County Herald on 03/28/2018; and

WHEREAS, a public hearing was held before the Effingham County Planning Board, notice of said hearing having been published in the

Effingham County Herald on 03/07/2018; and

IT IS HEREBY ORDAINED THAT a conditional use application; Map and Parcel number 391-3, located in the 4TH
commissioner district is granted with the following stipulations:

1. Follow all General operating regulations under Section 5.1.2.10- Private and Public Events Venue
2. Follow all guidelines and requirements for the Environmental Health Department regarding food services and restroom
facilities for all events.
3. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater
Management Local Design Manual.
4. All wetland impacts permitted by USACE

All ordinances or part of ordinances in conflict herewith are hereby repealed.

This 17th day of April, 2018

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: [Signature]
WESLEY CORBITT, CHAIRMAN

ATTEST:

STEPPHANIE D. JOHNSON
COUNTY CLERK

FIRST/SECOND READING: 04/17/2018
5.1.2.3 Commercial recreational facilities that do not have more than five percent of impervious surface coverage.

5.1.2.4 Rural business, as provided in article III, section 3.15B.

5.1.2.5 One additional single-family detached dwelling and its customary uses, provided that said dwelling meets all state and county health requirement, unless prohibited by other applicable laws or regulations, and provided the additional dwelling is inhabited by a person who is related to the owner of the real property in one of the following ways: parent, child, grandparent, grandchild, sister, or brother. The zoning administrator shall administer this conditional use.

5.1.2.6 Day care facilities.

5.1.2.7 Airfields for general aviation purposes, together with subordinate uses.

5.1.2.8 Impervious lot coverage over 45 percent.

5.1.2.9 Solar farms. An array of solar panels that is not an accessory to other uses on the property provided that the array meets all applicable buffer requirements; no new roads may be created for this use. The structures must meet all wind load requirements as referenced in the building code.

5.1.2.10 Private and public events venue. Any organized activity having as its purpose entertainment, recreation and/or education, such as a festival or celebration, concert, foot or vehicle race, parade or march, rally or assembly which takes place on a public street, sidewalk or right-of-way, or occurs on private property and impacts government services on public rights-of-way. This includes locations that are in the business of renting out their location to hold private and public functions. The property must be at least 5 acres in size.

(1) General operating regulations. The following operating regulations shall be enforced by the permittee:

(a) No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of [Chapter 30], Article II, Noise Control.

(b) No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.

(c) Camping on site by persons attending an event is permitted; provided that no on-site camping shall be permitted more than two days prior or two days after an event.

(d) Handicapped access shall be provided to activities that are open to the public.
Code of Ordinances

(e) Events and activities shall be accessible to emergency and service vehicles.
(f) Adequate toilet facilities and trash receptacles shall be provided for all events.
(g) The burden of preserving order during the concert or special event is upon the permittee.

(2) Revocation of permit. The board of commissioners may revoke permission for any proposed event or order that an event be discontinued immediately if, in the sole judgement of the board of commissioners, the event will disrupt traffic within the unincorporated area of Effingham County beyond practical solution; the event will interfere with access to fire stations and fire hydrants; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to remainder of the county; or the event might otherwise interfere with the welfare, peace, safety, health, good order and convenience of the general public.

(3) Exemptions. The following special events are exempt from the provisions of this article:
(a) Special events occurring on private property used and occupied as a private residence, which special event is hosted by at least one of the occupants of such private residence, regardless of the number of attendees;
(b) Special events occurring upon a city or county-owned sports facility, including without limitation, a ball field, tennis court or pool, provided that the special event constitutes a use for which the sports facility was intended, and regardless of the number of attendees;
(c) Special events hosted by a church on property owned by the church, but only if the property is used on a regular basis, at least bi-monthly, to conduct worship services, and regardless of the number of attendees;
(d) Events hosted by a school on property owned by the school or a governmental entity provided that the property is used on a regular basis, at least weekly, to conduct classes; and
(e) A governmental agency acting within the scope of its agency.

5.1.2.11 Telecommunications Towers

5.1.3 Prohibited uses. Any business, commercial, or industrial use not permitted conditionally or by right in this district:

5.1.4 Lot and building requirements. The principal building shall be located so as to comply with the following requirements:
Sec. 30-36. - Loud noise.

(a) It shall be unlawful for any person to make, continue, or cause to be made or continued any unreasonably loud or raucous noise; or any noise that unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of reasonable persons of ordinary sensitivity, within the unincorporated area of Effingham County; or any noise that is so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons within the neighborhood from which said noises emanate; or that unreasonably interferes with the peace and comfort of neighbors or their guests, or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business.

Factors for determining whether a sound is unreasonably loud and raucous include, but are not limited to, the following:

(1) The proximity of the sound to sleeping facilities, whether residential or commercial;
(2) The land use, nature, and zoning of the area from which the sound emanates and the area where it is received or perceived;
(3) The time of day or night the sound occurs;
(4) The duration of the sound; and
(5) Whether the sound is recurrent, intermittent, or constant.

(b) Any noise that exceeds the decibel thresholds in section 30-37 Table 1 is presumed to violate this article.

(c) The provisions of this section shall not apply to or be enforced against:

(1) Any vehicle of the county while engaged in necessary public business.
(2) Excavations or repairs of streets by or on behalf of the county or state at night when public welfare and convenience renders it impossible to perform such work during the day.
(3) The reasonable use of amplifiers or loudspeakers in the course of public addresses between the hours of 8:00 a.m. to 8:00 p.m.
(4) Motor vehicles on traffic ways of Effingham County provided that the prohibition of subsection 30-38(1) shall apply.
(5) Repairs of utility structures which pose a clear and immediate danger to life, health, or significant loss of property.
(6) Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or as a warning of imminent danger, provided that the prohibition of subsection 30-38(18) shall apply.
(7) Outdoor school and playground activities conducted on public playgrounds and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including, but not limited to, school athletic and school entertainment events.
(8) Outdoor gatherings, public dances, shows, and sporting events, and other similar outdoor events,
provided that a permit has been obtained from the appropriate permitting authority.

(Ord. of 12-8-09, § 1)

Sec. 30-37. - Sound level limitations.

No person shall make, continue, or cause to be made or continued any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured at or within the real property line of the receiving property using the slow response setting unless otherwise noted.

Table 1—Sound Level Limits by Receiving Property

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<tr>
<th>Receiving Property Category</th>
<th>Time</th>
<th>Sound Level Limit (dBA)</th>
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<tbody>
<tr>
<td>Residential, public space,</td>
<td>7:00 a.m.—9:00 p.m.</td>
<td>60</td>
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<tr>
<td>institutional, or noise</td>
<td>9:00 p.m.—7:00 a.m.</td>
<td>50</td>
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<tr>
<td>sensitive area</td>
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<tr>
<td>Commercial or business</td>
<td>7:00 a.m.—9:00 p.m.</td>
<td>70</td>
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<tr>
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<td>9:00 p.m.—7:00 a.m.</td>
<td>60</td>
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<tr>
<td>Industrial or manufacturing</td>
<td>At all times</td>
<td>80</td>
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Example decibel levels:

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<tbody>
<tr>
<td>Normal Breathing</td>
<td>10dB</td>
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<tr>
<td>Soft whisper</td>
<td>30dB</td>
</tr>
<tr>
<td>Normal conversation</td>
<td>50dB</td>
</tr>
<tr>
<td>Busy traffic</td>
<td>70dB</td>
</tr>
<tr>
<td>Average factory</td>
<td>80dB</td>
</tr>
</tbody>
</table>

(1) Any noise with a sustained maximum decibel level of 80 or above, outside of an industrial zoning,
THIS CONTRACT will outline what The Waters Estate, LLC is offering and services which we will provide. Once all terms are agreed upon and a Contract is signed at which time a 50% deposit is required to secure the date. The balance of the rental fee + security deposit is due 180 days prior to the event unless other payment arrangements have been specified. A Refundable Security Deposit is required on all contracts. We accept checks ($45 return fee) or cash. Credit cards are not accepted at this time. The performance of this agreement by either party is subject to acts of God, government regulations, disaster, strikes, civil disorders or other emergencies. Should any of these acts make it impossible to provide the facilities and / or services for your event, or make it impossible for the attendees to come to The Waters Estate, it is provided that this agreement may be rescheduled for any one or more of such reasons by written notice from one party to the other with no payments required.

SECURITY DEPOSIT: The security deposit is refundable based on the venue and its contents are clean, undamaged and all contract requirements are met. Please keep in mind that any damages to venue landscaping, rentals, structures, or anything else on the premises will be the financial responsibility of you, the client. The amount of your deposit will be based on your total rental fee. Failure to fulfill any of the contract requirements will result in forfeiture of your security deposit and even additional charges. All refunded security deposit money will be mailed to responsible party after your event has concluded and the property has been inspected. (see cleanup for information on damages) Please allow up to two weeks after your event to receive your deposit. There is a $45 fee on all returned checks.

CANCELLATION OR CHANGE OF DATES: Cancellation must be made in writing 12 months in advance at which time your initial 50% deposit is nonrefundable for any reason. If you fail to formally cancel your event, you are responsible for all balance owed. There is a $500 fee to change any dates.

Events booked and/or cancelled less than 12 months in advance are subject to the following cancellation terms:
179-91 days in advance security deposit is refundable
90-0 days in advance: renter forfeits refund of any kind

ACCESS TO FACILITY: Clients have access to the facility for three scheduled times after the initial visit to bring outside vendors in for consultation. So we may be prepared and to ensure the venue is available, we ask these visits to be scheduled 3 days in advance. Charges may apply for additional visits.

EVENT INSURANCE: The safety of all guests is of utmost importance which makes it necessary that you purchase event insurance. You can use whatever company you prefer, or we recommend DeWitt Insurance. The Wedding & Event insurance policy must cover the total time client, client’s guests, family
members, invitees, employees, independent contractors, or other agents will be on The Waters Estate premises. If alcohol is being served, the policy MUST include this coverage. The policy must name The Waters Estate, LLC as additional insureds for any claim or claims resulting from or growing out of the client's event.

Proof of insurance must be provided to a Water Estate Representative no later than 4 weeks before your event. If this document is not provided to The Waters Estate, it can cause an immediate cancellation of the event. Cancellations resulting from failure to provide The Waters Estate with proper and timely certificate of liability insurance will be treated as a client-caused cancellation with no refund.

**EVENT TIMES:** Events are to conclude, and everyone must vacate premises by agreed time on the contract or 12:00 a.m. All entertainment must shut down by 11:00 p.m. Those who rent the facility for two nights need to vacate the premises by 12:00 a.m. both nights or as stated otherwise. All county noise ordinances and quiet times must be followed.

**MEDIA:** We ask that you inform The Waters Estate of any anticipated media coverage, either print or electronic, that may occur in conjunction with any scheduled event. Use of The Waters Estate's name to promote, advertise or sell tickets to an event, other than for location of the event, is prohibited unless prior written approval has been granted by a managing member of The Waters Estate.

**POWER FAILURE:** Under no circumstances will The Waters be held responsible or liable for interruption of power caused by lightning, thunderstorms, or any other “force of nature” situations. This includes but is not limited to rental event power interruption, lost profits, lost data, business interruption, system failures, HVAC system failure or any other like situations caused by power failure.

**WEATHER & OUTDOOR SETTINGS:** The clients understand The Waters Estate is an outdoor space and inclement weather, outdoor conditions, uneven walking paths, open water, dust and pollen, bugs and various other adverse conditions are part of the charm of our outdoor event location. The client accepts and assumes all risk of loss, inconvenience or complaints lodged by client, client’s guests, family members, invitees, employees, independent contractors or other agents that may be caused by our natural setting. Client agrees The Waters Estate will not be responsible for any injury, damage or loss arising from any conditions of our space.

**UNFORSEEN EVENTS:** The client cannot hold The Waters Estate responsible for failure to provide the basic facilities and serviced contemplated under this agreement due to emergencies, catastrophes, interruptions of public utilities and/or other Acts of God. Last minute cancellations of outdoor events due to inclement weather will NOT be considered for refunds.

**OUTSIDE VENDORS:** The Waters Estate allows outside vendors to service your event. Please ensure you use licensed and insured vendors for the safety and security of all. You assume all liability and agree to hold The Waters Estate, LLC harmless and release them from any responsibilities and liabilities.

**SECURITY** Professional Security Personnel are required at all events having over 150 people in attendance at The Waters Estate. The Payment of the Security Company will be your responsibility. Security will begin one (1) hour prior to the event start time.

**TRASH:** Up to six 32-gallon trash cans and liners will be provided. We ask that all trash be put in garbage bags and placed in the designated area. Trash bags must be tied up and put in the designated area by the end of your event. Failure to do so will result in a $150.00 trash removal fee.

**SET UP & DECORATING**
- Set up and decorating of any kind will take place during specified hours only unless otherwise approved.
- The Waters Estate does not supply or provide set up of tables and chairs.
- Outside vendors must deliver during your contracted hours and accepted by you or a designated person in your party.
- Please be mindful when you are decorating so that you do not chip paint, damage fixtures, doors, posts, columns, or walls. You cannot leave nail holes in areas. If you have an item that you need hung, please consult management for assistance.
I attended the entrance inspection at the Water’s Event Center yesterday. The entrance is generally good, but there is some deterioration that could become hazardous (see close-up). The clearing & grading plan review should have been followed by site development plan review. I see no record that the county reviewed/approved the current road and entrance. For commercial uses like the event center, we require concrete or asphalt paving from the edge of the existing county road to the right of way. The owner may wish to improve the entrance now, to avoid further deterioration. We suggest paving, adding striping and a stop bar, and removal of the Enter and Exit signs that are currently on the right of way.

We will make note of the inspection at the planning board meeting next week.

Let me know if you have any questions.

Teresa
To Whom It May Concern:

This letter is regarding the Waters Estate event venue, located at 1800 McCall Road.

We are Dean Danosh and Yuval Bartal, the buyers and future operators of the Waters Estate which will be renamed “Chateau 1800.”

It is important to us that our neighboring community around the venue feel safe and pleased with the business. After meeting with numerous residents, we have several suggestions to present to you in this letter.

We hope to reach common ground on the operation of the event venue and live in peace with the support of the community around us.

Here is a list of actions we will take to ensure safety and peaceful living in the community:

1. Installation of a fence that will continue the existing fence at the entrance.
2. Adding gravel to eliminate the heavy dust issue. The material will be determined by ‘The Greenery’ landscaping architectural and design firm that will design the grounds and maintain the property.
3. Adding speed bumps at the entrance and exit roads (see the site map attachment for the locations).
4. Enclosing the barn and installing our own sound system in the main barn to help us control the sound volume better.
5. All tenants will have the contact information of both the operational manager and the day of the event manager.
6. There will always be a manager on location during every event in charge of operations.

This list will be completed by June 16, 2023.

If you have any issues during or after an event, please contact us immediately so that we can address the situation. No bride wants police at her wedding.

We look forward to starting a fresh, supportive relationship with our neighbors.

We will submit the above to the County as part of our application.

Thank you,
Water Estate Site Layout Reference list

**The Cove** - A staged area providing a beautiful backdrop for photography.

**The Fire Pit** - A wood-burning fire pit surrounded by swings to host a cocktail hour.

**The Pavilion** - Main event space.

**The Bathrooms** - 2 bathrooms.

**The Island** - Main ceremony location.

**The Lake House** - Residential property, will be used to hose the bride and groom prior to the event.
Waters Estate Site Layout
Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022

Item Description: Kevin Shuman & Terry Cook request to rezone 14.83 acres from AR-1 to AR-2 to allow for a 3-lot subdivision. Located at 5575 Old Dixie Highway. Map# 263 Parcel# 32B

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 14.83 acres from AR-1 to AR-2 to allow for a 3-lot subdivision, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicants wish to create two additional home sites, each of which is under 5 acres and must, therefore, be rezoned.
- There is extensive wetlands coverage on all proposed lots. Rezoning the remaining 9.185 acres to AR-2 may provide preferable building setbacks should a wetlands delineation show limited developable area.

Alternatives
1. **Approve** the request to rezone 14.83 acres from AR-1 to AR-2, with the following conditions:
   1. The lots shall meet the requirements of the AR-2 zoning district.
   2. All wetland impacts must be approved and permitted by USACE.
   3. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.

2. **Deny** the request to rezone 14.83 acres from AR-1 to AR-2.

**Recommended Alternative:** 1

**Other Alternatives:** 2

Department Review: Development Services

FUNDING: N/A

**Attachments:**
1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat
4. Aerial photograph
5. Deed
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:

<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>DISAPPROVAL</th>
</tr>
</thead>
</table>

Of the rezoning request by applicant **Kevin Shuman & Terry Cook** – (Map # 263 Parcel# 32B) 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?

Planning Board Meeting – November 21, 2022
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/19/2020

Applicant/Agent: Kevin Shuman + Terry Cook

Applicant Email Address: yonderfarmland@gmail.com

Phone # 912-841-1000 912-841-0141

Applicant Mailing Address: 170 Turkey Branch Rd SPRINGFIELD GA 31329

City: Springfield State: GA Zip Code: 31329

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: 5575 OLD DIXIE HWY SPRINGFIELD GA 31329

Proposed Road Access: ________________________________________________________________


Tax Map-Parcel #203-32B Total Acres: 14.83 Acres to be Rezoned: 14.83

Lot Characteristics: _________________________________________________________________

WATER

 archetype

X Private Well

___ Public Water System

SEWER

X Private Septic System

___ Public Sewer System

If public, name of supplier: ____________________________________________________________

Justification for Rezoning Amendment: AR-1 requires 5 or more acres

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

North _______ South _______ East _______ West _______

Rev 01132022
1. Describe the current use of the property you wish to rezone.

residential

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

3. Describe the use that you propose to make of the land after rezoning.

Having 2 residents on same parcel

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

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?

Nearby properties are also residential

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: [Signature]

Date: 8/13/22
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 8/10/2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2715 page 677-678.

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

Print Name Kevin Shumen

Owner’s signature

Print Name

Owner’s signature

Print Name

Owner’s signature

Print Name

Sworn and subscribed before me this 2 day of November, 2022.

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 

8/10/2022, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2715, page 677-678.

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: 

Print Name: 

Owner’s signature: 

Print Name: 

Owner’s signature: 

Print Name: 

Sworn and subscribed before me this 14th day of Oct, 2022.

Notary Public, State of Georgia
STATE OF GEORGIA
|
|
COUNTY OF BULLOCH
|
|
LIMITED WARRANTY DEED

THIS INDENTURE made this 10th day of August, 2021, between LISA W. BETTINGER, (hereinafter referred to as "Grantor") and TERRY M. COOK and KEVIN DILLION SHUMAN, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten ($10.00) Dollars and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, all of the following described property, to-wit:

All that certain tract or parcel of land lying and being in the 12th G.M. District of Effingham County, Georgia and designated as Parcel 2, containing 14.83 acres, as shown on that certain Plat of Survey prepared by Adolph N. Micheli, Georgia Registered Land Surveyor, dated April 3, 2008, and recorded in Plat Book D23, Page A-1, Effingham County Records. Said plat and the reference thereof are incorporated herein for a more complete and accurate description.

The within described tract is bounded, now or formerly, according to the aforementioned plat, as follows: On the Northeast by the right-of-way of Old Dixie Highway; on the East by Parcel 3; on the South by lands of Howard Pitts; and on the West by lands of Kenneth Vanderark and by Tract F.
Staff Report

Subject: Rezone (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022

Item Description: Jimmy McDuffie as Agent for Jimmy & Wanda McDuffie, & Frankie Edwards requests to rezone 6.67 acres from AR-1 to AR-2 to allow for a recombination of parcels. Located on Highway 119 North. Map# 406 Parcels# 19,20,21,22

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 6.67 acres from AR-1 to AR-2 to allow for a recombination of parcels with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicants wish to recombine four parcels into two parcels.
- Neither proposed parcel will meet the 5-acre threshold for the AR-1 zoning district; therefore, the entirety of both proposed parcels must be rezoned.

Alternatives
1. Approve the request to rezone 6.67 acres from AR-1 to AR-2, with the following conditions:
   1. The lots shall meet the requirements of the AR-2 zoning district.
   2. Recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request to rezone 6.67 acres from AR-1 to AR-2.

Recommended Alternative: 1
Other Alternatives: 2

Department Review: Development Services
FUNDING: N/A
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 Jimmy McDuffie as Agent for Jimmy & Wanda McDuffie & Frankie Edwards – (Map # 406 Parcels# 190,20,21,22) 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?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/14/2006

Applicant/Agent: Jimmy McDuffe

Applicant Email Address: jimmy4101@gmail.com

Phone #: 912-737-5397

Applicant Mailing Address: 3868 Hwy. 119 N

City: Clyo State: GA Zip Code: 31303

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: 3868 Hwy. 119

Proposed Road Access: Cn 119

Present Zoning of Property: _____________ Proposed Zoning: _____________

Tax Map-Parcel #: _____________ Total Acres: ______ Acres to be Rezoned: ______

Lot Characteristics: ____________________________

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 ☑ South _______ East _______ West _______
1. Describe the current use of the property you wish to rezone.

   Home site

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

   Unknown

3. Describe the use that you propose to make of the land after rezoning.

   Home site

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

   Home site

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?

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 10/14/2020
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 5/11/2020 + 2/26/2020 on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2589+2576 page 903 + 7-8.

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 ____________________________
Print Name _________________________________

Owner’s signature ____________________________
Print Name _________________________________

Owner’s signature ____________________________
Print Name _________________________________

Sworn and subscribed before me this __________ day of __________, 20__

Kathleen Erin Dunnigan
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 12/17/2004, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1209 page 147.

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 ________________
Print Name Frankie & Edwards

Owner’s signature __________________
Print Name _______________________

Owner’s signature __________________
Print Name _______________________

Sworn and subscribed before me this __________ day of ____________, 20________.

[Notary Public Signature]
Notary Public, State of Georgia
AUTHORIZED OF PROPERTY OWNER

I, FRANKIE E. EDWARDS, 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: Jimmy McDuffie
Applicant/Agent Address: 3868 Hwy 119 W
City: Clyo State: GA Zip Code: 31303
Phone: 912-754-5577 Email: JimmyH101@gmail.com

Owner's signature: Frankie E. Edwards
Print Name: Frankie E. Edwards

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 14th day of October, 20__

Kathleen Erin Dunigan
Notary Public, State of Georgia
RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA  31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the __/___ day of December, 2004, between OSSIE D. EDWARDS of the FIRST PART, and FRANKIE EXLEY EDWARDS of the SECOND PART.

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his wife, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, her heirs and assigns, all of the following described property, to wit:

ALL that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing 8386 of an acre, more or less, and being known and designated as Section "B" as shown on the plat thereof recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, page 581, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by deed from Albert N. Exley to Ossie D. Edwards dated December 11, 1984 and recorded in said Clerk's Office in Deed Book 222, page 353.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereto appertaining to the only proper use, benefit and behalf of the said party of the SECOND PART, her heirs, executors, administrators and assigns, in FEE-SIMPLE.

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.

[Seal]
OSSIE D. EDWARDS

Signed, sealed and delivered in the presence of:

[Seal]
Unofficial Witness

[Seal]
Official Witness - Notary Public

My commission expires: 9/2/06

https://search.gsscca.org/imaging/HTML5viewer.aspx?id=24788389&key1=1209&key2=147&county=51&countyname=EFFINGHAM&userid=725673&appid=4 1/1
SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDEBTURE, Made the 11th day of February, 2020, between BETTY SUE EXLEY NEASE, formerly known as BETTY SUE EXLEY PITTMAN of the FIRST PART, and JIMMY R. MCDUFFIE and WANDA E. MCDUFFIE of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Six Hundred and 00/100 Dollars ($600.00) 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 tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing .886 of an acre, more or less, and known and designated as Section “D” on the plat thereof hereinafter referred to.

Express reference is hereby made to the sketch of said property attached hereto and by express reference made a part hereof for better determining the metes and bounds of said lands herein conveyed and attached to the deed recorded in Deed Book 213, Pages 578-580.

This being the same property conveyed by Warranty Deed from Frances Bahn Exley, et al to Betty Sue Exley Pittman dated December 27, 1982 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, Page 578.

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 tract or parcel of land, with all and singular the rights, members and appurtenances thereof to 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 party, for her heirs, executors and administrators, will warranty and forever defend the right and title to the above described property unto the said parties of the second party, their heirs and assigns, against the lawful claims of all persons whosoever.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public, Effingham County, Georgia.
My Commission Expires July 28, 2023

BETTY SUE EXLEY NEASE
Formerly known as BETTY SUE EXLEY PITTMAN
RETUR TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the __th day of February, 2020, between KERRY R. EXLEY of the FIRST PART, and JIMMY R. MCDUFFIE and WANDA E. MCDUFFIE of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Six Hundred and no/100 Dollars ($600.00) 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 tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing .8386 of an acre, more or less, and known and designated as Section "C" on the plat thereof hereinafter referred to.

Express reference is hereby made to the sketch of said property attached hereto and by express reference made a part hereof for better determining the metes and bounds of said lands herein conveyed and attached to the deed recorded in Deed Book 213, Pages 584-856.

This being the same property conveyed by Warranty Deed from Frances Rahn Exley, et al to Kerry R. Exley dated December 27, 1982 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, Page 584.

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 tract or parcel of land, with all and singular the rights, members and appurtenances thereof to 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 THIS SAID party of the first party, for his heirs, executors and administrators, will warranty and forever defend the right and title to the above described property unto the said parties of the second party, their heirs and assigns, against the lawful claims of all persons whomever.

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.

Signed, sealed and delivered in the presence of:

KERRY R. EXLEY
(SEAL)

Unofficial Witness

Notary Public, Effingham County, Georgia
My Commission Expires July 29, 2023

https://search.gsccca.org/imaging/HTML5Viewer.aspx?id=75359488&key=2576&key2=8&county=51&countyname=EFFINGHAM&userid=725673&apoid=4
SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 15th day of July, 2020, between KYLE M. EDWARDS of the FIRST PART, and JIMMY R. MCDUFFIE and WANDA E. MCDUFFIE of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Three Thousand and no/100 Dollars ($3,000.00) 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 tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing 0.8386 of an acre and being Section "A" of Tract Number [1] formerly owned by Marion N. Exley as shown on a sketched attached to and made a part hereof. This being the same parcel of land conveyed from Frances Rahn Exley, et al to Rickey G. Exley by deed dated December 27, 1992 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 213, Page 575.

Express reference is hereby made to the sketch of said property attached hereeto and by express reference made a part hereof for better determining the metes and bounds of said lands herein conveyed and attached to the deed recorded in Deed Book 213, Pages 575-577.

This being the same property conveyed by Warranty Deed from The Citizens and Southern Bank of Effingham County to Kyle M. Edwards dated July 11, 1984 and recorded in said Clerk's Office in Deed Book 219, Page 427.

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 tract or parcel of land, with all and singular the rights, members and appurtenances thereof to the same being, belonging, or in anywise pertaining, to the only property use, benefit and behalf 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 party, for his heirs, executors and administrators, will warranty and forever defend the right and title to the above described property unto the said parties of the second party, 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.

Signed, sealed and delivered
in the presence of

Unofficial Witness

Notary Public, Effingham County, Georgia
My Commission Expires July 28, 2023
Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Sheldon Tebeau as Agent for Randal Tebeau & the Estate of Patricia Tebeau requests to rezone 1.46 of 82.84 acres from AR-1 to AR-2 to allow for a recombination of parcels. Located at 1271 & 1273 Highway 21. Map# 389 Parcels# 34 & 35

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 1.46 of 82.84 acres from AR-1 to AR-2 to allow for a recombination of parcels, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant is adding .45 acres to an existing non-conforming 1.01-acre parcel. The new parcel will be 1.46 acres, and therefore must be rezoned to AR-2.

Alternatives
1. Approve the request to rezone 1.46 of 82.84 acres from AR-1 to AR-2, with the following conditions:
   1. The lots shall meet the requirements of the AR-2 zoning district.
   2. Recombination subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. Deny the request to rezone 1.46 of 82.84 acres from AR-1 to AR-2.

Recommended Alternative: 1
Other Alternatives: 2

Department Review: Development Services
FUNDING: N/A
Attachments:
1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat
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 Sheldon Tebeau as Agent for Randal Tebeau & the Estate of Patricia Tebeau – (Map # 389 Parcels# 34&35) 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?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/14/2022

Applicant/Agent: Sheldon Tebeau / Randal Tebeau

Applicant Email Address: __________________________

Phone #: 912 660 8426

Applicant Mailing Address: 118 Dixie Dr.

City: Springfield State: GA Zip Code: 31329

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: 1271/1273 S Hwy 21, Springfield 31329

Proposed Road Access: Easement to Hwy 21


Tax Map-Parcel #389-34-35 Total Acres: 82.84 Acres to be Rezoned: 1.46

Lot Characteristics: Wooded, Residential

WATER

✓ Private Well

☐ Public Water System

SEWER

✓ Private Septic System

☐ Public Sewer System

If public, name of supplier: __________________________

Justification for Rezoning Amendment: New, combined parcel less than 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.

Residential

________________________________________________________________________

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.

Residential

________________________________________________________________________

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

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 to 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. ________________________________ Date ___________________
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

May 25, 2006, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1460, page 350.

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

Print Name

Owner’s signature

Print Name

Owner’s signature

Print Name

Sworn and subscribed before me this 24 day of October, 2022.

Linda Weir Jacobi
Notary Public, State of Georgia

Linda Weir Jacobi
Arkansas

OFFICIAL SEAL

Linda Weir Jacobi
No. 12717699
POLK COUNTY
My Commission Expires 1/20/2032

Rev 01132022
AUTHORIZATION OF PROPERTY OWNER

I, Randal Tebeau, 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: Sheldon Tebeau

Applicant/Agent Address: 118 Dixie Dr.

City: Springfield State: CA Zip Code: 31329

Phone: ______________________ Email: ______________________

Owner's signature: Buddy Tebeau

Print Name: Randal D Tebeau Lisa G Tebeau

Personally appeared before me Randal D Tebeau (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 24 day of October, 2022.

Linda Weir Jacobi
Notary Public, State of Georgia - Arkansas

OFFICIAL SEAL
Linda Weir Jacobi
No. 12717869
POLK COUNTY
My Commission Expires 1/20/2032

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 6/3/2013, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2016 page 360.

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 ___________________________ Patricia Tebeau Estate
Print Name ___________________________ Sheldon J. Tebeau

Owner’s signature ___________________________
Print Name ___________________________

Owner’s signature ___________________________
Print Name ___________________________

Sworn and subscribed before me this 18th day of October, 2022.

Kathleen Erin Dunningan
Notary Public, State of Georgia

Rev 01132022
RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA
COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 25th day of May, 2006, between RANDAL D. TEBEAU of
the FIRST PART, and RANDAL D. TEBEAU and LISA GRAY TEBEAU 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, tract or parcel of land situate, lying and being in the City of Springfield,
11th G.M. District, Effingham County, Georgia, containing 1.01 acres, more or less, being a
portion of the Sidney E. Bazemore Estate that is shown and more particularly described by the
plat of survey made by Wilder Surveying & Mapping, dated March 13, 1985, recorded in the of
the office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 19,
page 169, which is incorporated into this description by specific reference thereto.

AND, ALSO, a non-exclusive perpetual access easement for ingress and egress to and from the
above described property and Georgia Highway 21, along and within that access road 30 feet
wide which is shown and delineated on the plat of survey hereinabove referred to.

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 any wise 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.

[Seal]
RANDAL D. TEBEAU

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

https://search.gscce.org/Imaging/HTML5Viewer.aspx?id=46783440&key1=1460&key2=350&county=51&countyname=EFFINGHAM&userid=725673&appid=4
IN THE PROBATE COURT OF \[ [ \\
STATE OF GEORGIA  \\

IN RE: ESTATE OF  \\
)  \\
Patricia B Tebeau,  \\
DECEASED  \\
)  \\
)  \\
)  \\
ESTATE NO. 2022-8765W  \\
)

LETTERS TESTAMENTARY  \\
(Relieved of filing returns)

At a regular term of probate court, the last will and testament dated 05/18/1998 (and codicil(s) dated ) of the above named decedent, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the decedent’s will and was admitted to record by order, and it was further ordered that Sheldon S Tebeau, named as executor(s) in said Will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor(s).

THEREFORE, the executor(s), having taken the oath of office and complied with all necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of executor(s) under the will of said decedent, according to the decedent’s will and the law.

Given under my hand and official seal, the 27th day of September 2022

[Signature]
Judge of the Probate Court

The following must be signed if the judge does not sign the original of this document:

Issued by:

BRM
Clerk of the Probate Court
NOTE: SUBJECT PROPERTY IS A RECOMBINATION OF A PORTION OF MAP & PARCEL 03890034 0.45 AC WITH MAP & PARCEL 03890035 NOW 1.46 AC. OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

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 (SEFA) DATED 3/9/2015. THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN).

03890034
PATRICIA B. TEBEAU ESTATE

RECOMBINATION SURVEY

LEGEND:
RF 1/2" REDARK FOUND
RS 1/2" REDARK SET
PL PROPERTY LINE
COOF CORNER FOUND
N/F NOW OR FORMERLY
PP POWER POLE
EQUIP. USED TOTAL STATION
TOTAL STATION TOPCON 303
ERROR OF CLOSURE
124.000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 31797
PH. (912) 839-3972

SURVEYOR'S CERTIFICATION

As required by subsection 1 of O.C.G.A. Section 31-6-67, this plat has been prepared by a licensed surveyor and approved by the party requesting the plat in the offices of said surveyor. The plat is not to be used for any purpose except as a plat on record. This plat is true to scale and the survey is based on the standards and techniques established by the Georgia Board of Registration for Land Surveyors and as set forth in O.C.G.A. Section 31-6-67.

SURVEY FOR
RANDAL D. & LISA G. TEBEAU
A RECOMBINATION SURVEY OF A PORTION OF MAP & PARCEL 03890034 0.45 AC. WITH MAP & PARCEL 03890035 FMN 1.01 AC NOW 1.46 ACRES LOCATED IN THE 11TH, G.M.D., EFFINGHAM COUNTY, GEORGIA SURVEYED 10 OCT 2022

REFERENCES:
P 01 PAGE 70
PB 19 PAGE 169
PB 29 PAGE 275

SCALE: 1" = 200'

0' 200' 400'

S15A000
EBENEZER BLUFF S/D UNDER CONSTRUCTION

GEORGIA HIG 21 RY VARIES

RECOMBINATION SURVEY
03890034
PATRICIA B. TEBEAU ESTATE

TOPOGRAPHIC SURVEY

ECU, 1/4" REDARK FOUND
RS 1/2" REDARK SET
PL, PROPERTY LINE
COOF, CORNER FOUND
N/F, NOW OR FORMERLY
PP, POWER POLE
EQUIP., TOTAL STATION
TOTAL STATION TOPCON 303
ERROR OF CLOSURE
124.000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
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SURVEY FOR
RANDAL D. & LISA G. TEBEAU
A RECOMBINATION SURVEY OF A PORTION OF MAP & PARCEL 03890034 0.45 AC. WITH MAP & PARCEL 03890035 FMN 1.01 AC. NOW 1.46 ACRES LOCATED IN THE 11TH, G.M.D., EFFINGHAM COUNTY, GEORGIA SURVEYED 10 OCT 2022

REFERENCES:
P 01 PAGE 70
PB 19 PAGE 169
PB 29 PAGE 275

SCALE: 1" = 200'

0' 200' 400'

S15A000
EBENEZER BLUFF S/D UNDER CONSTRUCTION

GEORGIA HIG 21 RY VARIES

RECOMBINATION SURVEY
03890034
PATRICIA B. TEBEAU ESTATE

TOPOGRAPHIC SURVEY

ECU, 1/4" REDARK FOUND
RS 1/2" REDARK SET
PL, PROPERTY LINE
COOF, CORNER FOUND
N/F, NOW OR FORMERLY
PP, POWER POLE
EQUIP., TOTAL STATION
TOTAL STATION TOPCON 303
ERROR OF CLOSURE
124.000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 31797
PH. (912) 839-3972

SURVEYOR'S CERTIFICATION

As required by subsection 1 of O.C.G.A. Section 31-6-67, this plat has been prepared by a licensed surveyor and approved by the party requesting the plat in the offices of said surveyor. The plat is not to be used for any purpose except as a plat on record. This plat is true to scale and the survey is based on the standards and techniques established by the Georgia Board of Registration for Land Surveyors and as set forth in O.C.G.A. Section 31-6-67.
Subject: Rezoning (Fourth District)  
Author: Kate Dunnigan, Zoning Manager  
Department: Development Services  
Meeting Date: November 21, 2022  
Item Description: Ernest Zipperer requests approval of a pond less than one acre. Located at 835 Horsepen Road, zoned R-1 proposed zoning AR-1. Map# 394 Parcel# 15

Summary Recommendation  
Staff has reviewed the application, and recommends approval of the request for a pond less than one acre in size, with conditions.

Executive Summary/Background  
- The request for Planning Board approval for a pond of less than one acre is a requirement of Appendix C, Article III-General Provisions, Section 3.17 - Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands.
- The applicant has submitted an application for rezoning of this parcel for the purpose of a surface mine. The submitted site plan shows the proposed pond inside the mined area.
- The applicant has been informed of BMP requirements for construction of the pond. An erosion control plan has been requested.
- A ~9acre GDOT-approved borrow pit is planned for the property. Approval for the borrow pit will be requested in a separate application.

Alternatives  
1. Approve the request for a pond less than one acre in size, with the following conditions:  
   1. Incorporate applicable details from the GSWCC 2016 manual for Construction Exit; Filter Ring; Sediment Barrier & Trap.  
   2. The pond must meet the requirements of Sec. 3.17A – Ponds-Construction.  
   3. The applicant must have an approved site/erosion control.  
   4. The pond shall not extend to one acre or more until I-1 Industrial district zoning is approved for the GDOT approved borrow pit.

2. Deny the request for a pond less than one acre in size.

Recommended Alternative: 1  
Other Alternatives: 2

Department Review: Development Services  
FUNDING: N/A  
Attachments:  
1. Pond application  
2. Ownership certificate/authorization
POND APPLICATION

(Any pond which exceeds one acre in size, requires a permit from Department of Natural Resources of the Environmental Protection Division)

OWNER'S NAME Ernest Zipperer
ADDRESS 1790 Blue Jay Road
PHONE 912-213-9808 EMAIL ernest.zipperer52@gmail.com
LOCATION OF POND NE corner of 394-14 + adjacent 394-15 SIZE OF POND .99 acres
ZONING R-1AE+ MAP# 394 PARCEL# 14+15 PARCEL ACREAGE 90.90
(proposed 14+21)

NAME OF CONTRACTOR OR CONTACT PERSON Belfour Beatty (Brandon)
ADDRESS
PHONE 912-255-0923 EMAIL 910-777-8241 (Josh)

OWNER'S SIGNATURE Ernest Zipperer

!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

YOUR APPLICATION MUST BE ACCOMPANIED WITH THE FOLLOWING ITEMS:

1. Recorded survey
2. Site plan / plat showing proposed location of the pond.
3. Location of site access / driveway
4. Erosion control plan for proposed pond construction, incorporating applicable details from GSWCC 2016 manual for Construction Exit; Filter Ring; Sediment Barrier & Trap.

*$200.00 Application Fee
Zipperer Pond
Staff Report

Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022

Item Description: Ernest Zipperer requests to rezone 80.90 acres from R-1 to AR-1 to allow for combination with an adjacent parcel. Located at 835 Horsepen Road. Map# 394 Parcel# 15

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 80.90 acres from R-1 to AR-1 to allow for combination with an adjacent parcel with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- This parcel was part of a rezoning to R-1, approved on August 1, 2006, for a proposed single-family residential subdivision which was never developed. Rezoning to AR-1 will allow the parcel to reflect its current use. The parcel exceeds the minimum 5 acres required for the AR-1 zoning district.
- The applicant proposes to combine the 14.82-acre parcel with an adjacent, 10.03 AR-1 parcel, Map/Parcel 394-14, for tax purposes, therefore the zoning of the two parcels must match.

Alternatives
1. Approve the request to rezone 80.90 acres from R-1 to AR-1, with the following conditions:
   1. The lot shall meet the requirements of the AR-1 zoning district.

2. Deny the request to rezone 80.90 acres from R-1 to AR-1

Recommended Alternative: 1 Other Alternatives: 2

Department Review: Development Services FUNDING: N/A
Attachments: 1. Rezoning application and checklist 3. Deed
2. Ownership certificate/authorization 4. Aerial photograph
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 Ernest Zipperer – (Map # 394 Parcel# 15) from R-1 to AR-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 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?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/14/22

Applicant/Agent: Ernest Zipperer

Applicant Email Address: ernest.zipperer52@gmail.com

Phone # 912-213-9308

Applicant Mailing Address: 1790 Blue Jay Rd

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Same

Owner’s Email Address (if known): Same

Owner’s Mailing Address: Same

City: State: Zip Code:

Property Location: 835 Horsepen Road

Proposed Road Access: Blue Jay Rd


Tax Map-Parcel #: 394-12-5 Total Acres: 80.90 Acres to be Rezoned: 40.03

Lot Characteristics: Agricultural and residential

WATER

✓ Private Well

___ Public Water System

SEWER

✓ Private Septic System

___ Public Sewer System

If public, name of supplier: 

Justification for Rezoning Amendment: Tax purposes (tax combination with 394-14)

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

North R1 South R1 East R1 West R1
1. Describe the current use of the property you wish to rezone.
   
   agricultural and residential

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.
   
   no change

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   
   agricultural and 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?
   
   continue residential and agricultural 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: Ernest Ziper Date 10/14/22
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

12/27/2019, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1906, page 178.

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 ________________________________
Print Name ________________________________

Owner's signature ________________________________
Print Name ________________________________

Owner's signature ________________________________
Print Name ________________________________

Sworn and subscribed before me this 14th day of October, 2022.

Kathleen Erin Dunnigan
Notary Public, State of Georgia
AUTHORIZATION OF PROPERTY OWNER

I, **Ernest W. Zipperer**, 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: **Judith D. Zipperer**

Applicant/Agent Address: **1886 Blue Jay Road**

City: **Guyton** State: **Ga** Zip Code: **31312**

Phone: **912-655-5839** Email: **Judith W 46 @ aol.com**

Owner’s signature **Ernest W. Zipperer**

Print Name **Ernest W. Zipperer**

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 ___________ day of ________________, 20 ________.

___________________________
Notary Public, State of Georgia
QUITCLAIM DEED

THIS INDENTURE, made this 27th day of December, 2019, between CHAD W. ZIPPERER AND CODY E. ZIPPERER, residents of the State of Georgia, as Party of the first part, hereinafter called Grantor, and ERNEST W. ZIPPERER, resident of the State of Georgia, as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby release, convey and forever QUITCLAIM unto the said Grantee, its successors and/or assigns, all of his/her right, title, and interest in and to the following described property, to wit:

All that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Six and Two Hundredths (6.02) acres, more or less, and being known and designated as Parcel Four (4) as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the southwest, northwest and northeast by Parcel 3, as shown on said plat hereinafter referred to and on the southeast by Blandford Public Road.

This being a portion of the property conveyed by William H. Zipperer to Chad W. Zipperer and Cody E. Zipperer as evidenced by that certain Deed dated October 25, 1990 and recorded in Deed Book 285, page 644, aforesaid records

SUBJECT TO any valid easements, restrictive covenants and public rights-of-way of record.

 Said property has a current (2019) property tax identification number in the Office of the Tax Assessor of Effingham County, Georgia of 03944-014-000.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Signed this 27th day of December, 2019
in the presence of:

[Signature]

WITNESS

[Signature]

NOTARY PUBLIC

Commission Expires: 10/21/2023

[Seal]

[Seal]

OFFICIAL SEAL

TOYNIA EDMOND
NOTARY PUBLIC-GEORGIA
CHEROKEE COUNTY
My Comm. Expires, 10/21/2023
Staff Report

Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022

Item Description: Ernest Zipperer requests to rezone 14.82 acres from AR-1 to AR-2 to allow for combination with an adjacent parcel. Located at 1796 Blue Jay Road. Map# 394 Parcel# 12

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 14.82 acres from AR-1 to AR-2 to allow for combination with an adjacent parcel, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant proposes to combine the 14.82-acre parcel with adjacent Map/Parcel 394-12A, for tax purposes, therefore the zoning of the two parcels must match.
- Due to fact that there will not be a combination plat, and 394-12A is 1.10 acres, which does not meet the acreage minimum for the AR-1 zoning district, the 14.82-acre parcel must be rezoned to AR-2.

Alternatives
1. Approve the request to rezone 14.82 acres from AR-1 to AR-2, with the following conditions:
   1. The lot shall meet the requirements of the AR-2 zoning district.

2. Deny the request to rezone 14.82 acres from AR-1 to AR-2

Recommended Alternative: 1 Other Alternatives: 2

Department Review: Development Services FUNDING: N/A
Attachments:
1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat
4. Deed
5. Aerial photograph
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:

<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>DISAPPROVAL</th>
</tr>
</thead>
</table>

Of the rezoning request by applicant Ernest Zipperer – (Map # 394 Parcel# 12) 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?

Planning Board Meeting – November 21, 2022
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10-14-22

Applicant/Agent: Ernest Zipperer

Applicant Email Address: ernestzipperer52@gmail.com

Phone #: 912-213-9308

Applicant Mailing Address: 1790 Blue Jay Road

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Ernest Zipperer

Owner’s Email Address (if known): ernestzipperer52@gmail.com

Phone #: 912-213-9308

Owner’s Mailing Address: 1790 Blue Jay Rd

City: Rincon State: GA Zip Code: 31326

Property Location: 1790 Blue Jay Rd Rincon, GA 31326

Proposed Road Access: Blue Jay Rd


Tax Map-Parcel # 394-12X Total Acres: 4.10 Acres to be Rezoned: 4.10

Lot Characteristics: home

WATER

✓ Private Well

✓ Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: ____________________________

Justification for Rezoning Amendment: tax purposes (combine with 394-12A)

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

North AR-1 South AR-1 East AR-1 West AR-1

Rev 01132022
1. Describe the current use of the property you wish to rezone.
   residential

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.
   no change

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   agricultural and 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?
   continue residential and agricultural 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: Ernest Zippora            Date 10/14/22
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

8-12-22, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1830 page 327.

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

Print Name

Owner’s signature

Print Name

Owner’s signature

Print Name

Sworn and subscribed before me this 14th day of October, 2022.

Kathleen Erin Dunnigan
Notary Public, State of Georgia

Rev 01132022
QUITCLAIM DEED

COUNTY OF EFFINGHAM

THIS INDENTURE, made this 20th day of December, 2019, between CODY ERNEST ZIPPERER and CHAD WILLIAM ZIPPERER, residents of the State of Georgia, as Party of the first part, hereinafter called Grantor, and ERNEST W. ZIPPERER, resident of the State of Georgia, as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto the said Grantee, its successors and/or assigns, all of his/her right, title, and interest in and to the following described property, to wit:

All that certain lot, tract and parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 4.00 acres, more or less, known as Parcel 5 B-2, that is shown and more particularly described by the plat of survey made by Jeffrey Wayne Mock, R.L.S. #2392, dated December 6, 2008, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Cabinet D, slide 59C-1, which is incorporated into this description by specific reference.

This being a portion of the property conveyed by Ernest W. Zipperer to Cody Ernest Zipperer and Chad William Zipperer as evidenced by that certain Deed dated December 23, 2009 and recorded in Deed Book 1906, page 178, aforesaid records.

SUBJECT TO any valid easements, restrictive covenants and public rights-of-way of record.

Said property has a current (2019) property tax identification number in the Office of the Tax Assessor of Effingham County, Georgia of 0390-014-CUV.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Signed this 20th day of December, 2019 in the presence of:

WITNESS

NOTARY PUBLIC

---------------------------------
STATE OF GEORGIA
COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of August, 2022 between Chad William Zipperer of Effingham County, Georgia (collectively, hereinafter referred to as “Grantor”), as party or parties of the first part, and Ernest W. Zipperer, of Effingham County, Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto the said Grantee, his heirs, executors, administrators and assigns, all of his right, title, and interest in and to the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 1.10 acres, more or less, that is shown and more particularly described by the plat of survey made by Jeffrey Wayne Mock, R.L.S. #2992, dated November 19, 2008, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D, slide 17 E-1, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Ernest W. Zipperer and Sharon Z. Robinson to Chad William Zipperer as evidenced by that certain Deed of Gift dated December 30, 2008 recorded in Deed Book 1830, page 327, aforesaid records.

SUBJECT HOWEVER to all restrictive covenants, easements and rights of way of record.

TOGETHER with non-exclusive rights in and to the full enjoyment of that certain Sixty (60) foot wide road easement shown on the abovereferenced plat running from
Blandford Road & Blue Jay Road to the easternmost property line of the 1.10 acre tract as shown and described in Plat Cabinet D, Slide 17 E-1, said easement conveyed hereunder for the purpose of ingress, egress and for the location of any and all utility installations benefiting the said property and maintenance of same.

Said property has a current property tax identification number of 03940012A00 with a street address of 1794 Blue Jay Road, Guyton, Georgia, 31312.

AND ALSO. All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 9.00 acres, more or less, known as Parcel 3B, that is shown and more particularly described by the plat of survey made by Jeffrey Wayne Mock, R.L.S. #2992, dated December 6, 2008, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D, slide 39C-1 which is incorporated into this description by specific reference thereto.

Together with a right of way at all points being 60 feet in width and extending westerly from the easternmost boundary line as shown on the hereinreferenced plat extending east and north from the 1.10 acre tract shown and more particularly described on that certain plat recorded in Plat Cabinet D, Slide 17 E-1, all as shown on the certain plat dated December 6, 2008, it being the intention of both Grantors to convey this property in fee simple to Grantee so as to connect the smaller 1.10 acre and the above referenced Parcel 3 B in fee simple and to convey all interest of Grantor, except as reserved in said 60 foot strip such that Grantee is the owner in fee simple of the described 60 foot right of way.

SUBJECT HOWEVER to all restrictive covenants, easements and rights of way of record.

TOGETHER with non-exclusive rights in and to the full enjoyment of that certain Sixty (60) foot wide road easement shown on the aboverreferenced plat running from County Road 156 (Blandford Road) to the southeasternmost property line of the 1.10 acre tract as shown and described in Plat Cabinet D, Slide 17 E-1, said easement conveyed hereunder for the purpose of ingress, egress and for the location of any and all utility installations benefiting the said property and maintenance of same.

RESERVING unto Grantor the right of easement over, across, and under the said 60 foot right of way for any and all purposes.

Said property has a current property tax identification number 03940015A00.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.
IN WITNESS WHEREOF, said GRANTOR has signed and sealed this Deed, the day and year first above written.

***Title Not Examined by Scrivener***

By: [Signature]

(Seal)

Chad William Zippcrer

Signed, sealed and delivered this 12th
day of August, 2022, in the presence of:

[Signature]

Unofficial Witness

[Signature]

Notary Public

My Commission Expires:

[NOTARY SEAL]
Staff Report

Subject: Conditional Use (Fifth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Gregory Edward Smithy requests a conditional use for a rural business. Located at 631 Ebenezer Road, zoned AR-2. Map# 446 Parcel# 45

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request for a conditional use, to allow for a rural business, with conditions.

Executive Summary/Background
- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, Section 3.15B - Rural Business. The Rural Business Conditional use requirements include consideration of:
  - Intent – the proposed business will sell bait, tackle, and will retail pre-owned goods.
  - Structure – the business will operate out of an existing accessory structure. This structure is compliant with building setbacks.
  - Square footage – The approximate square footage of the accessory structure is less than 1,000 square feet.
  - Public Road Frontage – the property has frontage on Ebenezer Road.
  - Acreage (3 minimum) – the property is 2.57 acres. This falls short of the required 3-acre minimum, however, the applicant has requested to consider (and the current owner supports) the adjacent 1-acre parcel (Map/Parcel: 446-43) as part of the 3 acres, as it is family land which once belonged to the applicant. Similar consideration to address acreage shortage for a rural business occurred in a rural business approved on 6/1/2020.
- The applicant proposes to operate during daylight hours, Monday-Saturday. Estimated customer traffic is a maximum of 6 cars during peak hours.
- The proposed business poses minimum impact to surrounding properties.

Alternatives
1. Approve the request for a conditional use, to allow for a rural business, with the following conditions:
   1. Operation of the retail business will fully comply with Section 3.15B - Rural Business
   2. An occupational tax certificate will be obtained, and kept in current and in good standing, for the duration of the rural business.
   3. All structures on the property shall conform to building setback requirements.

2. Deny the request for a conditional use, to allow a rural business

Recommended Alternative: 1
Other Alternatives: 2

Department Review: Development Services
FUNDING: N/A

Attachments:
1. Conditional Use application
2. Ownership certificate/authorization
3. Aerial photograph
ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: October 14, 22

Applicant/Agent: Gregory Edward Smith

Applicant Email Address: NONE

Phone #: 912-704-7188

Applicant Mailing Address: 1631 Ebenezer Road Rincon, GA 31326

Property Owner, if different from above: ____________________________

Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): ____________________________

Phone #: ____________________________

Owner’s Mailing Address: ____________________________

Property Location

✓ Present Zoning of Property AR2 Tax Map-Parcel # 416-45 Total Acres 2.57

CONDITIONAL USE REQUESTED:

Section 3.15A - RESIDENTIAL BUSINESS
See Section 3.15A for requirements

✓ Section 3.15B - RURAL BUSINESS
See Section 3.15B for requirements

OTHER (provide relevant section of code):

✓ Reason: Business requires customers on site and use of secondary structure

Applicant Signature: Gregory Edward Smith
Date: October 14, 22

Rev 05052021
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

December 18, 1993, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 347, page 691.

I hereby certify that I am the owner of the property being proposed for Conditional Use 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: Beverly Smith

Print Name: Beverly Smith

Owner's signature: Gregg Edward Smith

Print Name: Gregory Edward Smith

Owner's signature: __________________________

Print Name: __________________________

Sworn and subscribed before me this 14th day of October, 2022.

Kathleen Erin Dunning
Notary Public, State of Georgia

Rev 05052021
STATE OF GEORGIA

COUNTY OF EFFINGHAM

CLERK SUPERIOR COURT

THIS INDENTURE, Made the 10th day of December, 1993,

between GREGORY S. SMITHEY of the FIRST PART, and BEVERLY DIANE SMITHEY of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his wife, the said SECOND PARTY HEREAFTER, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the
SECOND PART, her heirs and assigns, all of the following described property,

to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.H. District, Effingham County, Georgia, containing two and two-tenths (2.2) acres, more or less, shown and more particularly described by that map or plan thereof made by Paul Weismann, dated May 9, 1963 (showing 1.9 acres, more or less) recorded in the Probate Court of Effingham County, Georgia, in Surveyor's Record Book "I", page 3 which is bounded on the north by lands of Effie S. Youmans; on the east by lands belonging to Southern Bell Telephone and Telegraph Company and lands of J. R. McCull and W. T. McCull; on the south by Georgia Highway Number 375, and on the west by lands belonging to Continental Can Company.

This being the same property conveyed by Mrs. Effie (Sipperer) Youmans to Walter Bobal in that deed recorded in the office of the Clerk of Superior Court of Effingham County, Georgia, in Deed Book 125, page 93, and subsequently conveyed by Melvin E. Smithey to Melva L. Smithey by deed recorded in Deed Book 192, page 455, aforesaid record; and the same includes those parcels of land described in the deeds recorded in Deed Book 146, page 199, and Deed Book 148, page 121.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, liberties, easements and appurtenances therunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, her heirs, executors, administrators and assigns, in fee simple.

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.

(GREGORY S. SMITHEY)

Unofficial Witness

(SELMA SMITHEY)

UNOFFICIAL WITNESS

Date: 12-10-93

FIED: EFFINGHAM COUNTY

FILED: EFFINGHAM COUNTY

Filed: 12-20-93

Notary Public in State of Georgia

Notary Public in State of Georgia

Effingham County

Effingham County
October 20, 2022

To Whom It May Concern,

Greg Smithey has my permission to use a portion of my property, if needed, for his yard sale located at 631 Ebenezer Road-Rincon, Georgia. Any problems or questions, please feel free to call. (912)224-5940

Rebecca S. Zeigler
Variance (First District)
Katie Dunnigan, Zoning Manager
Development Services
November 21, 2022
Kaitlin Rapp requests a variance from Section 3.20 Minimum Living Area. Located at 4302 Old Dixie Highway, zoned AR-2. Map# 313 Parcel# 12

Staff has reviewed the application, and recommends approval of the request for a variance from Section 3.20 Minimum Living Area, with conditions.

Executive Summary/Background
- Pursuant to Appendix C-Zoning Ordinance, Article III-General Provisions, Section 3.20, "No single or multiple-family living unit shall be constructed with a total living area of less than 525 square feet"
- The applicant has applied for a building permit (Application # 202202038) to install a dwelling with 373 square feet of living area, with an additional 164 square foot loft. The loft space must be discounted due to 2018 IBC regulations which define habitable space as having a ceiling height of at least 6’ 8”.
- The ceiling height of the loft is approximately 5’, which the applicant finds sufficient to her needs for personal use. When including the loft as living area, the dwelling is 537 square feet, which exceeds minimum square footage requirements.
- The proposed home site is on a 2.26-acre parcel which is zoned AR-2. The site plan submitted shows the dwelling setback 50’ from the front setback.

Alternatives
1. Approve the request for a variance from the required square footage of livable space necessary for a dwelling, with the following condition:
   1. The dwelling shall in all other ways conform to applicable building codes and County ordinances.
   2. The lot shall meet the requirements of the AR-1 zoning district.
2. Deny the request for a variance from Section 3.20 Minimum Living Area.

Recommended Alternative: 1
Department Review: Development Services
FUNDING: N/A
Attachments: 1. Variance application
              2. Ownership certificate/authorization
              3. Site Plan
              4. Aerial photograph
              5. Deed
ATTACHMENT A - VARIANCE APPLICATION

Application Date: 10-25-22

Applicant/Agent: Kevin Rapp

Applicant Email Address: krapp@yahoo.com

Phone #: 989-306-0851

Applicant Mailing Address: 300 Power Circle Rd

City: Ellabell State: GA Zip Code: 31308

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: 4302 Old Dixie Hwy Springfield GA

Name of Development/Subdivision: N/A

Present Zoning of Property: AP-2 Tax Map-Parcel #: 313-12 Total Acres 22.56

VARIANCE REQUESTED (provide relevant section of code): 7.1.8.1

Describe why variance is needed: Loft ceiling too low to count as “livable space” which brings liveable sq ft. from 537 to 373

How does request meet criteria of Section 7.1.8 (see Attachment C): Minimum livable sq ft is 525 sq ft. by ordinance.

Applicant Signature: Date 10-25-22
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

September 16, 2009, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2809, page 121-128.

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: [Signature]
Print Name: [Name]

Owner’s signature: [Signature]
Print Name: [Name]

Owner’s signature: [Signature]
Print Name: [Name]

Sworn and subscribed before me this 25th day of October, 2020

[Signature]
Notary Public, State of Georgia
LIMTED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 16th day of September, 2022, between Daniel Henry and Paula Henry, of the County of Chatham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Kaitlin C. Rapp, as party or parties of the second part, hereinafter called Grantee (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations 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 grantees,

ALL that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing 2.256 acres, more or less, known and designated as LOT #4A, that is shown and more particularly described by the plat of survey entitled "Survey of Lot #4, Parcel #:(031300012) being subdivided into 2 Tracts of Land", made by William Mark Glisson, R.L.S. #3316, dated April 12, 2022, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, page 314, which is incorporated into this description by specific reference thereto.

This being a portion of the property conveyed by Daniel D. Henry to Daniel Henry and Paula Henry as evidenced by that certain Quitclaim Deed dated April 27, 2022 and recorded in Deed Book 2781, page 550, aforesaid records.

SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.

Said property has a current property tax identification number of 03130-012-000.
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 16th day of September, 2022 in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My commission expires 2/15/23

[Notary Public Seal Affix]
2018 IRC Tiny Houses Appendix Q

AQ103.1 Minimum ceiling height.
Habitable space and hallways minimum 6’8”.

AQ104.1 Lofts
Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of sections AQ104.1.1 through AQ104.1.3.
AQ104.1.1 Lofts shall have a floor area of not less than 35 square feet.
AQ104.1.2 Lofts shall be not less than 5 feet in any horizontal dimension.
AQ104.1.3 Height effect on loft area. Portions of a loft with sloped ceiling measuring less than 3 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for a loft.

Ashley Kessler
Chief Building Official
Building Inspections Division/Development Services
804 South Laurel Street
Springfield, GA 31329
Telephone: 912-754-2128
Fax: 912-754-2151
AshleyKessler@effinghamcounty.org
3.20 - Minimum living area.

No single or multiple-family living unit shall be constructed with a total living area of less than 525 square feet; provided, however, that a special exception to the minimum living area requirements shall be granted for the construction of efficiency type apartments having no separate bedroom if it is established that the granting of such exception will not adversely affect the interest of the general public or the character of the surrounding neighborhood. Application for any such special exception shall be made to the planning board, which shall forward its recommendations to the county commissioners for their action. The planning board may require the submission of plans in connection with such applications and may impose such additional requirements as a condition of the granting of the request as it deems reasonable and appropriate. (This section shall not apply to mobile homes meeting all other requirements of this ordinance.)
Staff Report

Subject: Rezoning (First District)
Author: Kate Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022

Item Description: Jeffrey Hardin as Agent for Harrison Clark Ale Jr., Trustee requests to rezone 11+/- of 106.35 acres from AR-1 to I-1 to allow for the expansion of an existing permitted surface mine. Located on Lowground Road. Map# 373 Parcel# 38

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 11+/- of 106.35 acres from AR-1 to I-1 to allow for the expansion of a surface mine, with conditions.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Pursuant to Sec. 3.17.3.3, excavation activity that involves movement of soil off-site must be located within the I-1 zoning district.
- Surface Mines are regulated by O.C.G.A. 12-4-70 Georgia Surface Mining Act of 1968, as amended, and Georgia Rule 391-3-3. Pursuant to O.C.G.A 12-4-75 of the Georgia Surface Mining Act, a mining land use plan (MLUP) shall be consistent with the land use in the area of the mine. Mine operators must obtain a letter from the local government stating the mine location is in zoning compliance.
- The proposed site is adjacent to, and across Midland Road from, four parcels previously rezoned to I-1 for surface mines. According to EPD, there are approximately 31 permitted mines in the county.
- The proposed surface mine is an expansion of an existing surface mine (rezoned May, 2016), which is state approved (EPD permit # 1915-16).
- Pursuant to sec. 3.17(4)(7), all wetlands impacts must be permitted by the USACE.
- The proposed surface mine site has frontage on Midland Road, which is not a designated truck route.

Alternatives
1. Approve the request to rezone 11+/- of 106.35 acres from AR-1 to I-1 to allow for the expansion of a surface mine, with the following conditions:
   1. This rezoning allows a surface mine only. No other I-1 uses are allowed.
   2. The mine site and entrance shall be upgraded as necessary to meet the requirements of Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements.
   3. The new state mining permit shall be submitted to Development Services.
   4. Applicant shall obtain a Timber Permit prior to removal of any trees outside the buffer area.
   5. The surface mine site shall meet the requirements of Sec. 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands, and Sec. 74-8 Designated Truck Routes.
   6. The applicant shall notify Development Services at the time of final reclamation of the surface mine and close-out of this mining operation. Upon the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner, the applicant shall rezone the property to AR-1.

2. Deny the request to rezone 11+/- of 106.35 acres from AR-1 to I-1.

Recommended Alternative: 2  Other Alternatives: 1
Department Review: Development Services  FUNDING: N/A
2. Ownership certificate/authorization 4. Aerial photograph
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 Jeffrey Hardin as Agent for Harrison Clark Ale Jr. – (Map # 373 Parcel# 38) from AR-1 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?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/12/2022

Applicant/Agent: Jeffrey Hardin

Applicant Email Address: jhardin@harconconstructionga.com

Phone # 912-657-1899

Applicant Mailing Address: 1410 US Hwy. 80

City: Bloomingdale State: Ga. Zip Code: 31302

Property Owner, if different from above: Harrison Clark Ale Jr.

Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): alec612@yahoo.com

Phone # 850-509-0528

Owner’s Mailing Address: 972 Marys Drive

City: Tallahassee State: Florida Zip Code: 32308

Property Location: Low Ground Rd. between Blue Jay Rd. and Midland Rd.

Proposed Road Access: Low Ground Road

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

Tax Map-Parcel # 03730038 Total Acres: 109.35 Acres to be Rezoned: 109.35

Lot Characteristics: Planted pines

WATER

N/A Private Well

N/A Public Water System

If public, name of supplier:

SEWER

N/A Private Septic System

N/A Public Sewer System

Justification for Rezoning Amendment: Surface mine use

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

North AR-1 South AR-1 East AR-1 West AR-1

Rev 05052021
1. Describe the current use of the property you wish to rezone.
   Planted pines

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   Pine trees

3. Describe the use that you propose to make of the land after rezoning.
   Surface mine for personal use of fill material

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   Agriculture and 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?
   It will be a large lake when completed

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?
   We currently have a surface mine in this location. This is to add additional phases. There will be
   no added use than what is current.

Applicant Signature: [Signature] Date 10/12/2022
AUTHORIZATION OF PROPERTY OWNER

I, Harrison Clark Ale Jr. Trustee, 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: Jeffrey Hardin

Applicant/Agent Address: 1410 US Hwy 80

City: Bloomingdale State: Ga Zip Code: 31302

Phone: 912-657-1899 Email: jhardin@harcocconstructionga.com

Owner’s signature: Harrison Clark Ale Jr. Trustee

Print Name: Harrison Clark Ale Jr. Trustee

Personally appeared before me Harrison Clark Ale Jr. Trustee (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 23 day of September, 2022

Notary Public, State of Georgia

Rev 05052021
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 September 25, 2013, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 02214 page 0461.

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

Print Name

Owner’s signature

Print Name

Owner’s signature

Print Name

Sworn and subscribed before me this 23 day of September, 2022.

Notary Public, State of Georgia

Rev 05052021
June 21, 2019

CERTIFIED MAIL
7017 0660 0000 3822 1199

Jeffrey Hardin
Vice President
HARCO Construction, Inc.
1130 Highway 119 South
Springfield, Georgia 31329

SUBJECT: Amendment 1 Approved – Request for Bond
Operator: HARCO Construction, Inc.
Mine Name: Ale Pit
Permit Number: 1915-16
County: Effingham

Dear Mr. Hardin:

The Amendment 1 to the Amendment to Mining Land Use Plan has been reviewed and approved on June 21, 2019. This amendment increases the permitted acreage from 30 to 57 acres. The total bond due is $85,500.00 which is 57 acres to be bonded at $1,500.00 per acre.

The Georgia Surface Mining Rules 391-3-3-.03(1) states that upon approval of the Mining Land Use Plan, the Operator must file a bond with the Director within sixty (60) days from the date of being furnished approved surety bond forms by the Division. The approved surety bond forms and approved letter of credit form may be found on the website, https://epd.georgia.gov/surface-mining-forms under the heading of “Financial Assurance.”

The Operator has the option of posting bond, government securities, cash, or any combination thereof, or an Irrevocable Standby Letter of Credit for acreage permitted. Any bond filed with the Director shall be written by surety, approved by the Director, and authorized to transact business within the State of Georgia. If a cash bond is to be posted, it should be in the form of a cashier’s check or money order payable to the Georgia Department of Natural Resources. The original copy of your surety bond form will be filed with the Division.

We will continue to process the Amendment to Mining Land Use Plan once the Division has received acceptable bonding. If you have any questions, please contact Michael Coughlan at 404.362.2599 or via email at Mike.Coughlan@dnr.ga.gov.

Sincerely,

Jamie Lancaster
Unit Manager
Surface Mining Unit

SM File
S:\Land\LANDDOCS\SurfaceMining\MCoughlan\1915.Amendment 1 Approval Bond Request
Mr. Jeffery Hardin
Operator
Harco Construction
1130 Highway 119 South
Springfield, Georgia 31329

SUBJECT: Issuance of Permit:
Effingham County: Harco Construction
Ale Pit
Surface Mining File Number 1915-16

Dear Mr. Hardin:

Your application for a Surface Mining Permit, including the supporting data and bonding, where necessary, has been reviewed and approved. Your Surface Mining Permit No. 1915-16 is enclosed and includes conditions and limitations for your mining operation.

Compliance with the provisions of Georgia’s Surface Mining Act of 1968, as amended, is expected of the Permittee. Also, the issuance of this Permit does not relieve the Permittee of any obligation or responsibility for complying with the provisions of any other laws or regulations of any Federal, local, or additional State authority.

This permit is now in effect; however, under Georgia Law it is subject to appeal for thirty (30) days following issuance and is subject to modification or possible vacation if appealed. Should an appeal be received within the thirty (30) day appeal period, you will be immediately notified and further construction or operation under this permit may not be undertaken until such time as the appeals process is concluded.

If you have any questions regarding this Permit or upon commencement of activities, please contact Michael Coughlan at 404.362.2599.

Sincerely,

William Cook
Program Manager
Solid Waste Management Program

Enclosures
cc: SM File
SURFACE MINING PERMIT

Permit Number: 1915-16 Date Issued: MAY 20, 2016

Permittee: Harco Construction Operation: Ale Pit
1130 Highway 119 South Springfield, Georgia 31329

County: Effingham Permitted Acres: 30

In accordance with the provisions of the Georgia Surface Mining Act of 1968, O.C.G.A. §12-4-70, et seq., and the Rules of the Georgia Department of Natural Resources, Chapter 391-3-3, Surface Mining, both as amended, this Permit is issued for the surface mining operation as recorded hereon and presented in the Application received on February 18, 2016 and the Mining Land Use Plan approved on April 6, 2016.

This Permit is conditioned upon the Operators continued compliance with the provisions of the Georgia Surface Mining Act of 1968, O.C.G.A. §12-4-70, et seq., and the Rules of the Georgia Department of Natural Resources, Chapter 391-3-3, Surface Mining, both as amended; the provisions of the Approved Surface Mining Land Use Plan and Approved Amendments, if any; and any special conditions which may be attached to this Permit.

This Permit shall be rendered null and void should the mining activity not commence within twelve (12) months from the date this Permit becomes final, or should cessation of mining occur for a period of eighteen (18) months without the Operator obtaining an inactive status classification through an Approved Amendment of the Surface Mining Land Use Plan.

Judson H. Turner, Director
Environmental Protection Division
ATTACHMENT

SPECIAL CONDITIONS

Surface Mining Permit Number: 1915-16

Permittee: Harco Construction
1130 Highway 119 South
Springfield, Georgia 31329

Operation: Ale Pit

Special Permitting Conditions:


2. Maintain an undisturbed buffer between the mining area and permit limits in accordance with the approved surface mining land use plan.
Rezoning (First District)

Staff has reviewed the application, and recommends approval of the request to rezone 11 +/- of 91.83 acres from AR-1 to I-1 to allow for the expansion of a surface mine, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Pursuant to Sec. 3.17.3.3, excavation activity that involves movement of soil off-site must be located within the I-1 zoning district.
- Surface Mines are regulated by O.C.G.A. 12-4-70 Georgia Surface Mining Act of 1968, as amended, and Georgia Rule 391-3-3. Pursuant to O.C.G.A 12-4-75 of the Georgia Surface Mining Act, a mining land use plan (MLUP) shall be consistent with the land use in the area of the mine. Mine operators must obtain a letter from the local government stating the mine location is in zoning compliance.
- The proposed site is adjacent to, and across Midland Road from, four parcels previously rezoned to I-1 for surface mines. According to EPD, there are approximately 31 permitted mines in the county.
- The proposed surface mine is an expansion of an existing surface mine (rezoned May, 2016), which is state approved (EPD permit # 1915-16).
- Pursuant to sec. 3.17(4)(7), all wetlands impacts must be permitted by the USACE.
- The proposed surface mine site has frontage on Midland Road, which is not a designated truck route.

Alternatives

2. Approve the request to rezone 11 +/- of 106.35 acres from AR-1 to I-1 to allow for the expansion of a surface mine, with the following conditions:
   1. This rezoning allows a surface mine only. No other I-1 uses are allowed.
   2. The mine site and entrance shall be upgraded as necessary to meet the requirements of Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements.
   3. The new state mining permit shall be submitted to Development Services.
   4. Applicant shall obtain a Timber Permit prior to removal of any trees outside the buffer area.
   5. The surface mine site shall meet the requirements of Sec. 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands, and Sec. 74-8 Designated Truck Routes.
   6. The applicant shall notify Development Services at the time of final reclamation of the surface mine and close-out of the mining operation. Upon the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner, the applicant shall rezone the property to AR-1.

2. Deny the request to rezone 11 +/- of 91.83 acres from AR-1 to I-1.
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 Jeffrey Hardin as Agent for Donald R. Shrum & Donna A. Shrum-- (Map # 373 Parcel# 39) from AR-1 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 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?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/12/2022

Applicant/Agent: Jeffrey Hardin

Applicant Email Address: jhardin@harcoconstructionga.com

Phone #: 912-657-1899

Applicant Mailing Address: 1410 US Hwy. 80

City: Bloomingdale  State: Ga.  Zip Code: 31302

Property Owner, if different from above: Donald R. Shrum & Donna A. Shrum

Owner’s Email Address (if known): dashrum@yahoo.com & shrumdon@yahoo.com

Phone #: 850-510-4518

Owner’s Mailing Address: 119 Willaura Circle

City: Tallahassee  State: Florida  Zip Code: 32301

Property Location: Low Ground Rd. between Blue Jay Rd. and Midland Rd.

Proposed Road Access: Low Ground Road

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

Tax Map-Parcel #: 03730039  Total Acres: 91.83  Acres to be Rezoned: 91.83

Lot Characteristics: Planted pines

WATER

N/A Private Well

N/A Public Water System

SEWER

N/A Private Septic System

N/A Public Sewer System

If public, name of supplier: Surface mine use

Justification for Rezoning Amendment:

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

North AR-1  South AR-1  East AR-1  West AR-1

Rev 05052021
1. Describe the current use of the property you wish to rezone.
   
   Planted pines

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   
   Pine trees

3. Describe the use that you propose to make of the land after rezoning.
   
   Surface mine for personal use of fill material

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   
   Agriculture and 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?
   
   It will be a large lake when completed

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?
   
   We currently have a surface mine in this location. This is to add additional phases. There will be no added use than what is current.

Applicant Signature: [Signature]  Date 10/12/2022
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 May 9, 2013, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 02102 page 0370.

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: DONNA A. SHRUM, TRUSTEE
Print Name: DONNA A. SHRUM TRUSTEE

Owner's signature: DONALD R. SHRUM
Print Name: DONALD R. SHRUM

Owner's signature:
Print Name:

Sworn and subscribed before me this 23 day of September, 2022.

Notary Public, State of Georgia, Florida

TILLMAN GRINER
Notary Public, State of Florida
Commission # HH 259173
My comm. expires April 28, 2026

Rev 05052021
AUTHORIZATION OF PROPERTY OWNER

I,______Donna A. Shrum__________, 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: ________________________________

Jeffrey L. Hardin

Applicant/Agent Address: ________________________________

1410 US Hwy. 80

City: ________________________________ State: GA Zip Code: 31302

Phone: 912-857-1899 Email: jhardin@harcoconstructionga.com

Owner’s signature: ________________________________

Print Name: Donna A. Shrum, Trustee

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 __23____ day of ____________________, 20___.

Notary Public, State of Georgia

TILLMAN GRINER
Notary Public, State of Florida
Commissioner HH 255173
My comm. expires April 28, 2026

Rev 05052021
MAY 20 2016

Mr. Jeffery Hardin
Operator
Harco Construction
1130 Highway 119 South
Springfield, Georgia 31329

SUBJECT: Issuance of Permit:
Effingham County: Harco Construction
Ale Pl:
Surface Mining File Number 1915-16

Dear Mr. Hardin:

Your application for a Surface Mining Permit, including the supporting data and bonding, where necessary, has been reviewed and approved. Your Surface Mining Permit No. 1915-16 is enclosed and includes conditions and limitations for your mining operation.

Compliance with the provisions of Georgia's Surface Mining Act of 1968, as amended, is expected of the Permittee. Also, the issuance of this Permit does not relieve the Permittee of any obligation or responsibility for complying with the provisions of any other laws or regulations of any Federal, local, or additional State authority.

This permit is now in effect; however, under Georgia Law it is subject to appeal for thirty (30) days following issuance and is subject to modification or possible vacation if appealed. Should an appeal be received within the thirty (30) day appeal period, you will be immediately notified and further construction or operation under this permit may not be undertaken until such time as the appeals process is concluded.

If you have any questions regarding this Permit or upon commencement of activities, please contact Michael Coughlan at 404.362.2599.

Sincerely,

William Cook
Program Manager
Solid Waste Management Program

Enclosures
cc: SM File

S:\Land\LANDOCS\SWMun\SMUMCoughlan\Permitting\1915\Permit Cover Letter.docx
June 21, 2019

CERTIFIED MAIL
7017 0660 0000 3822 1199

Jeffrey Hardin
Vice President
HARCO Construction, Inc.
1130 Highway 119 South
Springfield, Georgia 31329

SUBJECT: Amendment 1 Approved – Request for Bond
Operator: HARCO Construction, Inc.
Mine Name: Ale Pit
Permit Number: 1915-16
County: Effingham

Dear Mr. Hardin:

The Amendment 1 to the Amendment to Mining Land Use Plan has been reviewed and approved on June 21, 2019. This amendment increases the permitted acreage from 30 to 57 acres. The total bond due is $85,500.00 which is 57 acres to be bonded at $1,500.00 per acre.

The Georgia Surface Mining Rules 391-3-3-.03(1) states that upon approval of the Mining Land Use Plan, the Operator must file a bond with the Director within sixty (60) days from the date of being furnished approved surety bond forms by the Division. The approved surety bond forms and approved letter of credit form may be found on the website, https://epd.georgia.gov/surface-mining-forms under the heading of “Financial Assurance.”

The Operator has the option of posting bond, government securities, cash, or any combination thereof, or an Irrevocable Standby Letter of Credit for acreage permitted. Any bond filed with the Director shall be written by surety, approved by the Director, and authorized to transact business within the State of Georgia. If a cash bond is to be posted, it should be in the form of a cashier’s check or money order payable to the Georgia Department of Natural Resources. The original copy of your surety bond form will be filed with the Division.

We will continue to process the Amendment to Mining Land Use Plan once the Division has received acceptable bonding. If you have any questions, please contact Michael Coughlan at 404.362.2599 or via email at Mike.Coughlan@dnr.ga.gov.

Sincerely,

Jamie Lancaster
Unit Manager
Surface Mining Unit

SM File
S:\\Land\\LANDDOCS\\SurfaceMining\\MCoughlan\\1915.Amendment 1 Approval Bond Request
SURFACE MINING PERMIT

Permit Number: 1915-16
Date Issued: MAY 20 2016

Permittee: Harco Construction
1130 Highway 119 South
Springfield, Georgia 31329

Operation: Ale Pit

County: Effingham
Permitted Acres: 30

In accordance with the provisions of the Georgia Surface Mining Act of 1968, O.C.G.A. §12-4-70, et seq., and the Rules of the Georgia Department of Natural Resources, Chapter 391-3-3, Surface Mining, both as amended, this Permit is issued for the surface mining operation as recorded hereon and presented in the Application received on February 18, 2016 and the Mining Land Use Plan approved on April 6, 2016.

This Permit is conditioned upon the Operators continued compliance with the provisions of the Georgia Surface Mining Act of 1968, O.C.G.A. §12-4-70, et seq., and the Rules of the Georgia Department of Natural Resources, Chapter 391-3-3, Surface Mining, both as amended; the provisions of the Approved Surface Mining Land Use Plan and Approved Amendments, if any; and any special conditions which may be attached to this Permit.

This Permit shall be rendered null and void should the mining activity not commence within twelve (12) months from the date this Permit becomes final, or should cessation of mining occur for a period of eighteen (18) months without the Operator obtaining an inactive status classification through an Approved Amendment of the Surface Mining Land Use Plan.

Judson H. Turner, Director
Environmental Protection Division
ATTACHMENT

SPECIAL CONDITIONS

Surface Mining Permit Number: 1915-16

Permittee: Harco Construction
1130 Highway 119 South
Springfield, Georgia 31329

Operation: Ale Pit

Special Permitting Conditions:


2. Maintain an undisturbed buffer between the mining area and permit limits in accordance with the approved surface mining land use plan.
Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Ashley Mosley as Agent for Victor Vanderlugt requests approval of a sketch plan for “Savannah Marine Terminal Bloomingdale Transloading Facility”. Located at 1054 Old River Road, zoned I-1. Map# 304 Parcel# 9

Summary Recommendation
Staff has reviewed the application, and recommends approval of a sketch plan for Savannah Marine Terminal Bloomingdale Transloading Facility on Old River Road.

Executive Summary/Background
- The request for approval of a sketch plan is a requirement of Appendix B – Subdivision Regulations, Article V-Plan and Plat Requirements, Section 5.1 – Sketch Plan. The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- The property will be served by private well and septic system. A single driveway entrance to Old River Road is planned. A new rail spur will be constructed from the existing rail line north of the property.
- A variance to the buffer requirements was approved on May 18, 2021, based on the submitted concept plan that indicated that up to 15 containers may be stored onsite while awaiting transport via rail or truck.
- The undisturbed vegetative buffer will be 75’ along the southern property boundary, and 25’ along the northern property boundary. Shipping container storage is a heavy industrial use, and is not permitted with reduced buffers.
- An earlier sketch plan application was denied on 10/4/2022.
- The current sketch plan includes 15 container pads. There are no longer any plans for stacking.

Alternatives
1. Approve the sketch plan for “Savannah Marine Terminal Bloomingdale Transloading Facility”.
   1. Stacking of shipping containers is prohibited.

2. Deny the sketch plan for “Savannah Marine Terminal Bloomingdale Transloading Facility”

Recommended Alternative: 1 Other Alternatives: 2

Department Review: Development Services FUNDING: N/A

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY
Date Received: Project Number: Classification:
Date Reviewed: Reviewed by:

Proposed Name of Subdivision: Savannah Marine Terminal Bloomingdale Transloading Fac.
Name of Applicant/Agent: Ashley D. Mosley, PE Phone: 912-341-9530
Company Name: SCE Engineering
Address: 313 E 65th St Savannah, GA 31405
Owner of Record: Victor Vanderlugt Phone: 912-234-5000
Address: 530 Magazine Ave., Savannah, GA 31415
Engineer: Ashley D. Mosley Phone: 912-341-9630
Address: 313 E 65th St Savannah, GA 31405
Surveyor: Warren E Poythress Phone: 857-5288
Address: 991 Hunters Road, Sylvania, GA 30467

Proposed water Existing Proposed sewer Existing

Total acreage of property: 10 AC Acreage to be divided: N/A Number of Lots Proposed: N/A
Current Zoning: I-1 Proposed Zoning: N/A Tax map - Block: - Parcel No: 37-09-20-304-9

Are any variances requested? NONE If so, please describe:

__________________________
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This ____ day of ___________ 20__

Notary

__________________________
Applicant

__________________________
Owner

__________________________
Danielle Kinner
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 12/1/2006

Page 1 of 3
EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY
Subdivision Name: ___________________________ Project Number: ___________________________
Date Received: _______________ Date Reviewed: _______________ Reviewed by: ___________________________

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for
review by Effingham County. Applicants should check off items to confirm that it is included as part of the
submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND
INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be
submitted with the application.

<table>
<thead>
<tr>
<th>Office Use</th>
<th>Applicant Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Project Information:</td>
<td></td>
</tr>
<tr>
<td>Y</td>
<td>1. Proposed name of development.</td>
</tr>
<tr>
<td>Y</td>
<td>2. Names, addresses and telephone numbers of owner and applicant.</td>
</tr>
<tr>
<td>Y</td>
<td>3. Name, address and telephone number of person or firm who prepared the plans.</td>
</tr>
<tr>
<td>Y</td>
<td>4. Graphic scale (approximately 1&quot; = 100') and north arrow. 50 SCALE</td>
</tr>
<tr>
<td>Y</td>
<td>6. Location map (approximately 1&quot; = 1000').</td>
</tr>
<tr>
<td>Y</td>
<td>6. Date of preparation and revision dates.</td>
</tr>
<tr>
<td>NA</td>
<td>7. Acreage to be subdivided.</td>
</tr>
<tr>
<td>(b) Existing Conditions:</td>
<td></td>
</tr>
<tr>
<td>Y</td>
<td>1. Location of all property lines.</td>
</tr>
<tr>
<td>Y</td>
<td>2. Existing easements, covenants, reservations, and right-of-ways.</td>
</tr>
<tr>
<td>Y</td>
<td>4. Sidewalks, streets, alleys, driveways, parking areas, etc.</td>
</tr>
<tr>
<td>Y</td>
<td>5. Existing utilities including water, sewer, electric, wells and septic tanks.</td>
</tr>
<tr>
<td>Y</td>
<td>6. Natural or man-made watercourses and bodies of water and wetlands.</td>
</tr>
<tr>
<td>Y</td>
<td>7. Limits of floodplain.</td>
</tr>
<tr>
<td>Y</td>
<td>8. Existing topography.</td>
</tr>
<tr>
<td>NA</td>
<td>10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).</td>
</tr>
<tr>
<td>(c) Proposed Features:</td>
<td></td>
</tr>
<tr>
<td>Y</td>
<td>1. Layout of all proposed lots.</td>
</tr>
<tr>
<td>Y</td>
<td>2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).</td>
</tr>
<tr>
<td>Y</td>
<td>3. Proposed zoning and land use.</td>
</tr>
<tr>
<td>Y</td>
<td>4. Existing buildings and structures to remain or be removed.</td>
</tr>
<tr>
<td>Y</td>
<td>5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.</td>
</tr>
<tr>
<td>Y</td>
<td>6. Proposed retention/detention facilities and storm-water master plan.</td>
</tr>
<tr>
<td>NA</td>
<td>7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).</td>
</tr>
<tr>
<td>NA</td>
<td>8. Water distribution infrastructure master plan.</td>
</tr>
</tbody>
</table>

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This ___ day of ___________, 20___.

[Signature]

Danielle Kinner
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 12/16/2022

[Signature]

Danielle Kinner
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 12/16/2025

Page 3 of 3

Ashley D. Mosley, P.E.
SCF Engineering
313 E 65th St
Savannah, GA 31405

Dear Ms. Mosley,

I am pleased to provide you with a review of the Sketch Plan submitted for Savannah Marine Terminal – Transloading Facility, which can be found below.

**Sketch Plan Review**

**Submittal Documents**

Sketch Plan, Aug. 2022

**Comments:**

1. For industrial zoned property, the street buffer shall equal the required zoning buffer necessary for the property across the street. In this case it would be 25-ft.

2. Please show the right of way for Old River Road on the sketch plan. Furthermore, show any driveway access points.

3. The Sketch Plan Checklist, submitted with the application, has all of the items check as 'Y' for yes, however, upon review all those items are not included in the submitted sketch plan. Please review the checklist and add any missing items to the proposed sketch plan.

4. The original proposed use for the site, as described in the zoning variance application, was to be a grain and timber distribution. However, the underground grain hopper is no longer included and the timber storage was reduced by about ½. Is this still the same proposed land use, or have there been modifications.

5. Please include the location for the underground grain hopper on the plan. This item was included on the proposed concept plan.

6. Please include the location of the scale for containers/trucks on the plan. This item was included on the proposed concept plan.

7. Please provide a parking calculation for the proposed site.
   a. It shall be noted that the parking spaces for passenger vehicles was reduced by ½ since the previously submitted concept plan.
8. There shall be adequate access to the office building from the passenger vehicle parking area, especially the handicap parking space.

9. Please identify the loading spaces on the plans. Section 3.30.6 of the county ordinance provides the schedule for number of spaces per area of storage. Keep in mind the minimum space for truck loading shall be 30-ft in length, 12-ft in width.
   a. Keep in mind that there needs to be enough space to maneuver the design vehicle through site to and from the applicable loading spaces.
   b. It shall be noted that there was a large area for truck parking and misc. storage on the concept plan that is not included in the proposed sketch plan.

10. Please identify the location of the proposed outlet for the site's stormwater management system on the plans. The full analysis of the stormwater management system is not required at this stage in the process, but the major features/structures should be included. The plan for the routing of stormwater should be clear.

11. Is any type of solid waste disposal area going to be proposed? If so, include depict this on the plan. Keep in mind that the applicable truck used to access any dumpster needs to be able to maneuver through the site.

12. The roadside drainage shall not be impeded by the proposed driveway construction. Ensure that a culvert is included in the design.

13. It is understood that an extent of this site is being proposed with some form of gravel/aggregate material, however at a minimum, the county right of way needs to utilize proper paving.

14. Is there any plan in place for the water distribution/wastewater serving the site?

15. Please provide some form of delineation for the wetlands on site. It is annotated that there are wetlands, but there is no line defining those limits.

16. It shall be noted that the railroad owner will need to issue an approval of the proposed rail plans prior to final approval of final site development plans.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM
Staff Report

Subject: Rezoning (Fifth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Oleg Mitnik requests to rezone 9.7 of 14.99 acres from B-3 to I-1 to allow for the expansion of adjacent industrial use. Located on Highway 21. Map# 465 Parcel# 1

**********THIS ITEM HAS BEEN POSTPONED TO THE 12/19/2022 PLANNING BOARD AGENDA**********
Subject: Rezoning (Fifth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Tanishala Kelley request to rezone .84 of 1.24 acres from B-2 to I-1, to allow for a laydown yard. Located on Goshen Road Extension Map# 465F Parcels# 3&4

Summary Recommendation
Staff has reviewed the application, and recommends denial of the request to rezone .84 of 1.24 acres from B-2 to I-1, to allow for a laydown yard.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Article V-Uses Permitted in Districts.
- The applicant proposes to develop a site for 21 stalls for temporary storage of shipping containers on chassis.
- There is no provision for the required vegetative buffers in the concept plan.
- This parcel is adjacent to B-2 and B-3 zoned properties. While there are nearby industrial-zoned properties, these sites are not permitted to use Goshen Road Extension for truck through traffic.
- Small warehouses (I-1 and B-3 zoning) across Goshen Road Extension operate with limited daily truck traffic, which does not involve onsite commercial parking or storage of trucks or containers.
- Goshen Commercial Park is a mixed-use development with architecturally enhanced facades. Current uses include boutique and specialty shops, restaurants, and medical and professional office uses. In addition, the site serves two existing multifamily developments, and a proposed 400+unit multifamily development north of Goshen Commercial Park Drive.
- Truck parking and shipping container storage are industrial uses that are not compatible with the character of the immediate surroundings, and are contrary to the commercial designation on the Future Land Use Map.
- The applicant proposes entry and parking via Center Court Drive, which is the sole access point on the commercial side of Goshen Commercial Park.
- An applicant submitted report from Coastal Engineering approximates 35 truck trips to the site per day.

Alternatives
1. Approve the request to rezone .84 of 1.24 acres from B-2 to I-1, to allow for a laydown yard, with the following conditions:
   1. The parcels shall be subdivided and recombined as indicated in the concept plan.
   2. A Sketch Plan must be approved before site development plans are submitted.
   4. A traffic study shall be submitted during the development plan review process, per Effingham County Traffic Study Requirements.

2. Deny the request to rezone .84 of 1.24 acres from B-2 to I-1.

Recommended Alternative: 2
Other Alternatives: 1

Department Review: Development Services
FUNDING: N/A
Attachments:
1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat
4. Aerial photograph
5. Deed
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 Tanishala Kelley– (Map # 465F Parcels# 3&4) from B-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?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/31/22

Applicant/Agent: Tenishalah "Tee" Kelley
Applicant Email Address: tee@kelleyandkelleylogistics.com
Phone #: 912-438-9991

Applicant Mailing Address: PO Box 795
City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Include Signed & Notarized Authorization of Property Owner
Owner’s Email Address (if known): georgetownequities@gmail.com
Phone #: 317-250-0343
Owner’s Mailing Address: 2950 Capital Street, Suite A
City: Savannah State: GA Zip Code: 31404

Property Location: Goshen Road Extension, Rincon, GA 31326
Proposed Road Access: Goshen Road Extension

Present Zoning of Property: B-2 Proposed Zoning: I
Tax Map-Parcel #: 04165F004 Total Acres: .84 Acres to be Rezoned: .84
Lot Characteristics: cleared, undeveloped

WATER

■ Private Well ■ Private Septic System
■ Public Water System ■ Public Sewer System

If public, name of supplier: Effingham County Water/Finance
Justification for Rezoning Amendment: layout yard

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

North B2/I1 South B2 East B3/I1 West B2

Rev 01132022
1. Describe the current use of the property you wish to rezone.

Undeveloped w/ 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.

Would like to construct a lay down yard on the property for temporary container on chassis parking.

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

Commercial, light industrial and 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?

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: ___________________________ Date 01/31/22
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 ___September 27, 2021___ on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book ___2728___ page ___1_____.

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 _______________________
Print Name ________________________________
Steven H. Schwartz, Manager of Goshein Park, LLC

Owner's signature _______________________
Print Name ________________________________

Owner's signature _______________________
Print Name ________________________________

Sworn and subscribed before me this ___8th___ day of ___September___, 20___.

Notary Public, State of Georgia

Rev 01132022
AUTHORIZATION OF PROPERTY OWNER

I, Steven H. Schwartz, Manager of Goshen Park, LLC, 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: Kelley + Kelley Logistics LLC
Applicant/Agent Address: 135 Goshen Road Extension 203B
City: Rincon State: GA Zip Code: 31326
Phone: 412-438-9497 Email: Teece.Kelley@Kelley.logistics.com

Owner's signature: [Signature]

Print Name: Steven H. Schwartz, Manager of Goshen Park, LLC

Personally appeared before me Steven H. Schwartz (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 8th day of September, 2022.

[Notary Public, State of Georgia]

Rev 01132022
STATE OF GEORGIA
COUNTY OF EFFINGHAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 27th day of September, 2021, between Karl F. Dasher (hereinafter referred to as "Grantor"), and Goshen Park, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"),

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that tract or parcel of land lying and being in Effingham County, Georgia, as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, excepting those matters listed as permitted title exceptions as set forth on Exhibit B attached hereto and hereby made a part hereof.

[SIGNATURE PAGE TO FOLLOW]
GRANTOR'S SIGNATURE PAGE TO LIMITED WARRANTY DEED

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 5/35/35

(AFFIX NOTARIAL SEAL)
Development Services Department
Planning & Zoning
804 S Laurel Street
Springfield, GA 31329

August 31, 2022

Dear Planning & Zoning Team,

Kelley & Kelley Logistics, LLC., was founded in 2020. Our offices are located at 135 Goshen Road Extension, Suite 203 C in Rincon, Georgia. We work one-on-one with our shippers and carriers to facilitate the trucking of container and flatbed freight. Our goal is to serve each client and our community with the highest respect and professionalism. Our values we hold firm on are operating with integrity and honesty. Kelley & Kelley Logistics is proud to be a certified Woman-Owned Small Business, Disadvantage Business Enterprise, and Minority Business Enterprise certified by the Georgia Department of Transportation.

Further, we have been in search of land to build a laydown yard in Effingham County for the last year to no avail. The land we have found close to our offices is either not zoneable per the county ordinance, or in a price range that is astronomical and unreachable for a small business. This has caused our company to lose revenue and clients due to the inability to temporarily store containers that the clients wanted to delegate to us. The estimated loss of gross revenue to date is $325,000.00. That number will only increase as the holiday peak season approaches and is detrimental to our business. We’ve exhausted all feasible avenues and in speaking with our landlord, were able to secure a lease on an undeveloped piece of his property at Goshen Road Extension Lot 4, Parcel 0465F004.

We would like consideration to have the land rezoned or a conditional variance to allow for the build-out of the laydown yard. Lot 4 is in a commercial and industrial zone with daily semi-truck and dump truck traffic. In fact, the warehouse terminal project used Goshen Road Extension for the hauling of dirt and equipment and there was no known issue. This would not increase the traffic, and may be times that the yard is empty due to our customer warehouse availability as well as Georgia Port vessel delays. Lot 4 does set near a set of apartments; however, the apartments set well over 300 feet and have many buffers, including the Effingham County Goshen Station which
blocks the apartments. The entrance and exit designated for Lot 4 is not the entrance or exit for the apartments. Further, we are aware of esthetics and maintenance and plan to fully go above and beyond in keeping the lot in superior condition. Everything we have done thus far has been based on our corporate aviation experience; with a sense of doing things with excellence. Very polished, sleek and a sense of community pride. In closing, for your review, I am attaching our company certifications as well as pictures of the current environment surrounding the lot, from my office view.

Thank you for your time and consideration.

Kindest regards,

Tee Kelley
CEO, Founder
Kelley & Kelley Logistics, LLC

We are, A Freight Brokerage You Can Trust!

Enclosures: Traffic Memorandum presented by Coastal Engineering and Consulting, Images of surrounding current properties (5), Certifications (3), Historical Communication with Bo Langham
September 7, 2022

Mrs. Tee Kelley
Kelley & Kelley Logistics LLC
135 Goshen Road Extension, Suite 203C
Rincon, GA 31326

Re: Goshen Commercial Park – Lot 4

Dear Mrs. Kelley:

We have analyzed the data provided to determine the trips generated by the proposed site. The data for this analysis is provided in the table shown below:

<table>
<thead>
<tr>
<th>PROPOSED USE</th>
<th># OF UNITS/STALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>40-50’ TRUCK STALLS</td>
<td>5 STALLS</td>
</tr>
<tr>
<td>40’x8’ CONTAINER STALLS</td>
<td>16 UNITS</td>
</tr>
</tbody>
</table>

The 10th Edition of the ITE Trip Generation Manual does not have a specific land use to determine the anticipated trips for the Daily, AM and PM weekday Peaks. While the ITE does not provide trips for the data provided, numerous studies have been completed to provide a method to determine the impacts from this type of facility. This includes a daily trip total of 1.68 trips per space/container. Additionally, the AM and PM Peak Hour rates were observed to be 0.09 and 0.11, respectively. Based on this analysis, it is anticipated that the site will 35 daily trips. Based on this, it is anticipated that the site will have minimal impact on the traffic in the area.

Sincerely,

C. Scott Burns, P.E.
Owner
<table>
<thead>
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<th>AM In</th>
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<tr>
<td>Container Yard</td>
<td>21.000</td>
<td>35</td>
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<td>0</td>
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</tbody>
</table>
Staff Report

Subject: Varance (Fifth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Tanishala Kelley request a variance to reduce required buffers between industrial and commercial parcels. Located on Goshen Road Extension, zoned B-2 proposed zoning B-2 & I-1. Map# 465F Parcels# 3&4

Summary Recommendation
Staff has reviewed the application, and recommends denial of the request for a variance to reduce required buffers between industrial and various zoned parcels.

Executive Summary/Background
- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:
  That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and
  That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- The parcels are small, and were designed for office and commercial use. Industrial parking was not anticipated; the parcels cannot accommodate the required buffers without a variance.
- There is no hardship as the applicant has other options for industrial parking on industrial zoned land.
- The applicant is proposing buffer reductions as follows:
  - Reduction of vegetative buffer between I-1 and B-2 from 150’ to 50’ around the perimeter of the I-1 parcel
  - Elimination of vegetative buffers between the two parcels
- The material submitted in the application does not display additional buffers in a conclusive manner, other variances needed to achieve the proposed layout are unknown.

Alternatives
1. Approve the request for a variance to reduce required buffers between industrial and commercial parcels.
2. Deny the request for a variance to reduce required buffers between industrial and commercial parcels.

Recommended Alternative: 2
Other Alternatives: 1
Department Review: Development Services
FUNDING: N/A
3. Ownership certificate/authorization 4. Aerial photograph
ATTACHMENT A - VARIANCE APPLICATION

Application Date: 8/31/22

Applicant/Agent: Tenishahah "Tee" Kelley
Applicant Email Address: tce@kelleyandkeleylogistics.com

Phone #: 912-438-9997

Applicant Mailing Address: PO Box 795

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above:

Owner's Email Address (if known): georgetownequities@gmail.com

Phone #: 317-250-0343

Owner's Mailing Address: 2950 Capital Street, Suite A

City: Savannah State: GA Zip Code: 31404

Property Location: Goshen Road Extension Rincon, GA 31326

Name of Development/Subdivision: Goshen Road Extension

Present Zoning of Property: B-2  Tax Map-Parcel #: 0H65F004  Total Acres: .12

VARIANCE REQUESTED (provide relevant section of code): 3.4 Light Industrial-Buffer

Describe why variance is needed:

Buffer variance for B-2 next to I-1.
Requesting Buffer approval for 50' (side) for construction of a laydown yard as shown on rezoning exhibit.

How does request meet criteria of Section 7.1.8 (see Attachment C)?
The width of the property does not allow for a laydown yard without 50' buffers on side of B-2 property.

Applicant Signature: ____________________________ Date: 8/31/22

Rev 05052021
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

September 27, 2001, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2128 page 1

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

Print Name Steven H. Schwartz, Manager of Eschen, Pllc.

Owner's signature

Print Name

Owner's signature

Print Name

Owner's signature

Print Name

Sworn and subscribed before me this 8th day of September, 20 22

Notary Public, State of Georgia

Rev 01132022
AUTHORIZATION OF PROPERTY OWNER

I, Steven H. Schwartz, Manager of Goshen Park, LLC, 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: Kelley + Kelley Logistics LLC
Applicant/Agent Address: 135 Goshen Road Extension 203B
City: Rincon State: GA Zip Code: 31326
Phone: 912-438-9497 Email: Tae@KelleyandKelleylogistics.com
Owner’s signature: __________________________
Print Name: Steven H. Schwartz, Manager of Goshen Park, LLC

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 _____ 8th ___ day of September __, 2022.

________________________
Notary Public, State of Georgia

Rev 01132022
STATE OF GEORGIA
COUNTY OF EFFINGHAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 27th day of September, 2021, between Karl F. Dasher (hereinafter referred to as "Grantor"), and Goshen Park, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"),

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, seal and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that tract or parcel of land lying and being in Effingham County, Georgia, as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whosesoever claiming by, through or under Grantor, excepting those matters listed as permitted title exceptions as set forth on Exhibit B attached hereto and hereby made a part hereof.

[SIGNATURE PAGE TO FOLLOW]
GRANTOR'S SIGNATURE PAGE TO LIMITED WARRANTY DEED

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Unofficial Witness

[Signature]

Notary Public

My Commission Expires: 5/05/05

(AFFIX NOTARIAL SEAL)

GRANTOR:

[Signature] (L.S.)

Karl F. Dasher
Development Services Department  
Planning & Zoning  
804 S Laurel Street  
Springfield, GA 31329  

August 31, 2022  

Dear Planning & Zoning Team,

Kelley & Kelley Logistics, LLC, was founded in 2020. Our offices are located at 135 Goshen Road Extension, Suite 203 C in Rincon, Georgia. We work one-on-one with our shippers and carriers to facilitate the trucking of container and flatbed freight. Our goal is to serve each client and our community with the highest respect and professionalism. Our values we hold firm on are operating with integrity and honesty. Kelley & Kelley Logistics is proud to be a certified Woman-Owned Small Business, Disadvantage Business Enterprise, and Minority Business Enterprise certified by the Georgia Department of Transportation.

Further, we have been in search of land to build a laydown yard in Effingham County for the last year to no avail. The land we have found close to our offices is either not zoneable per the county ordinance, or in a price range that is astronomical and unreachable for a small business. This has caused our company to lose revenue and clients due to the inability to temporarily store containers that the clients wanted to delegate to us. The estimated loss of gross revenue to date is $325,000.00. That number will only increase as the holiday peak season approaches and is detrimental to our business. We’ve exhausted all feasible avenues and in speaking with our landlord, were able to secure a lease on an undeveloped piece of his property at Goshen Road Extension Lot 4, Parcel 0465F004.

We would like consideration to have the land rezoned or a conditional variance to allow for the build-out of the laydown yard. Lot 4 is in a commercial and industrial zone with daily semi-truck and dump truck traffic. In fact, the warehouse terminal project used Goshen Road Extension for the hauling of dirt and equipment and there was no known issue. This would not increase the traffic, and may be times that the yard is empty due to our customer warehouse availability as well as Georgia Port vessel delays. Lot 4 does set near a set of apartments; however, the apartments set well over 300 feet and have many buffers, including the Effingham County Goshen Station which
blocks the apartments. The entrance and exit designated for Lot 4 is not the entrance or exit for the apartments. Further, we are aware of esthetics and maintenance and plan to fully go above and beyond in keeping the lot in superior condition. Everything we have done thus far has been based on our corporate aviation experience; with a sense of doing things with excellence. Very polished, sleek and a sense of community pride. In closing, for your review, I am attaching our company certifications as well as pictures of the current environment surrounding the lot, from my office view.

Thank you for your time and consideration.

Kindest regards,

[Signature]

Tee Kelley
CEO, Founder
Kelley & Kelley Logistics, LLC

We are, A Freight Brokerage You Can Trust!

Enclosures: Traffic Memorandum presented by Coastal Engineering and Consulting, Images of surrounding current properties (5), Certifications (3), Historical Communication with Bo Langham
September 7, 2022

Mrs. Tee Kelley  
Kelley & Kelley Logistics LLC  
135 Goshen Road Extension, Suite 203C  
Rineon, GA 31226

Re: Goshen Commercial Park – Lot 4

Dear Mrs. Kelley:

We have analyzed the data provided to determine the trips generated by the proposed site. The data for this analysis is provided in the table shown below:

<table>
<thead>
<tr>
<th>PROPOSED USE</th>
<th># OF UNITS/STALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>40-50' TRUCK STALLS</td>
<td>5 STALLS</td>
</tr>
<tr>
<td>40’x8’ CONTAINERS STALLS</td>
<td>16 UNITS</td>
</tr>
</tbody>
</table>

The 10th Edition of the ITE Trip Generation Manual does not have a specific land use to determine the anticipated trips for the Daily, AM and PM weekday Peaks. While the ITE does not provide trips for the data provided, numerous studies have been completed to provide a method to determine the impacts from this type of facility. This includes a daily trip total of 1.68 trips per space/container. Additionally, the AM and PM Peak Hour rates were observed to be 0.09 and 0.11, respectively. Based on this analysis, it is anticipated that the site will 35 daily trips. Based on this, it is anticipated that the site will have minimal impact on the traffic in the area.

Sincerely,

C. Scott Burns, P.E.  
Owner
<table>
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<tr>
<th>Unit</th>
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</table>
GOSHEN PARK - LOT 4 IMPROVEMENTS
SPECIFIC SITE PLAN

SITE ADDRESS:
GOSHEN ROAD EXTENSION
RINCON GA 31326

PREPARED FOR:
KELLEY & KELLEY LOGISTICS, LLC.
135 GOSHEN ROAD EXTENSION, SUITE 203 C
RINCON, GA 31326

AUGUST 5, 2022

PREPARED BY:
COASTAL ENGINEERING
AND CONSULTING
6605 ABERCORN STREET, SUITE 210D
SAVANNAH, GEORGIA 31405
PH: (912) 964-4509

VICINITY MAP
INDEX OF DRAWINGS:

C100 COVER SHEET
C120 TOPOGRAPHIC SURVEY
C130 DEMOLITION PLAN
C140 SITE PLAN
C150 UTILITY PLAN
C160 GRADING, DRAINAGE AND PAVING PLAN
C170 LANDSCAPING PLAN
C190 PHOTOGRAPHIC PLAN
C200 EROSION CONTROL CHECKLIST
C210 EROSION CONTROL NOTES
C220 EROSION CONTROL NOTES
C230 SOILS MAP
C240 EROSION CONTROL LEGEND
C250 EROSION CONTROL LEGEND
C260 EROSION CONTROL (INITIAL PHASE)
C270 EROSION CONTROL (INTERMEDIATE PHASE)
C280 EROSION CONTROL (FINAL PHASE)
C290 EROSION CONTROL DETAILS
C310 EROSION CONTROL DETAILS
EROSION CONTROL NARRATIVE NOTES

ADJACENCY:
1. MEASUREMENT: THE SITE IS CURRENTLY GRASSED.
2. ADJACENT PROPERTY: LOT WILL NOT BE SCORED.
3. ADDITIONAL INFORMATION:
   - MACHINERY: COASTAL ENGINEERING & CONSULTING
   - CONTRACTOR: MARSHALL & BURGESS, P.L.

SAFETY:
1. SALES TAX NUMBERS:
   - ROD #1: 43-011-553-1
   - ROD #2: 43-011-553-1
   - ROD #3: 43-011-553-1

2. ADJACENT PROPERTY:
   - MACHINERY: COASTAL ENGINEERING & CONSULTING
   - CONTRACTOR: MARSHALL & BURGESS, P.L.

3. ADDITIONAL INFORMATION:
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   - CONTRACTOR: MARSHALL & BURGESS, P.L.

EROSION CONTROL NARRATIVE NOTES

Admission:
1. SITE:
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   - MACHINERY:
   - CONTRACTOR:

3. ADDITIONAL INFORMATION:
   - MACHINERY:
   - CONTRACTOR:
EROSION CONTROL NARRATIVE NOTES

INSTRUCTIONS

PRIMARY PERMITTEE:
(1) EACH DAY DURING ANY TIME OF CONSTRUCTION ACTIVITY HAVING PLACE AT A PRIMARY PERMITTEE SITE, CERTIFIED PERSONNEL MUST BE PRESENT AT THE PRIMARY PERMITTEE SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SLEDS AND LEAKS FROM VEHICLES AND EQUIPMENT HAS BEEN RECEIVED AT THE PRIMARY PERMITTEE SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF ON-SITE SEDIMENT TRAINING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.


(3) CERTIFIED PERSONNEL, PRODUCED BY THE PRIMARY PERMITTEE, WILL REPORT THE FOLLOWING AT-CAUS:

(4) CERTIFIED PERSONNEL, PRODUCED BY THE PRIMARY PERMITTEE, WILL REPORT THE FOLLOWING AT-CAUS:

PROPOSED ACTIVITY SCHEDULE

PRIMARY PERMITTEE:
KELLEY & KELLEY LLC
195 GOSHEN ROAD EXTENSION, SUITE 300
PINEO, GA 31355
PHONE: (912) 554-0023

CIRCULAR CONTACT:
KELLEY & KELLEY LLC
195 GOSHEN ROAD EXTENSION, SUITE 300
PINEO, GA 31355
PHONE: (912) 554-0023

EXECUTION PROFESSIONAL:
C. KELLEY DAVIS (P.E.)
2109 COMMUNITY DRIVE
PINEO, GA 31355
PHONE: (912) 554-0023

SHEET NO. C092

ORIGINL PLAN DATE: 05/05/2022
<table>
<thead>
<tr>
<th>Table 1: Soak Zone and Filter Area</th>
<th>Table 2: Filter Area (as a percent of)</th>
<th>Table 1: Dewatering Plan</th>
<th>Table 1: Erosion Control Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 1: Soak Zone and Filter Area**

<table>
<thead>
<tr>
<th>Service</th>
<th>Rate (gpm)</th>
<th>Area (sq ft)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>100</td>
<td>200</td>
<td>0.5</td>
</tr>
<tr>
<td>Sewer</td>
<td>50</td>
<td>100</td>
<td>0.25</td>
</tr>
<tr>
<td>Irrigation</td>
<td>250</td>
<td>500</td>
<td>0.85</td>
</tr>
<tr>
<td>Stormwater</td>
<td>150</td>
<td>300</td>
<td>0.55</td>
</tr>
</tbody>
</table>

**Table 2: Filter Area (as a percent of)**

<table>
<thead>
<tr>
<th>Service</th>
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</tr>
<tr>
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<td>500</td>
<td>0.85</td>
</tr>
<tr>
<td>Stormwater</td>
<td>150</td>
<td>300</td>
<td>0.55</td>
</tr>
</tbody>
</table>

**Table 1: Dewatering Plan**

<table>
<thead>
<tr>
<th>Event</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rainfall</td>
<td>Install filters</td>
</tr>
<tr>
<td>Flooding</td>
<td>Pump out</td>
</tr>
<tr>
<td>Stormwater</td>
<td>Collect in tanks</td>
</tr>
</tbody>
</table>

**Table 1: Erosion Control Plan**

<table>
<thead>
<tr>
<th>Event</th>
<th>Control Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wind</td>
<td>Mulch application</td>
</tr>
<tr>
<td>Rainfall</td>
<td>Sediment traps</td>
</tr>
<tr>
<td>Flooding</td>
<td>Silt fences</td>
</tr>
<tr>
<td>Stormwater</td>
<td>Sediment traps</td>
</tr>
</tbody>
</table>

**Table 2: Erosion Control Plan**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
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<tr>
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<td>Sediment traps</td>
</tr>
</tbody>
</table>

**Table 3: Planting Plan**

<table>
<thead>
<tr>
<th>Planting Location</th>
<th>Species</th>
<th>Planting Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forecourt</td>
<td>Trees</td>
<td>Direct seeding</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>Shrubs</td>
<td>Transplanting</td>
</tr>
<tr>
<td>Green Belt</td>
<td>Groundcover</td>
<td>Broadcast seeding</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Event</th>
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**Table 4: Erosion Control Plan**

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<tbody>
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</tr>
</tbody>
</table>

**Table 5: Soak Zone and Filter Area**

<table>
<thead>
<tr>
<th>Service</th>
<th>Rate (gpm)</th>
<th>Area (sq ft)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>100</td>
<td>200</td>
<td>0.5</td>
</tr>
<tr>
<td>Sewer</td>
<td>50</td>
<td>100</td>
<td>0.25</td>
</tr>
<tr>
<td>Irrigation</td>
<td>250</td>
<td>500</td>
<td>0.85</td>
</tr>
<tr>
<td>Stormwater</td>
<td>150</td>
<td>300</td>
<td>0.55</td>
</tr>
</tbody>
</table>

**Table 6: Filter Area (as a percent of)**

<table>
<thead>
<tr>
<th>Service</th>
<th>Rate (gpm)</th>
<th>Area (sq ft)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>100</td>
<td>200</td>
<td>0.5</td>
</tr>
<tr>
<td>Sewer</td>
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</tr>
<tr>
<td>Stormwater</td>
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<td>300</td>
<td>0.55</td>
</tr>
</tbody>
</table>

**Table 7: Erosion Control Plan**

<table>
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</tr>
</tbody>
</table>

**Table 8: Erosion Control Plan**

<table>
<thead>
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<th>Control Method</th>
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</thead>
<tbody>
<tr>
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</table>

**Table 9: Erosion Control Plan**

<table>
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<tr>
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<tr>
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<td>Sediment traps</td>
</tr>
</tbody>
</table>
Subject: Rezoning (Fifth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Cindy Howze as Agent for Lisa E. Phillips et al. requests to rezone 39.27 acres from AR-1 to I-1, for future industrial use. Located on Old Augusta Road and Abercorn Road. Map# 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5

Summary Recommendation
Staff has reviewed the application, and recommends denial of the request to rezone 30.27 acres from AR-1 to I-1, for future industrial use.

Executive Summary/Background
- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- This rezoning application was not referred for regional review, as no proposed use or site plan was submitted, and the acreage is below the threshold requiring a regional review for industrial rezoning.
- The parcels are adjacent to industrial zoned land to the south, east, and west. There is one AR-1 parcel at the southeast corner of Abercorn Rd and Old Augusta Rd, and I-1 and R-1 zoned property north of Abercorn Rd.
- The required buffer between I-1 and AR/R zoning districts is 300'.
- These parcels may be better used for commercial development, as the required buffer between I-1 heavy industrial and Commercial zoning districts is 150', and between Commercial and AR/R property is 30'.
- The parcels have extensive wetlands coverage, and are situated in a sensitive area. Enhanced BMPs will be necessary for any intensive development: onsite detention pond storage designed to the 100-year rainfall event; minimal outlets from ponds; installation of site spill prevention, control, and countermeasures; ensuring that no surface water leaves the site; construction of berms to control runoff.
- The project site has frontage on Old Augusta Road, which is a designated truck route.
- Without a development plan, we cannot determine whether there is adequate space for industrial use, or whether a driveway onto Old Augusta Rd would comply with access management regulations.

Alternatives
1. Approve the request to rezone 39.27 acres from AR-1 to I-1, for future industrial use, with conditions:
   1. A Sketch Plan must be approved before site development plans are submitted.
   2. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts.
   3. Site development plans must comply with the County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, Access Management Regulations, and Ch. 34 Flood Damage Prevention.
   4. All wetland impacts must be approved and permitted by USACE, and the approved Jurisdictional Determination must be submitted during the site development plan review process.
   5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
   6. All future development must be built to 100-year flood plain standards.

2. Deny the request to rezone 39.27 acres from AR-1 to I-1.

Recommended Alternative: 2

Department Review: Development Services

Other Alternatives: 1

FUNDING: N/A
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:

<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>DISAPPROVAL</th>
</tr>
</thead>
</table>

Of the rezoning request by applicant Cynthia Howze as Agent for Lisa Phillips et al– (Map # 477 Parcels# 6,7 Map# 477A Parcels# 2,3,4,5) from AR-1 to L-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 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?
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 7/8/2022

Applicant/Agent: Cynthia (Cindy) Howze

Applicant Email Address: howzefive@gmail.com

Phone #: 912-683-2988

Applicant Mailing Address: 144 San Marco Dr

City: Tybee Island State: GA Zip Code: 31328

Property Owner, if different from above: Multiple Owners represented

Owner's Email Address (if known):

Owner's Mailing Address:

City: State: Zip Code:

Property Location: Multiple properties – Old Augusta & Abercorn Roads

Proposed Road Access: Old Augusta Road

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

Tax Map-Parcel # 477A-2,3,45 Total Acres: 50.48 Acres to be Rezoned: 50.43

Lot Characteristics: Residential and undeveloped

WATER

✓ Private Well

✓ Public Water System

SEWER

✓ Private Septic System

✓ Public Sewer System

If public, name of supplier:

Justification for Rezoning Amendment: Surrounding parcels requesting I-1 rezoning for warehousing, adapting to market conditions

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

North South East West

Rev 01132022
1. Describe the current use of the property you wish to rezone.

   residential & undeveloped

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

   It will not once surrounding properties are industrial - zoned.

3. Describe the use that you propose to make of the land after rezoning.

   Trucking + warehousing

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

   Rezoning to industrial to allow for trucking and warehousing.

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?

   It will follow zoning changes to nearby 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: Consolidated from 6 separate applications, all signed by applicant.

R. Brennan
Effingham County Zoning

Date 7/11/2020
AUTHORIZATION OF PROPERTY OWNER

I, Mary E. Igoe, 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: Cynthia (Cindy) Howze
City: Tybee Island
State: GA
Zip Code: 31328
Phone: 912-606-2288
Email: howzefive@gmail.com

Owner's signature: Mary E. Igoe
Print Name: Mary E. Igoe

Personally appeared before me Mary Igoe (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 7th day of July, 2022.

[Seal]

Notary Public, State of Georgia

Rev 01132022
AUTHORIZATION OF PROPERTY OWNER

I, Lisa E. Phillips, 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: Cynthia (Cindy) Howze
Applicant/Agent Address: 144 San Marco Drive
City: Tybee Island State: GA Zip Code: 31328
Phone: 912-689-2288 Email: howze.five@gmail.com

Owner's signature: [Signature]
Print Name: Lisa E. Phillips

Personally appeared before me Lisa Phillips (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 7th day of July, 2022.

[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 5/30/2000, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1040, page 332.

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 ____________________________
Print Name ________________________________

Owner's signature ____________________________
Print Name ________________________________

Owner's signature ____________________________
Print Name ________________________________

Sworn and subscribed before me this ___________ day of ________________, 20______.

Notary Public, State of Georgia

Rev 01132022
Return Recorded Document to:
Warren E. Ratchford
P.O. Box 1810, Springfield, GA 31329

STATE OF GEORGIA
COUNTY OF EFFINGHAM

DEED OF GIFT

This Indenture made this 30th day of May, 2000, between LISA E. PHILLIPS, of the County of Effingham, State of Georgia, as party of the first part, hereinafter called Grantor, and LISA E. PHILLIPS and TIMOTHY E. PHILLIPS, JR., as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns wherever the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the love and affection he/she has for the said Grantee, and the sum of ONE AND 00/100 ($1.00) Dollar together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does give, grant and convey, and by these presents does hereby give, grant, convey and confirm unto the said Grantee, her undivided interest in and to the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 15.12 acres, more or less, known and designated as Parcel 2A, that is shown and more particularly described by the plat of survey made by Paul D. Wilder, R.L.S. #1559, dated July 26, 1959, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 72-E, which is incorporated into this description by specific reference thereto.

Said plat showing the northeasterly boundary line lying in the center of the easement as shown on said plat above referred to and this deed is made subject to said easement running across the northeasterly boundary line of said property

This being the same property conveyed by Jesse W. Exley to Lisa E. Phillips as evidenced by that certain Deed dated December 3, 1989, recorded in Deed Book 605, page 393, aforesaid records.

SUBJECT HOWEVER to all restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Lisa E. Phillips
(Seal)

Notary Public
ADMINISTRATRIX’S DEED

THIS INDEBTURE, made and entered into this 14th day of April, in the year two thousand two, between CHARLOTTE E. JOHNSON and LISA E. PHILLIPS, the duly constituted and appointed Administratrixes of the estate of JESSE WILLIAM EXLEY, deceased, late of said county, of the first part, and LISA E. PHILLIPS, of Rincon, Georgia, of the second part, witnesseth:

THAT WHEREAS the grantors herein were appointed the Administratrixes of the estate of JESSE WILLIAM EXLEY on February 14, 2001, by an order of the Probate Court of Effingham County, Georgia, and at the time of their appointment they were granted all of the powers set forth in O.C.G.A. § 53-12-232; and

THAT WHEREAS the debts of the estate have been paid and the estate fully administered, and the Administratrixes are now prepared to consummate the agreement with the heirs of the estate by dividing the remaining assets thereof;

NOW, THEREFORE, in consideration of the premises, and in the further consideration of the sum of Ten and no/100ths ($10.00) Dollars purchase money in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the said parties of the first part have sold, bargained, and conveyed, and by these presents do sell, bargain, and convey, unto the said LISA E. PHILLIPS, her heirs and assigns, all that tract
or parcel of land situated, lying, and being in the county of Effingham and described as follows:

All that certain lot, tract or parcel of land, lying and being in the 9th GMD, Effingham County, Georgia, containing 5.00 acres, more or less, and being designated as Parcel -2B, as shown on that certain plat of survey prepared by Paul D. Wilder, registered land surveyor, dated July 28, 1939, and recorded in Plat Cabinet B, Slide 72-E, Effingham County, Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

together with all the rights, members, and appurtenances thereunto belonging, or in any wise appertaining, to have and to hold the same to the said LISA E. PHILLIPS, her heirs and assigns, in as full and ample a manner as the same was possessed or enjoyed by the said JESSE WILLIAM EXLEY, deceased, in his lifetime.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

LISA E. PHILLIPS, as Administratrix of the Estate of JESSE WILLIAM EXLEY, Deceased

CHARLOTTE E. JOHNSON, as Administratrix of the Estate of JESSE WILLIAM EXLEY, Deceased
RETURN TO SUSAN W. COX
115 SAVANNAH AVE
STATESBORO GA 30458
STATE OF GEORGIA
COUNTY OF EFFINGHAM

ADMINISTRATRIX'S DEED

THIS INDENTURE, made and entered into this 15th day of April, in the year two thousand two, between CHARLOTTE E. JOHNSON and LISA E. PHILLIPS, the duly constituted and appointed Administratrixes of the estate of JESSE WILLIAM EXLEY, deceased, late of said county, of the first part, and DIANA LYNN SPIKES, of Rincon, Georgia, of the second part, witnesseth:

THAT WHEREAS the grantors herein were appointed the Administratrixes of the estate of JESSE WILLIAM EXLEY on February 14, 2001, by an order of the Probate Court of Effingham County, Georgia, and at the time of their appointment they were granted all of the powers set forth in O.C.G.A. § 53-12-232; and

THAT WHEREAS the debts of the estate have been paid and the estate fully administered, and the Administratrixes are now prepared to consummate the agreement with the heirs of the estate by dividing the remaining assets thereof;

NOW, THEREFORE, in consideration of the premises, and in the further consideration of the sum of Ten and no/100ths ($10.00) Dollars purchase money in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the said parties of the first part have sold, bargained, and conveyed, and by these presents do sell, bargain, and convey, unto the said DIANA LYNN SPIKES, her heirs and assigns, all that tract or parcel of land situated, lying, and being in the county of
Effingham and described as follows:

All that certain lot, tract or parcel of land, lying and
being in the 9th GND, Effingham County, Georgia,
containing 15 acres, more or less, and being designated
as Parcel 10c, as shown on that certain plat of survey
prepared by Leon A. Zipperer, Jr., registered land
surveyor, dated February 16, 2002, and recorded in Plat
Cabinet B, Slide 108B, Effingham County, Georgia
Records, which plat of survey is by reference
incorporated herein as a part of this description.

together with all the rights, members, and appurtenances thereunto
belonging, or in any wise appertaining, to have and to hold the
same to the said DIANA LYNN SPIKES, her heirs and assigns, in as
full and ample a manner as the same was possessed or enjoyed by
the said JESSE WILLIAM EXLEY, deceased, in his lifetime.

IN WITNESS WHEREOF, the said parties of the first part have
hereunto set their hands and affixed their seals, the day and year
above written.

[Signature]
CHARLOTTE E. JOHNSON, as
Administratrix of the Estate of
JESSE WILLIAM EXLEY, Deceased

[Signature]
LISA E. PHILLIPS, as
Administratrix of the Estate of
JESSE W. EXLEY, Deceased

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

[Signature]
Witness

Notary Public
AUTHORIZATION OF PROPERTY OWNER

I, [Jerry & Gail Phillips], 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: Cynthia (Cindy) Howze
Applicant/Agent Address: 144 San Marco DR
City: Tybee Island State: GA Zip Code: 31328
Phone: 912-633-2888 Email: howzefive@gmail.com

Owner's signature: [Signature]
Print Name: Jerry & Gail Philips

Personally appeared before me Jerry & Gail Philips (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 28th day of June, 2022.

[Signature]
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 10/5/1998, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 514 page 356.

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__________________________
Print Name_____________________________

Owner’s signature__________________________
Print Name_____________________________

Owner’s signature__________________________
Print Name_____________________________

Sworn and subscribed before me this 28th day of June, 2023.

__________________________
Notary Public, State of Georgia
STATE OF GEORGIA
COUNTY OF EFFINGHAM

THIS DEED, made the 25th day of October, 1978, between
JAMES H. SM OOKS, of the FIRST PART, and JUDY B. B L I N G S and K R I S G I L L S 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 PARTIES, their heirs and assigns, the following described
property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being
in the 5th S.W. District, Effingham County, Georgia, known and
designated as Lot Number 2, Abbeville Acres subdivision; said parcel of
land is bounded on the north by Lot 1, said subdivision; on the east by
lands of Jesse K. Easley; on the south by Lot 3, said subdivision and on
the west by Old Augusta Road aka County Road Number 1/2.

Express reference is hereby made to a plat of said lands made by Wilder
Surveying & Mapping, dated June 19, 1977, recorded in the Office of
the Clerk of the Superior Court of Effingham County, Georgia, in Plat
Cabinet 2, slide 194-F, which is incorporated into this description by
specific reference thereto.

This being the same property conveyed by deed from Jesse W. Easley to
James H. Smoak described in that warranty deed dated March 20, 1977,
recorded in Deed Book 421, page 699, before mentioned records.

SUBJECT, HOWEVER, to restrictive covenants, easements and rights-of-way
of record.

TO HAVE AND TO HOLD said property, together with all and singular
the rights, easements, hereditaments, improvements, easements, and
appurtenances thereto belonging or in any wise appertaining unto SECOND
PARTIES, their heirs and assigns, FOREVER IN FEE SIMPLE with full
WARRANTY OF TITLE to said property against the claims of all personswhatsoever.

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.

[Signature]
(SEAL)

Signed, sealed and delivered
in the presence of:

[Signature]
(Date)

[Seal]

NOTARY PUBLIC
AUTHORIZATION OF PROPERTY OWNER

I, Pamela & Timothy Whitfield, 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: Cynthia (Cindy) Howze
Applicant/Agent Address: 144 San Marco Drive
City: Tybee Island State: GA Zip Code: 31328
Phone: 912-1663-2288 Email: howze.five@gmail.com

Owner’s signature: [Signature]
Print Name: Pamela Gwen Whitfield

Personally appeared before me Pamela & Timothy Whitfield (Owner print)

Who swears before me 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 29th day of June, 2022.

[Stamp]
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 10/10/2018, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2492 page 204-205.

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 ____________________________
Print Name ________________________________

Owner’s signature ____________________________
Print Name ________________________________

Owner’s signature ____________________________
Print Name ________________________________

Sworn and subscribed before me this _______ day of June ________, 20____.

______________________________
Notary Public, State of Georgia

Rev 01132022
STATE OF GEORGIA  )
COUNTY OF CHATHAM  )

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10 day of Oct in the year Two Thousand and Eighteen, between Lanier Renaissance, Inc., hereinafter called GRANTOR, and Timothy W. Whitfield and Pamela Gwen Whitfield, as Joint Tenants With Rights of Survivorship, as party or parties of the second part, hereinafter called GRANTEE (the words “Grantor” and “Grantee” to include their respective heirs, successors, and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and no/100 and other good and valuable consideration ($10.00) 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 Grantee as tenants in common, for and during their lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs, executors, administrators and assigns of said survivors, all of the following described property, to-wit:


Subject to any Easements or Restrictions of Record.
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of the said Grantee forever in FEE, SIMPLE. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may anywise be charged, changed, impaired or defeased and that the Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed, and delivered in the presence of

[Signature]
Unofficial Witness

[Signature]
Notary Public

Lanier Renaissance, Inc.

By: Marion Thomas Lanier, III, Authorized Signatory

Sean Kenneth Reader
NOTARY PUBLIC
Bryan County, GEORGIA
My Commission Expires December 25, 2021
AUTHORIZATION OF PROPERTY OWNER

I, Shelli M. Whittle, 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: Cynthia (Cindy) Howze
Applicant/Agent Address: 144 San Marco DR
City: Tybee Island State: GA Zip Code: 31328
Phone: 912-463-2288 Email: howze-five@gmail.com

Owner’s signature: Shelli M. Whittle
Print Name: Shelli M. Whittle

Personally appeared before me Shelli M. Whittle (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 28th day of June, 2022.

Stephanie L. Rosser
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 4/1/2007, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1612 page 467.

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  

Print Name  

Owner's signature  

Print Name  

Owner's signature  

Print Name  

Sworn and subscribed before me this 28th day of JUNE, 2012.

Notary Public, State of Georgia

Rev 01132022
STATE OF GEORGIA
COUNTY OF GEORGIA

QUIT CLAIM DEED

FOR $1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED, the undersigned Grantor hereby does by these presents release, remise, and forever quitclaim unto Grantees:

DANA K. WHITTLE and SHELLI M. WHITTLE as Joint Tenants
With Rights of Survivorship and not as tenants in common,

and/or their heirs, successors and assigns, all the right, title, interest, claim or demand that the undersigned may have or have had in and to the following described property:

SEE EXHIBIT "A" ATTACHED.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim, or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this ______ day of APRIL, 2007.

DANA WHITTLE, Grantor

Signed, sealed, and delivered in the presence of:

WITNESS

NOTARY PUBLIC

[Signature]

[Signature]
AUTHORIZATION OF PROPERTY OWNER

I, Robert J Jovan, 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: Cynthia (Cindy) Howze
Applicant/Agent Address: 144 San Marco DR
City: Tybee Island State: GA Zip Code: 31328
Phone: 912-633-2288 Email: howzefive@gmail.com

Owner’s signature

Print Name: Robert J. Jovan

Personally appeared before me Robert J. Jovan (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 8th day of July, 2022

Stephanie L Rosser
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 3/27/2007, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1607, page 257.

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 __________________________
Print Name ________________________________

Owner’s signature __________________________
Print Name ________________________________

Owner’s signature __________________________
Print Name ________________________________

Sworn and subscribed before me this 8th day of July, 2022.

[Signature]
Notary Public, State of Georgia

Rev 01132022
STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, made this 21st day of March, 2007, between JAN J. JOVAN, of Effingham County, Georgia, as Party of the first part, hereinafter called Grantor, and ROBERT J. JOVAN, as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto the said Grantee, their heirs, executors, administrators and assigns, all of their right, title, and interest in and to the following described property, to wit:

ALL HER INTEREST IN AND TO: All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, of Effingham County, Georgia, being known as Lot Five 5), Abercorn Acres Subdivision and more particularly described on that certain map or plat of survey prepared by Paul D. Wilder, Gu. RLS #1559, dated June 19, 1997, and recorded in Plat Cabinet A, Slide 394-F, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, said map or plat being specifically incorporated herein and made a part hereof by reference for a complete description of said property.

This being the same property conveyed by James H. Snooks to Robert J. Jovan and Jan J. Jovan as evidenced by that certain Warranty Deed dated May 1, 1998, recorded in Deed Book 477, page 234, aforesaid records.

SUBJECT HOWEVER to all valid restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor have signed and sealed this deed, the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Signed, sealed and delivered in the presence of:

[Signature]

WITNESS

TRACY L. MORELOCK
Notary Public - Arizona
Commission Expires January 31, 2010
PARCEL-1A
21.16 ACRES
August 16, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Cynthia Howze
Old Augusta Road and Abercorn Road
Pin: 477-5, 6, 7 and 477A-2, 3, 4, 5
Total Acres: 60.43 Acres to be rezoned: 60.43

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 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,

[Signature]

Darrell M. O’Neal, MPA
Environmental Health County Manager
effingham County Health Department
Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Daniel Ben-Yisrael as Agent for Claude M. & Elizabeth E. Kicklighter requests approval of a sketch plan for "Parker's Convenience Store – Old Augusta Road". Located on Old Augusta Road, zoned B-3. Map# 478 Parcel# 2B

Summary Recommendation
Staff has reviewed the application, and recommends conditional approval of a sketch plan for “Parker’s Convenience Store – Old Augusta Road”.

Executive Summary/Background
- The request for approval of a sketch plan is a requirement of Appendix B – Subdivision Regulations, Article V-Plan and Plat Requirements, Section 5.1 – Sketch Plan. The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.
- Development Services staff met with the development team on June 10 via teleconference, and made the following suggestions:
  o Truck traffic should not be routed to Moultrie Drive, which is a private road serving a 200+ unit multifamily subdivision. Site development plans will have to include a physical barrier to prevent trucks from accessing Moultrie Drive.
  o The proposed access to Old Augusta Road does not comply with the county access management control policy. The county engineer indicated that the proposed Old Augusta Road and Hwy 21 access points would be limited to right in and right out only.
  o If access to Moultrie Drive is approved, then modifications will be needed for the intersection of Moultrie Drive and Old Augusta Road with regard to the left turn function.
  o The proposed development is located at the entrance to the county and, therefore, should be designed to conform with requirements for signage, landscaping, and architecture
- The sketch plan shows access through Moultrie Drive, a private road which provides sole access to LEO at the Sanctuary, an R-3 residential community with more the 200 dwellings. The entrance point to LEO at the Sanctuary is the location of the development’s school bus stop, as well as multiple amenities and the leasing office. Development of the access road should be coordinated with owners/managers at LEO at the Sanctuary.
- The parcel was part of a larger tract partially rezoned to B-3 in 2006. A DRI review was not initiated at that time. Upon receipt of the sketch plan application, which indicates that there will be up to four diesel fuel pumps, staff initiated the DRI review (#3836). The Regional Commission solicited input from neighboring jurisdictions. The City of Savannah submitted comments:
  o The Parker's property is in the Inner Management Zone for Abercorn Creek, where intensive uses and impervious cover could negatively affect water quality. As the contour map shows drainage to Abercorn Creek from the proposed development site, the city recommends that site design include spill responses, site management, and stormwater management adequate to protect drinking water supplies.
- The applicant plans to purchase a 7.31-acre portion of 478-2B, which is B-3, and also a .343-acre portion of 478-2C, which is zoned R-3. Commercial development is not permitted in R-3. However, an access road may be an appropriate use. If the parcels are to be combined, the .343 segment will need to be rezoned to B-3.
• Site development plans will have to show the required 20’ vegetative buffer on the boundary with the multifamily residential property.
• A GDOT encroachment permit for access to Hwy 21, and a county encroachment permit for access to Old Augusta Road will be required during the development plan review process.
• Access and intersection design and improvements will need to be addressed in a Traffic Impact Assessment.
• After Sketch Plan approval, staff will follow-up with a Notice to Proceed, summarizing requirements and recommendations.

Alternatives
1. Approve request for a sketch plan for: “Parker’s Convenience Store – Old Augusta Road”.
2. Deny the request of a sketch plan for: “Parker’s Convenience Store – Old Augusta Road”.

Recommended Alternative: 1 Other Alternatives: 2

Department Review: Development Services FUNDING: N/A

Attachments: 1. Sketch Plan Application 3. Aerial Photograph
2. Sketch Plan
EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY
Date Received: ______________ Project Number: ______________ Classification: ______________
Date Reviewed: ______________ Reviewed by: ______________

Proposed Name of Subdivision  Parker’s Convenience Store - Old Augusta Road
Name of Applicant/Agent  Daniel Ben-Yisrael  Phone  (912) 667-0593
Company Name  Drayton-Parker Company, LLC
Address  17 W. McDonough Street, Savannah GA 31401
Owner of Record  Claude M. & Elizabeth E. Kicklighter  Phone
Address  1606 Creastwood Ln, McLean, VA 22101
Engineer  Rusty Windsor, PE (Kimley-Horn)  Phone  (912) 244-2528
Address  554 Gordon Street, Savannah, GA 31401
Surveyor  Nicholas L. Mansfield (Survey Matters)  Phone  (864) 451-0176
Address  107 Hillcrest Avenue, Simpsonville, SC 29681

Proposed water  Effingham Water  Proposed sewer  Effingham Sewer
Total acreage of property  9.81  Acreage to be divided  N/A  Number of Lots Proposed  N/A
Current Zoning  B-3  Proposed Zoning  B-3  Tax map – Block – Parcel No 04780-00000-002
Are any variances requested?  No  If so, please describe:

_____________________________________________________

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 12th day of September, 2021.

[Signature]
Applicant

[Signature]
Owner

AMANDA COLLINS
Notary Public
Berkeley County, SC
My Commission Expires 12/14/27

EFFINGHAM COUNTY
SKETCH PLAN CHECKLIST

OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>Subdivision Name:</th>
<th>Project Number:</th>
</tr>
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<tbody>
<tr>
<td>Date Received:</td>
<td>Date Reviewed:</td>
</tr>
<tr>
<td>Reviewed by:</td>
<td></td>
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</tbody>
</table>

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

<table>
<thead>
<tr>
<th>Office Use</th>
<th>Applicant Use</th>
</tr>
</thead>
</table>

(a) Project Information:

1. Proposed name of development.
2. Names, addresses and telephone numbers of owner and applicant.
3. Name, address and telephone number of person or firm who prepared the plans.
4. Graphic scale (approximately 1"=100') and north arrow.
5. Location map (approximately 1" = 1000').
6. Date of preparation and revision dates.
7. Acreage to be subdivided.

(b) Existing Conditions:

1. Location of all property lines.
2. Existing easements, covenants, reservations, and right-of-ways.
4. Sidewalks, streets, alleys, driveways, parking areas, etc.
5. Existing utilities including water, sewer, electric, wells and septic tanks.
6. Natural or man-made watercourses and bodies of water and wetlands.
7. Limits of floodplain.
8. Existing topography.
10. Topographic Three Soil Survey (if septic systems are to be used for wastewater treatment).

(c) Proposed Features:

1. Layout of all proposed lots.
2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
3. Proposed zoning and land use.
4. Existing buildings and structures to remain or be removed.
5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
6. Proposed retention/detention facilities and storm-water master plan.

7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).

8. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 12th day of September, 2021

[Signature]

Applicant

[Signature]

Owner

NOTARY:

AMANDA COLLINS
Notary Public
Berkeley County, SC
My Commission Expires 12/14/27

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of June, 2019, by and between Claude M. Kicklighter and Elizabeth E. Kicklighter, as Co-Trustees of The Claude M. Kicklighter Revocable Trust dated February 9, 2015, and Elizabeth E. Kicklighter and Claude M. Kicklighter, as Co-Trustees of The Elizabeth E. Kicklighter Revocable Trust dated February 9, 2015 ("Grantor"), and Jasper Village, LLC, a Georgia limited liability company ("Grantee") ("Grantor" and "Grantee" to include the plural as well as the singular, and their heirs, legal representatives, successors and assigns, where the context so requires or permits).

WITNESSETH:

THAT Grantor, for and in consideration of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration by Grantee the receipt and adequacy of which are hereby acknowledged, has bargained, granted, sold, aliened, conveyed and confirmed, and by these presents does bargain, grant, sell, alien, convey and confirm unto Grantee the property described on Exhibit "A" attached hereto and by reference made a part hereof, together with all and singular, the rights, ways, easements, members, privileges and appurtenances to the said property, being, belonging, or in any way appertaining, and the rents, reversions, issues and profits thereof, and of every part thereof (the "Property").

TO HAVE AND TO HOLD the Property to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND Grantor shall and will warrant and forever defend by virtue of these presents, the Property unto Grantee against Grantor and all persons owning, holding or claiming by, through or under Grantor.

[EXECUTION ON FOLLOWING PAGE]
EXECUTED under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Claude M. Kicklighter and Elizabeth E. Kicklighter,

Claude M. Kicklighter
As its: Trustee

Elizabeth E. Kicklighter and Claude M. Kicklighter,

As Co-Trustees of The Claude M. Kicklighter
Revocable Trust dated February 9, 2015

As its: Trustee

Signed, sealed and delivered in the presence of:

Claude M. Kicklighter
As its: Trustee

Elizabeth E. Kicklighter
As its: Trustee

Claude M. Kicklighter
As its: Trustee
Exhibit "A"

All that tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, known as Tract 3-B, containing approximately 30.252 acres on a plat thereof prepared by Kern & Co., LLC, dated May 29, 2019, and recorded on June 25, 2019, in the Office of the Clerk of the Superior Court of Effingham County, Georgia in Bk 28, Page 597; reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Tax Map and Parcel No.: portion of 04780-002-000

LESS AND EXCEPT:

All that certain tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia containing 0.343 acres, more or less, and being more particularly described as follows: From an IRF located on the southern right-of-way of Old Augusta Road at the common property line between Tract 3-A and Tract 3-B, Said point being the Point of Beginning, from the point of beginning, proceed along a curve turning to the right through an angle of 6° 06' 25" having a radius of 1070.92 feet, and whose long chord bears North 65° 56' 20" East for a distance of 114.09 feet to a point on a curve; thence proceed South 44°16' 40" East for a distance of 35.54 feet to a point, thence proceed South 54°06' 41" East for a distance of 93.20 feet to a point; thence proceed South 35°58' 58" West for a distance of 92.99 feet to a point; thence proceed North 54°01' 02" West for a distance of 185.19 feet to a point, said point being the Point of Beginning. Said tract containing 14,948 S.F. or 0.343 acres.

Said 0.343 acre parcel is more particularly shown and delineated on that certain exhibit entitled "EXHIBIT - 0.343 ACRE PORTION OF TRACT 3-B", prepared by Kern & Co., LLC, dated June 6, 2019.
ACCESS EASEMENT AGREEMENT

This Access Easement Agreement ("Agreement") is made and entered into this 17th day of June, 2019, between Jasper Village, LLC ("Jasper"), and Claude M. Kicklighter and Elizabeth E. Kicklighter, as Co-Trustees of The Claude M. Kicklighter Revocable Trust dated February 9, 2015, and Elizabeth E. Kicklighter and Claude M. Kicklighter, as Co-Trustees of The Elizabeth E. Kicklighter Revocable Trust dated February 9, 2015 (collectively "Kicklighter").

RECORDALS:

A. Kicklighter owns that property (the "Kicklighter Property") located in Effingham County, Georgia, as described and shown as "Tract 3-A" and "Tract 3-B" on the attached Exhibit "A".

B. Jasper owns that property (the "Jasper Property") located in Effingham County, Georgia, as described and shown as "Moultrie Drive" on the attached Exhibit "A".

C. Jasper desires to grant to Kicklighter, their successors, assigns, tenants, employees, customers, and invitees, a perpetual, non-exclusive access easement over the Jasper Property for vehicular and pedestrian ingress and egress, but not parking, to and from the Kicklighter Property and Old Augusta Road (the "Jasper Easement"). The intent of the granting of the Jasper Easement is to give the Kicklighter Property access to, and use of, the Jasper Easement for ingress and egress to Old Augusta Road.
D. Kicklighter desires to grant to Jasper, their assigns, employees, contractors, and invitees, a perpetual, non-exclusive easement over the northern corner of Tract 3-B of the Kicklighter Property at the intersection of Old Augusta Road and Moultrie Drive; said easement area being specifically limited to that portion of said corner located between the road right-of-way and the 35' building setback line (the "Kicklighter Easement Property") for the limited purpose of allowing Jasper to install and maintain the entrance way landscaping and fencing on the Kicklighter Property as set forth herein (the "Kicklighter Easement"). The parties hereby acknowledge and agree that all fencing and landscaping shall be located within the area located between the road right-of-way and the 35' building setback line applicable to the Kicklighter Property.

NOW, THEREFORE for and in consideration of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The recital paragraphs above are incorporated into this Agreement as if rewritten in their entirety below.

2. Grant of Access Easement. Jasper hereby grants, sells, transfers, and conveys to Kicklighter the Jasper Easement as described above over the Jasper Property for the benefit of the owners of the Kicklighter Property, their successors, assigns, tenants, employees, customers, and invitees. The parties hereby acknowledge that Kicklighter intends to install a paved road extending from the Southwestern right-of-way line of Moultrie Drive across Tract 3-B of the Kicklighter Property to Tract 3-A of the Kicklighter Property (the "Kicklighter Access Road") for the purpose of providing ingress and egress to and from the Kicklighter Property and Old Augusta Road via Moultrie Drive. Jasper hereby grants Kicklighter the right to connect the Kicklighter Access Road to Moultrie Drive and the Jasper Property. All costs and expenses for constructing the Kicklighter Access Road and connecting the Kicklighter Access Road to Moultrie Drive shall be paid by Kicklighter, and Jasper shall have no obligation to contribute to the cost of constructing or maintaining the Kicklighter Access Road.

3. Grant of Landscaping and Maintenance Easement. Kicklighter hereby grants, sells, transfers, and conveys to Jasper the Kicklighter Easement as described above over the Kicklighter Easement Property for the benefit of the owners of the Jasper Property. Jasper agrees to provide Kicklighter with a design plan for the entrance fencing and landscaping to be installed within the Kicklighter Easement (the "Design Plan") for review and approval prior to the installation thereof. Kicklighter shall have fifteen (15) days from the receipt of the Design Plan to approve or disapprove such plan. If Kicklighter does not approve the Design Plan, the parties shall promptly meet to review and discuss revisions to the Design Plan, and the parties agree to negotiate in good faith toward the adoption of a revised Design Plan acceptable to both parties.

4. Maintenance Agreement. In consideration for the grant of the above referenced Kicklighter Easement, Jasper hereby agrees to install and maintain, no later than twelve (12) months from the execution hereof, a properly engineered and paved roadway over and across the Jasper Easement (to be constructed to standard paved road specifications for public roads as required by Effingham County, Georgia, with the addition of a reinforced roadway sub-bed of the following specifications: subgrade with soil-cement treatment - 7.5" of Graded Aggregate Base (Crusher Run) - 1.5" of asphalt), as well as the
"entrance way" landscaping and fencing to be located on both the Jasper Property and the Kicklighter Property. All costs and expenses for constructing, maintaining and landscaping the above road within the Jasper Easement and the related entrance of said road onto Old Augusta Road (including the landscaping within the Kicklighter Easement) shall be paid by Jasper, and Kicklighter shall have no obligation to contribute to the cost of constructing, maintaining or landscaping said road or the related entrance.

Jasper reserves the right to dedicate the Jasper Property, or any portion thereof, to the public authorities if they will accept the same. In the event that Jasper, or any party required to maintain or repair the Jasper Property, fails to reasonably maintain or repair such improvements (after written notice and a reasonable opportunity to undertake such maintenance or repairs), any owner of the Kicklighter Property may undertake such maintenance and repairs (and is hereby granted a license to enter upon any portion of the Jasper Property necessary to complete such maintenance or repairs). In such event, the party making such maintenance or repairs shall be entitled to be reimbursed by Jasper for the reasonable costs thereof.

All notices required herein shall be mailed via certified mail and/or overnight delivery, return receipt requested, to the address of the then current property owner as maintained by the Effingham County, Georgia Tax Assessor's Office.

5. Successors and Assigns. The easements and agreements set forth above shall be binding upon and run to the benefit of the parties hereto, the successors, assigns, invitees, and guests of such parties and shall run with the land, or any portion thereof. It is the express intent of the parties hereto that the easements granted herein shall not, at any time, merge by operation of law into any owner's title or interest in any parcel, but that the easements granted herein shall remain separate and distinct rights and estates in land, unless the owner(s) of all affected parcels specifically evidence their intent by mutual agreement in writing to extinguish any such easement. It is further expressly provided that the acquisition hereafter by any other party (including, without limitation, a present or future mortgagee of any parcel or any portion thereof) of an ownership interest (in fee, leasehold, or otherwise) shall not operate, by merger or otherwise, to extinguish, diminish, impair, or otherwise affect any easement granted herein, which easements shall remain separate and distinct and estates in land.

[SIGNATURES ON FOLLOWING PAGE(S)]
IN WITNESS WHEREOF, Jasper has hereunto caused this instrument to be executed under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Jasper Village, LLC.

By: _____________________________ (L.S.)
Name: Wayne K. Millar
As Its: Manager

Unofficial Witness

Sworn to and subscribed before me this 17th day of June, 2019.

NOTARY PUBLIC
My commission expires:

[Notarial Seal]
IN WITNESS WHEREOF, Kicklighter has hereunto caused this instrument to be executed under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Claude M. Kicklighter and Elizabeth E. Kicklighter,
as Co-Trustees of The Claude M. Kicklighter Revocable Trust dated February 9, 2015

By: [Signature]
Name: Claude M. Kicklighter
As Its: Trustee

By: [Signature]
Name: Elizabeth E. Kicklighter
As Its: Trustee

Signed, sealed and delivered in the presence of:

Elizabeth E. Kicklighter and Claude M. Kicklighter,
as Co-Trustees of The Elizabeth E. Kicklighter Revocable Trust dated February 9, 2015

By: [Signature]
Name: Elizabeth E. Kicklighter
As Its: Trustee

By: [Signature]
Name: Claude M. Kicklighter
As Its: Trustee
Exhibit "A"

All that tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County Georgia, known as Tract 3-B, containing approximately 30.252 acres on a plat thereof prepared by Kern & Co., LLC, dated May 29, 2019, and recorded on June 25, 2019, in the Office of the Clerk of the Superior Court of Effingham County, Georgia in Bk 28, Page 597; reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Tax Map and Parcel No.: portion of 04780-002-000

LESS AND EXCEPT:

All that certain tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia containing 0.343 acres, more or less, and being more particularly described as follows: From an IRF located on the southern right-of-way of Old Augusta Road at the common property line between Tract 3-A and Tract 3-B, Said point being the Point of Beginning, from the point of beginning, proceed along a curve turning to the right through an angle of 6° 06' 25" having a radius of 1070.92 feet, and whose long chord bears North 65° 56' 20" East for a distance of 114.09 feet to a point on a curve; thence proceed South <4°16' 40" East for a distance of 35.54 feet to a point, thence proceed South 54°09' 41" East for a distance of 93.20 feet to a point; thence proceed South 35°58’ 58" West for a distance of 92.99 feet to a point; thence proceed North 54°01' 02" West for a distance of 185.19 feet to a point, said point being the Point of Beginning. Said tract containing 14,948 S.F. or 0.343 acres.

Said 0.343 acre parcel is more particularly shown and delineated on that certain exhibit entitled "EXHIBIT – 0.343 ACRE PORTION OF TRACT 3-B", prepared by Kern & Co., LLC, dated June 6, 2019.
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ACCESS EASEMENT EXHIBIT
JASPER VILLAGE
9TH G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
NEXT CHAPTER HOLDINGS, LLC

PROJECT NO.: 18-002
DRAWN BY: ATA
DESIGNED BY: ATA
SURVEYED BY: N/A
SURVEY DATE: N/A
CHECKED BY: ATA
SCALE: 1" = 40'
DATE: 5/30/2019
DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for
Effingham County, Georgia
DRI #3836
Parker's-Old Augusta Road
November 3, 2022

Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA
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1. APPLICATION INFORMATION

1.1 Jurisdiction
Effingham County, Georgia
DRI # 3836
Parker's-Old Augusta Road

1.2 Applicant/Developer
Draytor-Parker Companies, LLC
912-231-1001
dbenyisrael@parkersav.com

2. PROJECT DESCRIPTION

2.1 Summary
The DRI is a proposed C-Store with 8MPD fuel canopy and proposed 4 position diesel canopy. The project is said to have full access onto Old Augusta Road and Georgia Highway 21. Map and parcel number for this project is 04780002B 9.81 acres located off Northeastern quadrant of Old Augusta Road and Georgia Highway 21. The action requested is other/sketch plan approval for previously zoned parcel. The project is expected to be complete in August of 2023

3. PARCEL DATA

3.1 Size of Property
9.81 Acres Map/Parcel # 0478002B

3.2 General Location
Located off Northeastern quadrant of Old Augusta Road and Georgia Highway 21.

According to the United States Census Bureau, the 2019 population of Effingham County was estimated to be 64,296.
4. LAND USE INFORMATION

4.1 Site Map
The site plan for use of the property is attached.

4.2 Built Features
The site is currently vacant.

4.3 Future Development Map Designation (Character Area)
The Future Land Use Map from Effingham County's comprehensive plan indicates that the project site is determined to be Public/Institutional Use.

4.4 Zoning District
The site is currently zoned B-3. There is a request for zoning to remain B-3 to accommodate a convenience store and fueling station.

5. CONSISTENCY AND COMPATIBILITY ANALYSIS

5.1 Consistency with the Comprehensive Plan
The Effingham County Comprehensive Plan was adopted in 2019. The Future Land Use Map designates the DRI property for Public/Institutional. This category includes certain state, federal or local governments uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.
6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA

6.1 Regional Development Map and Defining Narrative

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

a. Conservation  
b. Rural  
c. Developed  
d. Developing

The Regional Future Development Map illustrates the area as Rural. This category is for areas that are not expected to urbanize or require urban services in the next 20 years.

6.2 Guiding Principles of the Regional Plan

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

6.3 Guiding Principles for Water and Wastewater

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

6.4 Guiding Principles for Stormwater Management

Five guiding principles are identified in the Regional Plan for Stormwater Management:
1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.

2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.

3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.

4. Develop stormwater programs across the region.

5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

6.5 Guiding Principles for Transportation

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.

2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO’s to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.

3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.

4. Encourage the coordination of transportation network improvements and land use planning.

5. Promote coordinated public infrastructure and school location planning with land use planning.

6. Maintain a human scale environment with context sensitive design practices.

7. Work to establish dedicated revenue source(s) for transportation improvements.

6.6 Guiding Principles for Historic and Cultural Resources

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.
2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheets of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region’s cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

6.7 Guiding Principles for Natural Resources

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia’s water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.
7. Maintain viewsheets of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.
10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.

11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.

12. Promote low impact design practices that protect natural resources.

13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.

14. Promote the monitoring of cumulative impacts of waterfront development along the coast.

15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.

16. Encourage the development and use of a method to place a value on ecosystem services.

17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).

18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.

19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.

20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

6.8 Guiding Principles for Regional Growth Management

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region’s cities and towns.

2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.

3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).

4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.

5. Encourage infill development as an alternative to expansion.

6. Focus new development in compact nodes that can be served by public or community infrastructure providers.

7. Maintain and enhance the scenic character of our rural highways and county roads.

8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.
9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.

10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.

11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.

12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.

13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.

14. Encourage the development of a “transfer of development rights” (TDR) program.

15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.

16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.

17. Promote affordable housing options.

18. Encourage the placement of new schools near existing infrastructure.

19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.

20. Pursue opportunities for continuing education as it relates to regional issues.

21. Encourage enactment of impact fees to defray costs of new development.

22. Consider planning and/or managing a catastrophic event.

23. Promote reduction, reuse and recycle practices.

6.9 Guiding Principles on Business and Industry

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.

2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.

3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.

4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry
to strengthen the GPA and its presence in logistics, distribution, and workforce development.

5. Leverage and incorporate the region’s military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.

6. Incorporate Herty Advanced Materials Development Center’s experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.

7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.

8. Incorporate the Center of Innovation’s (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.

9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.

10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.

11. Increase existing industry retention and expansion rates.

12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.

13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.

14. Encourage international economic developments that support strategic industry sectors.

15. Enhance economic development and tourism opportunities by increasing cross functional communication.

6.10 Guiding Principles for Agricultural Lands

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region’s landscape.

2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.

3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.

4. Promote learning about culinary traditions and culture.

5. Encourage agricultural biodiversity.

6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.

7. Promote connecting producers of foods with consumers through events and farmers markets.
8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

6.11 Guiding Principles for Communities for a Lifetime - Livable Communities

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic/financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
   a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
   b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
   c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
   d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.
   e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.
f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.

4. The region will determine its “aging readiness” to provide programs, policies and services that address the needs of older adults.
5. The region will determine its “aging readiness” to ensure that communities are “livable” for persons of all ages.
6. The region will harness the talent and experience of older adults
7. To determine “age readiness,” local comprehensive plans should review: 
   a. Demographics;
   b. Quantity, quality, and type of existing housing stock;
   c. Land use patterns; and
   d. Quantity, quality, and type of recreational needs.
8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
10. Comprehensive plans will include goals and objectives that specifically address the aging population.
11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

6.12 Guiding Principles for Coastal Vulnerability and Resilience

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community’s resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The region’s strength is in our community’s resilience and in understanding the region’s vulnerabilities, and in taking positive collective actions to limit the impact of a disruptive crisis, and recovering rapidly from disasters.
3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.
7. REGIONAL RESOURCE PLAN AND RIR

7.1 The Regional Resource Plan
The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The project site includes wetlands. Wetlands impacts due to site development and access must be permitted by the USACE. Prior to development, all permitting requirements must be met for wetlands.

7.2 Area Requiring Special Attention
The Areas Requiring Special Attention map designates the site as possibly being within an Area in need of redevelopment. These are areas that require improvement to aesthetics, where potential for infill exists, or where there is high poverty or unemployment.

7.3 Natural Resources
Green Infrastructure
The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia’s Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.
Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

7.4 Wetlands

According to the developer, the project contains wetlands and will be permitted by USACE prior to development.
8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

8.1 Population and Employment Trends

<table>
<thead>
<tr>
<th>County</th>
<th>2000</th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effingham</td>
<td>37,535</td>
<td>52,250</td>
<td>80,563</td>
<td>112,062</td>
</tr>
</tbody>
</table>

*Source: U.S. Census, Georgia Office of Planning and Budget*

The county’s population is expected to grow from its 2000 level of 37,535 to 112,062 by 2030, according to the US Census and the Governor’s Office of Planning and Budget. The Coastal Region’s population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Effingham County, is a growing county in the region and had a 2019 population estimate of 64,296 according to the US Census. The 2010 Census population of Effingham County in 2000 was 37,535.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. The Effingham County unemployment rate in 2017 was 4.1 percent.

9. CRC Resources

9.1 Coastal Stormwater Supplement

The CRC applauds Effingham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management. *The ‘Character Region’ for this area is Rural Ridge and may utilize the ‘Character Area Key’ for Commercial.*

9.2 Regional Design Guidelines

The CRC recommends that the Effingham County ensure that new development creates an environment that contributes to the region’s character. The *Georgia Coastal Regional Character Design Guidelines* for the development are appropriate to implement quality growth. The City of Savannah has commented (see attached) and requested that Laura Walker and Ms. Brion Ehret receive all development status prior to and during development of this project. Their contact information is as follows: Laura Walker, Water Resources Environmental Manager, 912-651-2221 or 912-661-3529 and Ms. Brion Ehret, Administrative Assistant, City of Savannah 912-651-6573 ext. 2522 behret@savannahga.gov.

For technical assistance contact Karen Saund, Grant Specialist at ksaund@crc.ga.gov.
SITE PLAN
PROVIDED BY THE APPLICANT
DRI #3836: Parker’s – Old Augusta Road

Effingham Character Area Map (with location of DRI shown)
- No Character Areas in Comprehensive Plan

Effingham Future Land Use Map (with location of DRI shown)
- Attached

A location map/exhibit of the project
- Attached

A site plan/conceptual drawing of the proposal
- Attached

What is the future land use map designation of the DRI site in the comp plan?
- Public/Institutional

<table>
<thead>
<tr>
<th>Public Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>This category includes certain state, federal or local government uses and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.</td>
</tr>
</tbody>
</table>

What is the character area map designation of the DRI site in the comp plan?
- No Character Areas in Comprehensive Plan

What is the current zoning of the DRI site?
- Zoning exhibit attached. Parcel 04780002B is zoned B-3.

What is the proposed zoning for the DRI site?
- The site is proposed to remain B-3 to accommodate a convenience store and fueling station (4 diesel pumps). A sketch plan has been submitted for approval.

Is the site of the DRI currently vacant?
- The site is currently vacant.
EFFINGHAM COUNTY
FUTURE LAND USE MAP
& ZONING DISTRICTS MAP
DEVELOPMENT OF REGIONAL IMPACT MAPS
PUBLIC COMMENTS
Thank you for providing this useful and beneficial information. It will be utilized and attached to the final report for DRI 3836.

Concerning your request to ensure the points of contact mentioned in comment 1 and 2 of this email, requesting assurance that Laura Walkcr for comment 1 and Ms. Brion Ehret for comment 2 receive all development status prior to and during development of this project, I am unable to accommodate as I will not be included in the details of the actual discussions of this project once the DRI process is complete. I will, however, send a copy of the final report to these individuals. If you have any questions or concerns, please feel free to contact me anytime.

Sincerely,

Karen Saunders
From: Cornelia Reed <CReed@Savannahga.Gov>
Sent: Wednesday, October 19, 2022 3:39 PM
To: Karen Saunders <ksaunds@crc.ga.gov>
Cc: Bridget Lidy <blidy@Savannahga.Gov>; Laura Walker <LWalker@Savannahga.Gov>; Brion Ehret <BEEhret@Savannahga.Gov>; James Laplander <JLaplander@Savannahga.Gov>; Ronald Feldner <Ronald.Feldner@Savannahga.Gov>
Subject: City of Savannah Response for DRI #3836 Parker's Old Augusta Road and Georgia Highway 21, Effingham County

Hello Karen. The City of Savannah has the following comments regarding this DRI #3836 which includes both the department’s point of contact:

Comment 1:
Staff has reviewed the documents submitted for the property referenced as DRI #3836 Parkers, Old Augusta Road and Highway 21, in Effingham County and offers the following comments:

The property, parcel# 04780002B, is 9.81 acres on the corner of Old Augusta Road and Georgia Highway 21. The current Effingham County Land Use Map designates this parcel as Public/Institutional. It lies within the Inner Management Zone for Abercorn Creek, the drinking water source for over 400,000 people in a three-county area. The Green Infrastructure Map designates areas within the project site. These areas are important to sustaining good water quality at Abercorn Creek and should be protected. The watershed for Abercorn Creek is small. Intensive uses and highly impervious cover sites could negatively impact water quality. It will be critical to have spill responses, site management, and stormwater infrastructure adequate to protect drinking water supplies as contour maps show drainage of the site to Abercorn Creek.

In order to keep good water quality and treatment costs low, it is critical to protect the supporting ecosystem attributes of Abercorn Creek which include the perineal streams, wetlands, and floodplains. Staff requests the opportunity to work with Effingham County, the property owner and developer, to ensure adequate water quality protection elements can be incorporated into future zoning and site development plans.

Please ensure that the point of contact listed below receives development status prior to and during development.

Laura Walker
Water Resources Environmental Manager
City of Savannah
912-651-2221
912-661-3529
Water Videos

Comment 2:
This is in the latest Abercorn Creek watershed boundary and within the City of Savannah
existing SWAPP inner management zone. Please ensure that the point of contact listed below receives development status prior to and during development.

Brion

Ms. Brion Ehret
Administrative Assistant, City of Savannah
Water/Sewer Planning and Engineering
20 Interchange Drive
☎: 912-651-6573 ext. 2522
behret@savannahga.gov

SAVANNAH

Thank you again Karen.

With best regard

Cornelia M. Reed, M.A.
Program Coordinator
Planning and Urban Design Department
Physical Location Address Change
Office Moved Effective 9/13/2021
20 Interchange Drive, Administration Building
Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402
creed@savannahga.gov
Office: 912.525-3100, ext. 1161
Department: 912-525-2783

FROM: Cornelia Reed <Reed@Savannah.Gov>
SENT: Tuesday, October 4, 2022 3:36 PM
TO: herntona@thempc.org; wangw@thempc.org; Barry Stanton <BStanton@Savannah.Gov>; Cheryl Mason <CMason@Savannah.Gov>; Eric Chin <EChin@Savannah.Gov>; Martha Davidson <MDavidson@Savannah.Gov>; Frederick Anderson <Fanderson@Savannah.Gov>; Thomas Bolton <tbolton@Savannah.Gov>; Michele Strickland <MStrickland@Savannah.Gov>; Peter Ghilarducci <Pghilarducci@Savannah.Gov>; Candra Teshome <CTeshome@Savannah.Gov>; William Buckley <William.Buckley@Savannah.Gov>; Marcus Lotson <mlotson@thempc.org>; Leah Michalak <michalak@thempc.org>; Thomas Cawthon <TCawthon@Savannah.Gov>; Brian Brainerd <BBrainerd@Savannah.Gov>; Jackie Jackson <jacksonj@thempc.org>; Brion Ehret <BEhret@Savannah.Gov>; Tammy Faughery <TFaughery@Savannah.Gov>; Pamela Everett <everett@thempc.org>; Barry Lewis <BLewis01@Savannah.Gov>; Qhannah Andrews <QAndrews@Savannah.Gov>; Martha Davidson <MDavidson@Savannah.Gov>; moranok@thempc.org; fazion@thempc.org; Laura Walker <LWalker@Savannah.Gov>
CC: Martin Fretty <MFretty@Savannah.Gov>; Stephen Henry <SHenry@Savannah.Gov>; Gordon
Denney <GDenney@Savannah.gov>; Julie McLean <JMclean@Savannah.Gov>; Bridget Lidy <bldy@Savannah.Gov>; David Keating <DKeating@Savannah.Gov>; James Laplander <JLaplander@Savannah.Gov>; Melanie Wilson <wilsonm@thepc.org>; Cornelia Reed <CReed@Savannah.Gov>; Ronald Feldner <Ronald.Feldner@Savannah.Gov>

Subject: Time-Sensitive Request for Review on or before Noon, Wednesday, 10/19/22 for DRI #3836 - Parker's Old Augusta Road and Georgia Highway 21, Effingham County

Hello All. We received the below request from the Coastal Regional Commission for review regarding project location: Parker's, Old Augusta Road and Georgia Highway 21, Effingham County (see site plan(s) and other related links providing specific development information below). The City Manager's office has requested that applicable city departments review this request, including the project map, and other documentation provided in the links below and provide your feedback to me on or before Wednesday, October 19, 2022, NLT noon, regarding any concerns, objections, and/or any conditions related to this proposed development project that may affect Savannah utilities, property, and/or any other city operations.

No response is needed when your department does not have comments/no objection(s). And, although project location is not located in Savannah, please note that we are required to forward for review all project notices received by the Coastal Regional Commission.

Please feel free to forward this message to anyone you may believe would need to review this request for comment and ensure they forward input to me by the deadline. Please pardon the inconvenience if you no longer review these requests.

Review Requested for DRI #3836

DRI #3836: Parker's-Old Augusta Road

The DRI is a proposed C-Store with 8MPD fuel canopy and proposed 4 position diesel canopy. The project is said to have full access onto Old Augusta Road and Georgia Highway 21. Map and parcel number for this project is 04780002B 9.81 acres located off Northeastern quadrant of Old Augusta Road and Georgia Highway 21. The action requested is other/sketch plan approval for previously zoned parcel. The project is expected to be complete in August of 2023.
Economic Development
The estimated value of the project at build-out will be $3,000,000 and the annual estimated tax revenue likely to be generated by the proposed project is $200,000. The developer indicates that the regional workforce is sufficient to serve this development, and that the development will not displace any existing land uses.

Water Supply
Effingham County will be the water supply provider for this site. The estimated water demand will be 0.0018 MGD. Sufficient water supply capacity is available to serve the proposed project.

Wastewater Disposal
Effingham County will supply wastewater treatment for this site. The estimated sewage flow will be 0.0018 MGD. Sufficient wastewater treatment capacity is available to serve the proposed project and a sewer line extension is not required.

Transportation
A traffic study has not been performed. The estimated daily traffic demand is Enter (125)/Exit (140)-AM Peak: Enter (64)/Exit (61)-PM Peak: Enter (71)/Exit (69). Transportation improvements will be required to serve this project. An easement from the private street owner will be required before access to Moultrie Drive is permitted. A Traffic Impact Assessment of improvements needed for Old Augusta Road and Hwy 21 will be required prior to site development plan approval.

Solid Waste Disposal
An estimated 40 tons of solid waste will be generated annually. The current landfill capacity is sufficient to serve the project. Hazardous waste will not be generated.

Stormwater Management
48% of the project site is expected to be impervious surface. The following measures are proposed for mitigating the project's impact on stormwater management: Detention pond and bio-retention facilities proposed on site; 30’ vegetative buffer / stormwater filtration area between commercial and residential uses is required.

Environmental Quality
There are wetlands located within the project site. All potential impacts on wetlands must be permitted by the USACE and adhere to all required specifications and requirements.

Local Planning Considerations
The future land use map from Effingham’s County’s Comprehensive Plan designates the project site as Public/Institutional. Effingham’s current zoning map marks the project site as belonging to the B-3 and remain B-3 to accommodate a convenience store and fueling station.

Regional Planning Considerations
The Regional Future Development Map designates the project site as a developed site meaning urban development patterns, water and sewer services are currently provided. The Areas Requiring Special Attention Regional Map designates the site as an area in need of redevelopment meaning an area that requires improvement to aesthetics, where potential for infill exists, or where there is high poverty or unemployment. The Green Infrastructure
Regional Map has both core and corridor areas designated within the project site. A core is an area of relatively intact habitat that is sufficiently large enough to support more than one individual of a species. A corridor is a basically linear arrangement of habitat type or natural cover that connects cores (hubs) together and differs from adjacent land on either side, such as a well-buffered stream.

For more information on this development, please see the information forms [here](#) and [here](#).

Also included in this email are the: Site Plan, Effingham Zoning Map, Effingham Future Land Use Map, and Regional ARSA, Green Infrastructure and Future Development Map.

With best regard

Cornelia M. Reed, M.A.
Program Coordinator
Planning and Urban Design Department
Physical Location Address Change
Office Moved Effective 9/13/2021
20 Interchange Drive, Administration Building
Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402
creed@savannahga.gov
O: 912.525-3100, ext. 1161

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savannahga.gov

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Rusty Windsor, P.E.
Kimley Horn
554 E Gordon St
Savannah, GA 31401

Dear Mr. Windsor,

I am pleased to provide you with a review of the sketch plan submitted under the cover of ‘Parker’s – Old Augusta Road’, which can be found below.

Site Plan Review

Submittal Documents

<table>
<thead>
<tr>
<th>Sketch Plans</th>
<th>Oct. 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey</td>
<td>Oct. 2022</td>
</tr>
</tbody>
</table>

General:

1. The zoning buffer between the proposed commercial and the adjacent multifamily needs to be delineated.

2. The access easement to the private roadway needs to be established. This driveway appears to cross the neighboring parcel.

3. Access to Hwy 21 (GDOT Encroachment Permit Needed):
   a. It is recommended to use 50’R radii on entry and exit for Hwy 21 access.
   b. It is recommended that the size of channelized island be increased, reducing the 20’ lane width.
   c. Will this be the only truck access?

4. Access to Olc Augusta Rd:
   a. Extend right turn deceleration lane on Old Augusta Rd to 175’ storage & 100’ taper.
   b. We recommend increasing radii on entrance and exit to 50’R, increase channelized island.
5. Access to Private Roadway:
   a. It is recommended that the exit turning radius be increased to 35’R in the private access.

6. What access points are designated for truck access? On-site access for larger vehicles may be a challenge if larger vehicles are being routed through the site to reach the truck pump area, then having to use a cul-de-sac turnaround and routed through the site again to eventually head south on Hwy 21.

7. Access & Intersection design and potential improvements will need to be informed by a Traffic Impact Analysis.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Teresa Concannon, Planning Manager - Effingham County
    Chelsie Fernald, Planner - Effingham County
    Liberto Chacon, PE, Sr. VP - EOM
    Cynthia Phillips, Sr. Engineering Manager - EOM
Staff Report

Subject: Amendments to Article II – Definitions; Article V - Uses Permitted in Districts, Section 5.6. R-3 Multifamily; and Section 5.8. R-6 Single Family Residential

Author: Teresa Concannon, AICP, Planning Manager

Department: Development Services

Meeting Date: November 21, 2022

Item Description: Report on amendments to Article II – Definitions; Section 5.6. R-3 Multifamily; and Section 5.8. R-6 Single Family Residential; and a new Section 5.13. R-5 Single Family Traditional Neighborhood Design residential district.

Executive Summary/Background:
- The revisions include an update and expansion of Zoning Ordinance definitions, to clarify the county’s interest in promoting growth that is orderly and predictable, with the least amount of disturbance to landowners and to the citizens of the county:
  - Expanded information and guidance for development in the R-3 zoning district:
    - Define townhouse development standards
  - Eliminate future rezoning to R-6.
  - Create new R-5 single family TND zoning district:
    - Planned single family home communities (build to rent) requirements
    - Design requirements including street width requirements, curb and gutter requirement; buffer and landscaping requirement for lots parallel to existing arterial, collector, and local roads.
    - Development standards for exterior materials, design, and landscaping.

Department Review: Development Services; County Attorney

Funding Source: N/A

Attachments:
1. Proposed revisions to Definitions
2. Proposed revisions to Section 5.6. R-3 Multifamily
3. Proposed revisions to Section 5.8. R-6 Single Family
Staff Report

Subject: Amendments to Article II – Definitions; Article V - Uses Permitted in Districts, Section 5.6. R-3 Multifamily; and Section 5.8. R-6 Single Family Residential
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
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Funding Source: N/A

Attachments:
1. Proposed revisions to Definitions
2. Proposed revisions to Section 5.6. R-3 Multifamily
3. Proposed revisions to Section 5.8. R-6 Single Family
ARTICLE II. - DEFINITIONS

2.25 Dwelling. A building or portion of a building arranged or designed to provide living quarters for one or more families on a permanent or long-term basis.

2.25.1 Condominium. A building or series of buildings on the same lot or portions thereof containing more than one dwelling unit under separate ownership with joint ownership of common open spaces.

2.25.2 Duplex. A residential building designed for, or used as, the separate homes or residences of two separate and distinct families, but having the appearance of a single-family dwelling unit. Each individual unit in the duplex shall comply with the definition of single-family detached dwelling.

2.25.3 Single-family detached dwelling. A building or structure designed for and occupied as a residence exclusively by one family.

2.25.4 Site-built single-family detached dwelling. A single-family detached dwelling constructed on the building site from basic materials delivered to the site and constructed in accordance with all requirements of the building codes as adopted by the county.

2.25.5 Class A single-family detached dwelling. A site-built single-family detached dwelling, a one-family manufactured home, or a one-family industrialized home that meets or exceeds the compatibility standards for single-family dwellings under article III of the Zoning Ordinance of Effingham County, Georgia.

2.25.6 Class B single-family detached dwelling. A site-built single-family detached dwelling, a one-family manufactured home, or a one-family industrialized home that does not meet the compatibility standards for single-family dwellings under article III of the Zoning Ordinance of Effingham County, Georgia.

2.25.7 Garden Apartment Community. A low intensity, low-rise, apartment community comprised of two or three story buildings, each containing three or more attached dwelling units in a two- or three-story building. Typically characterized by a garden-like setting, surrounded by lawns, trees, shrubbery, and gardens and/or interior courtyards.

2.25.8 Multifamily. A building or collection of buildings that are designed for and occupied by three or more families and located on a single parcel.

2.25.9 Mixed-Use Residential. The mixing of principal residential uses with non-residential uses. Mixed use residential may occur by the following:

a. Non-residential and multifamily in the same building (e.g., retail on ground floor, multifamily above), or

b. Multifamily and another primary non-residential use located in different buildings sited on the same lot or parcel (e.g., multifamily located on the same parcel as an office building).

c. Both options shall be designed, located, and oriented on the site so that non-residential uses are directly accessible to residents of the development. For the purposes of this section, "directly accessible" shall mean pedestrian access by way of improved sidewalks or paths and streets that do not involve leaving the development or using a major thoroughfare. "Directly accessible" does not necessarily mean that non-residential uses need to be located in a particular location, but that the siting of such uses considers the accessibility of the residential component of the development to the non-residential use. Parking areas shall be designed to minimize distances between uses.
2.25.10 **Townhouse.** A unit in a building with multiple dwelling units, where each unit is on an individual lot, shares a common sidewall, and is one to three stories in height.

2.60B **Planned single-family home community.** A subdivision used or intended for use as a residential area occupied by single-family homes; conforming to an approved development plan with appropriate and adequate community services, recreation facilities, utilities, streets, and sidewalks provided by the developer; and in which the subdivision is under single ownership or control.
5.6 - R-3 Multifamily residential districts.

This zoning district will only be allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available, or a state permitted, privately owned community water and sewer system is constructed or available, and can provide assurance of capacity.

5.6.1 Permitted uses

5.6.1.1 All permitted uses in the R-1 single-family residential district and R-2 two-family residential district.

5.6.1.2 Multiple-family dwellings, Garden apartment communities or buildings, roominghouses, fraternities, sororities, and dormitories.

5.6.1.3 Government-owned utilities, except publicly-owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities shall be enclosed by a painted or chain-link fence or wall at least six feet in height above finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.

5.6.1.4 Customary accessory buildings incidental to the above permitted uses.

5.6.1.5 Townhouses, subject to the following requirements:
  a. A row of townhouses shall not contain more than six (6) dwelling units.
  b. Maximum lot coverage required in this section forty percent (40%) shall be applied per lot on which each individual townhouse sits.
  c. In order to provide visual diversity, no more than four (4) contiguous townhouse units shall be allowed with the same setback and the same façade treatment. Variations in setback shall be at least three feet.
  d. Townhouses shall have a front, side, or rear privacy yard having a minimum area of one hundred (100) square feet on each lot.
  e. Streets shall have sidewalks with a minimum four (4) foot width on any side of any street that contains townhouses. A tree no less than two (2) inches dbh shall be planted at a rate of at least one (1) for every fifty (50) feet between the sidewalk and the street.
  f. If permissible pursuant to Access Management and Encroachment Regulations for Effingham County Roads, these standards apply:
     a. For developments with sixty (60) or fewer dwelling units, at least one (1) point of access to the roadway network shall be provided.
     b. For developments with sixty-one (61) or more dwelling units, at least two (2) point of access to the roadway network shall be provided.

5.6.2 Conditional uses. The following uses may be permitted in accordance with the provisions of section 7.1.6 in the multifamily residential (R-3) district on a conditional basis upon approval of the county commission after review by the planning board.

5.6.2.1 Clubs and private recreational facilities.

5.6.2.2 Nursing homes.
5.6.2.3 Day care facilities.

5.6.3 Lot and building requirements.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum</th>
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</thead>
<tbody>
<tr>
<td>Density (applicable to townhouses and multifamily)</td>
<td>Maximum 9 per acre</td>
</tr>
<tr>
<td>Minimum lot width at building line</td>
<td>150 feet</td>
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<tr>
<td>Minimum setback from public street</td>
<td>15 feet</td>
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<tr>
<td>Minimum length of driveway</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum rear yard</td>
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<tr>
<td>Minimum side yard (interior) for townhouse buildings or single apartment</td>
<td>15 feet</td>
</tr>
<tr>
<td>building on a lot</td>
<td></td>
</tr>
<tr>
<td>Minimum side yard (street) for townhouse buildings or single apartment</td>
<td>35 feet</td>
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<tr>
<td>building on a lot</td>
<td></td>
</tr>
<tr>
<td>Maximum building height</td>
<td>35 feet</td>
</tr>
<tr>
<td>Maximum percent of [lot coverage]</td>
<td>40 percent</td>
</tr>
</tbody>
</table>

5.6.4 Amenity requirements.

5.6.4.1 All multi-family and townhouse residential projects shall provide one hundred and fifty (150) square feet of on-site common outdoor open space per multi-family dwelling unit or fifteen percent (15%) of net usable area as common outdoor open space, whichever is greater. Open space calculations shall be shown on the Sketch Plan and subdivision plat. Common outdoor open space shall be intentionally designed as such and may include landscaped courtyards, shared decks, gardens with pathways, children’s play areas, pools, water features, multipurpose recreational or green spaces to which all residents have access, as defined by Article II, Definitions. The following requirements apply to common outdoor open space:

a. The required setback areas may count toward the open space requirement if it is integrated into a common open space amenity.

b. Common outdoor open space shall feature paths or walkable areas, landscaping, seating, lighting and other amenities to make the area more functional and enjoyable for
a range of users, taking into consideration potential noise issues due to the configuration of the site.

c. Common outdoor open space shall generally be designed so it is oriented at the front of dwelling units and/or community building(s).

d. Ten percent (10%) of net usable area allocated as common open space shall be greenspace. The implementation of a conservation easement is encouraged.

5.6.4.2 A maintenance association, homeowners association, condominium association or some other entity shall be created to maintain all amenities and common areas in good condition.
5.13 - R-5 Single-family Traditional Neighborhood Design residential district

5.13.1 Where applicable.

This zoning district will only be allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available or a state permitted, privately owned community water and sewer system is constructed or available, and can provide assurance of capacity.

5.13.2 Required utilities.

All properties in the R-5 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.

5.13.3 Maximum density.

Minimum 0.15-acre lot, with no more than five (5) dwelling units per net usable acre.

5.13.4 Permitted uses.

5.13.4.1 Site-built and Class A single-family detached dwellings.

5.13.4.2 Home occupations, as provided in Article III, section 3.15.

5.13.4.3 Customary accessory buildings incidental to the above permitted uses.

5.13.4.4 Government owned utilities, except publicly owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities shall be enclosed by a painted or chain link fence or wall at least six feet in height above the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.

5.13.4.5 Parks, recreational areas, playgrounds, public or private swimming pools.

5.13.4.6 Planned single-family home communities with the following requirements:

a) A homeowners’ association shall be established, or management company identified. Said association or company shall operate pursuant to subdivision covenants, which are submitted to county with the final plat. It is the intent that said association or company will provide oversight of the development standards and maintenance of common areas and amenities.

   1. Covenants shall include a provision that no more than twenty percent (20%) of homes in the community may be rented until at least twelve (12) months has elapsed since issuance of the certificate of occupancy.

b) The management company overseeing rentals shall pay an occupation tax and register with the County annually, pursuant to Article II – Business and Occupation Tax, for a license to operate a planned single-family home community.

c) Walls in excess of twenty feet (20) in length facing a street shall be broken up with entry elements, windows or wall offsets at least two (2) feet deep.

d) A minimum of two (2) decorative elements shall be added to the front façade including but not limited to decorative shutters, decorative lighting, trellises, cornices, or similar architectural elements.
e) Maximum lot coverage of forty-five percent (45%) shall be applied per lot on which each individual single-family residence sits.

5.13.5 Reserved.

5.13.6 Lot and building requirements.

<table>
<thead>
<tr>
<th>Lot size:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>6,600 sq. ft. (0.15 acres)</td>
</tr>
<tr>
<td>Width</td>
<td>Minimum 50 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Principle buildings:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height</td>
<td>35 feet</td>
</tr>
<tr>
<td>Minimum front setback</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

Stairs (but not porches) may encroach up to five feet into front yard setback

| Minimum side setback   | 7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained) |
| (interior)             |                                                       |
| Minimum side setback   | 15 feet                                               |
| (street)               |                                                       |
| Minimum rear setback   | 25 feet                                               |
| Maximum lot coverage   | 45%                                                   |

**All building setbacks shall be shown on final subdivision plat**

5.13.7 Open space requirements.

All developments in the R-5 zoning district shall provide fifteen percent (15%) of net usable area as common outdoor open space. Open space calculations shall be shown on the Sketch Plan and subdivision plat. Common outdoor open space shall mean areas accessible to all residents of the development. Common outdoor open space can include passive or active recreation areas, pathways, swimming pools, and open areas for congregating, per Article II, Definitions.
a) Common outdoor open space shall feature paths or walkable areas, landscaping, seating, lighting and other amenities to make the area more functional and enjoyable for a range of users, taking into consideration potential noise issues due to the configuration of the site.

b) Ten percent (10%) of net usable area allocated as common open space shall be greenspace. The implementation of a conservation easement is strongly encouraged.

c) A homeowners association or some other entity shall be created to maintain the amenities and open space in good condition.

5.13.8 Subdivision Design Requirements.

5.13.8.1 Roads and Rights-of-Way

a) Roads in R-5 developments shall have a minimum of sixty (60) foot right-of-way, with a minimum paved area as follows:

1. Twenty-two (22) foot road pavement width is only permitted if homes have rear alley access. Signage is required indicating that on-street parking is prohibited.

2. Twenty-eight (28) foot road pavement width, with parking on one side, is permitted if parking side is clearly delineated. Signage indicating parking side is required.

3. Thirty-six (36) foot road pavement width, with parking permitted on both sides.

b) R-5 developments shall have curb and gutter throughout.

c) Streets in the R-5 developments shall have four (4) foot wide sidewalks on any side of any street that contains houses. A tree no less than two (2) inches dbh shall be planted at a rate of one (1) for every two (2) houses in the two (2) foot section of grass between the sidewalk and the curb.

d) If lots are platted parallel to arterial, collector, or local (if outside of existing platted subdivision) road right-of-way, the following is required:

1. Provide minimum twenty (20) foot landscaped strip and a residential street, with residential lot facing arterial, collector, or local road right-of-way.

2. Provide minimum thirty (30) foot vegetative buffer and residential lot may have rear yard facing arterial, collector, or local road right-of-way.

5.13.8.2 Parking requirements.

Two (2) off street parking spaces shall be provided for each single-family dwelling. These spaces can be in a garage, carport, or driveway accessed from the front or rear of the parcel. One (1) additional space per every five (5) units shall be provided for overflow off-street parking.

5.13.9 Development Standards.

The following design elements shall be included:

a) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or other similar natural stone;
manufactured stone including imitation field stone, marble terrazzo, and other similar manufactured finish stone; and wood, cement plank, fiber plank, traditional three coat stucco, or other materials of like appearance.

b) Buildings shall utilize design features from the following list, totaling at least four (4) points, to provide visual relief along the front of the dwelling unit. Unless otherwise specified, features are worth one (1) point:

1. Dormers (functional or false)
2. Gables
3. Recessed entries
4. Covered front porches, at least six (6) feet in depth (2 points)
5. Pillars or posts
6. Two or more brick masonry pattern bond treatments
7. Side or rear loaded garage or carport (3 points)
8. Bay windows (minimum twenty-four (24) inch projection)
9. Multi-season porch or sunroom on rear of house (3 points)

c) The garage shall not occupy more than forty percent (40%) of the total building façade.

d) At least twenty percent (20%) of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim.

e) The minimum roof overhang shall be twelve (12) inches, exclusive of porches and patios.

f) The minimum landscaping shall be as follows

1. (2) Large Trees (one in the front yard, one in the rear yard)
   Mature size = 40’-60’
   Planted size = 2” cal.
2. (2) Small Trees (one in the front yard, one in the rear yard)
   Mature size = 15’-40’
   Planted size = 2” cal.
3. (4) Large Shrubs (near foundation; 25% in rear yard)
Mature size = 5'-8'
Planted size = 30''

4. (8) Small Shrubs (near foundation; 25% in rear yard)
   Mature size = 2'-4'
   Planted size = 20''

5.13.10 R-5 Rezoning Application Requirements.

Applicant shall submit the following documentation in addition to the Rezoning Application:

a) A completed R-5 Development Standards Submittal Form and Checklist.

b) A subdivision concept plan showing the lots, road configuration, and all calculations (open space, etc.).

c) A timeline delineating when the development will begin and estimated time of completion.

d) Exhibits and descriptions of materials that clearly demonstrate the intent of the developer to meet the requirements of Sec. 5.8.10 Development Standards.
5.8 - R-6 Single-family residential district (four and a half (4.5) dwellings per acre).

This zoning district is no longer available. All single family residential development shall be subject to R-1 and R-5 zoning district requirements.

[5.8.1] Where applicable.

This zoning district will only be allowed if municipal or county water and sewer service is adjacent to the parcel and capacity is available or a state permitted, privately owned community water and sewer system is constructed or available.

[5.8.2] Required utilities.

All properties in the R-6 zoning district shall be connected to water and sewer systems. No individual septic systems shall be permitted.


Four and a half (4.5) dwelling units per acre.

[5.8.4] Permitted uses.

Site-built and Class A single-family detached dwellings.

Unlighted regulation size, or par three golf courses, consisting of nine holes or more, including normal clubhouses and pro shop activities, and other business activity associated with country clubs.

Home occupations and residential business, as provided in Article III, sections 3.15 and 3.15A.

Government owned utilities, except publicly owned treatment plants permitted by the State of Georgia and water storage facilities in excess of 1,000,000 gallon capacity, provided that wells, pump stations, meter stations, and water storage facilities must be enclosed by a painted or chain link fence or wall at least six feet in height above the finished grade and provided there is neither office nor commercial operation nor storage of vehicles or equipment on the premises.

Parks, recreational areas, playgrounds, public or private swimming pools.

Libraries or museums.

[5.8.5] Conditional uses.

The following uses may be permitted in accordance with the provisions of section 7.1.6 in the single-family residential (R-6) district on a conditional basis upon approval by the county commission after review by the planning board.

Churches, synagogues, mosques, temples, or other places of worship provided that:

Such use is housed in a permanent structure;

No structure on the lot is closer than 25 feet to any abutting residential property line.

Public and private school engaged in teaching general curriculum for educational advancement, provided the structure are placed not less than 50 feet from any residential property line. Such schools shall be day schools only and have no rooms regularly used for housing or sleeping purposes.
Public utilities substation or subinstallation including water towers provided that:

1. Such use is enclosed by a painted or chain link fence or wall at least six feet in height above finished grade;
2. There is neither office nor commercial operation nor storage of vehicles or equipment on the premises;
3. A landscaped strip not less than five feet in width is planted and suitably maintained around the facility.

Day care facilities.

Nursing homes

[5.8.6] Lot and building requirements.

<table>
<thead>
<tr>
<th>Lot size:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
</tr>
<tr>
<td><strong>Width</strong></td>
</tr>
</tbody>
</table>

**Principle buildings:**

<table>
<thead>
<tr>
<th>Maximum height</th>
<th>35 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum front setback</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

Stairs (but not porches) may encroach up to five feet into front yard setback

<table>
<thead>
<tr>
<th>Maximum front setback</th>
<th>The average of the house on either side or 20 feet, whichever is less.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum side setback</td>
<td>7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained)</td>
</tr>
<tr>
<td>(interior)</td>
<td></td>
</tr>
<tr>
<td>Minimum side setback</td>
<td>15 feet</td>
</tr>
<tr>
<td>(street)</td>
<td></td>
</tr>
<tr>
<td>Minimum rear setback</td>
<td>25 feet</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>45%</td>
</tr>
</tbody>
</table>

**Accessory buildings:**
<table>
<thead>
<tr>
<th>Maximum height</th>
<th>20 feet and not to exceed the height of the principle building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum rear and side setback</td>
<td>5 feet</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>15%</td>
</tr>
</tbody>
</table>

**All building setbacks shall be show on final plat**

[5.8.7] Open space requirements.

All developments in the R-6 zoning district must provide 15 percent of net usable area as common outdoor open space. Open space calculations must be on the subdivision plat. Common outdoor open space shall mean areas accessible to all residents of the development. Common outdoor open space can include passive or active recreation areas, pathways, swimming pools and open areas for congregating, per Article II definition. 10% of common open space shall be greenspace. The implementation of a conservation easement is strongly encouraged.

A homeowners association or some other entity acceptable to the administrator must be created to maintain the amenities and open space in good condition.

[5.8.8] Sidewalk requirement.

Streets in the R-6 zoning district shall have sidewalks on any side of any street that contains houses. A tree no less than two inches dbh must be planted at a rate of one for every two houses between the sidewalk and the street.

[5.8.9] Parking requirements.

Two off street parking spaces shall be provided for each single-family dwelling. These spaces can be in a garage, carport, or driveway accessed from the front or rear of the parcel.
Staff Report

Subject: Amendments to Article II - Definitions, Article III-General Provisions, and Article V - Uses Permitted in Districts, Section 5.12 Industrial Districts

Author: Teresa Concannon, AICP, Planning Manager

Department: Development Services

Meeting Date: November 21, 2022

Item Description: Report on proposed revisions to Definitions and Section 5.12. I-1 Industrial districts.

Item Description: Information on proposed I-1 industrial district revisions is provided for discussion and guidance.

Executive Summary/Background:

- The revisions include an update and expansion of Zoning Ordinance Definitions, to include shipping containers and shipping container facilities; revisions to section 5.12 I-1 Industrial districts, to clarify procedures; revisions to section 3.3 Accessory structures, to clarify permitted uses of shipping containers as accessory structures; and, a proposed new section 3.16A Shipping Container Facility, which includes requirements for site planning.

- The Port of Savannah is home to the largest single terminal container facility of its kind in North America, encompassing 1,345 acres. The site has 36 container cranes and 158 rubber-tired gantry cranes to handle containers on-site. $8m in federal funding was used to modify three existing intermodal railyards in the southeast, and to establish two local truck-served yards in Statesboro and Savannah to accept containers for storage. These facilities have reduced the number of containers stored at the port by 25%, and cut the backlog of ships waiting for berth space. Use of intermodal rail facilities has reduced congestion and improved highway safety. However, there remains a steady demand for shipping container storage facilities on sites close to the port, and an excess supply of containers available for use as accessory structures.

- The proposed revisions will provide guidance and standards for staff and applicants who are seeking to use a single shipping container or develop a shipping container yard.

Department Review: Development Services

Funding Source: N/A

Attachments:

1. Proposed ordinance revisions: Definitions and I-1 Industrial Districts
ARTICLE III. - GENERAL PROVISIONS

3.3 - Accessory structures in residential districts.

3.3.1 Accessory structures in the R and PD-R residential districts may be erected in any required court within any a side or rear yard, and accessory structures in the AR-1 and AR-2 agricultural residential districts may be erected in the front, side, or rear yard, provided they conform to the following:

A. Maximum Height: one and a half (1 1/2) story or fifteen (15) feet above finished grade in the R and PD-R districts; thirty-five (35) feet in AR-1 and AR-2 districts.

B. An accessory structure shall not be less than five (5) feet from the rear property line and not less than five (5) feet from interior side setback lines.

C. An accessory structure shall not be less than 10 ft. from a principal structure.

D. Not more than two accessory structures, including a detached garage, shall be located in any R or PD-R district, on one lot.

3.3.2 Accessory structures in the AR-1 and AR-2 agricultural residential districts may be placed in the front yard, where the property is of at least five (5) acres and not in a platted subdivision. All structures on the property must comply with the front setback requirements for a principal structure.

A. Accessory structures shall not be erected on a lot prior to construction of a principal structure, except for agricultural purpose storage buildings in the AR-1 zoning district, where the property is at least five (5) acres, and not in a platted subdivision.

B. Accessory structures in the R, PD-R, and AR zoning districts may not be used for any type of commercial operation, except as provided for in section 3.15A and 3.15B.

C. Accessory structures shall not be used as a dwelling unit.

3.3.3 A shipping container may be utilized as an accessory building in an the AR-1 and AR-2 zoning districts, provided it shall conform to the following:

A. Containers shall be painted in solid neutral colors. No writing or advertising of any kind shall be permitted.

B. A slab foundation shall be required and shall meet building code requirements for an accessory structure.

C. Containers shall meet the required side and rear yard setback requirements for an accessory structure, and shall be placed no nearer than 10 feet from a primary structure.

D. Containers shall not be placed in the front yard.

E. Containers shall not be stacked above the height of a single container.

F. Containers shall be subject to lot coverage requirements.

G. Containers shall only be placed on AR-1 and AR-2 lots that meet the minimum lot size for the district.

H. The number of shipping containers on AR-1 and AR-2 lots shall be limited to one (1) container per acre of land, to a maximum of five (5) containers on a parcel.
I. No electricity or plumbing shall be connected to a shipping container.

J. Ventilation is not required.

K. No hazardous materials may be stored in a shipping container.

L. Shipping containers shall be secured from entry by children and the general public when not attended.

M. Shipping containers used for storage of equipment and supplies, and associated with an approved building construction project, shall be permitted to remain on site until the approval of the project’s final building inspection, or expiration of the building permit, whichever is less.
ARTICLE II. - DEFINITIONS

2.72A Shipping Container. A receptacle designed for intermodal transport of cargo aboard ship, truck trailer, or rail car, and which exhibits features designed to facilitate the movement of containerized cargo, including but not limited to corner fittings for pins, design for stacking, size dimensions of eight (8) feet wide by eight (8) or ten (10) feet high by twenty (20), thirty-five (35), or forty (40) feet in length, and which is otherwise designed and constructed in conformance with standards for shipping containers as set forth by the International Standards Organization.

2.72B Shipping Container Facility. A facility that provides storage for shipping containers awaiting transport or next use.
5.12 - I-1 Industrial districts.

5.12.1 LI-Light industrial permitted uses.

All commercial uses are allowed in the I district.

The following uses shall be permitted in the Light Industrial district, provided that such uses meet all the requirements of this section and all other provisions established in this Code.

1. Assembly or fabrication of previously manufactured parts:
   a. Apparel and other textile products;
   b. Electronic and other electric equipment, electrical generator and distribution equipment;
   c. Fabric samples;
   d. Furniture and fixtures;
   e. Industrial machinery and equipment;
   f. Instruments and related products;
   g. Lumber and wood products, excluding the processing of material for the production of paper and allied products;
   h. Metal products;
   i. Plastic and rubber products;
   j. Transportation equipment.

2. Boat sales and repairs.

3. Automotive sales and repairs.

4. Automotive storage, excluding junk yards.

5. Florist—retail and wholesale.


7. Manufacturing (light) of, including but not limited to the following:
   a. Bakery products;
   b. Beverages, including alcoholic beverages;
   c. Communication equipment;
   d. Computer and office equipment;
   e. Electrical lighting and wiring equipment;
   f. Electronic equipment;
   g. Fabricated metals, excluding use of blast furnaces and drop forges;
   h. Grain mill products;
   i. Audio and visual equipment;
j. Appliances;
k. Ice;
l. Meat products, excluding slaughtering, dressing, and rendering;
m. Medical instruments and supplies;
n. Pharmaceutical products;
o. Biodiesel in an enclosed system.

8. Offices.
9. Printing and publishing.
11. Repair of any goods, equipment, and vehicles of which the manufacture, assembly or sales are permitted in this district.
12. Research facilities.
13. Vocational schools.
15. Ready-mix concrete facilities.

5.12.1a HI-Heavy industrial permitted uses.

Heavy Industrial uses must meet the required buffer standards.

1. Manufacturing (heavy) of:
   a. Aerospace vehicles and parts
   b. Automobiles and parts
   c. Paper
   d. Lumber
   e. Concrete pipe
   f. Asphalt
   g. Boats
   h. Grain mill products
   i. Sugar
   j. Wood chips
   k. Ethanol
   l. Chemicals
   m. Plastics

2. Energy plant

3. Reserved.
4. Railroad switchyards  
5. Metal plating  
6. Metal smelting  
7. Recycling centers  
8. Warehousing

**Buffers.** Buffers for the industrial district shall meet the following minimum guidelines from the adjacent property line:

<table>
<thead>
<tr>
<th>Proposed use</th>
<th>Adjacent use</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-district or single-family subdivision exterior boundary*</td>
<td>AR-1 or AR-2</td>
</tr>
<tr>
<td>R-district or single-family subdivision exterior boundary*</td>
<td>15 feet</td>
</tr>
<tr>
<td>AR-1 or AR-2</td>
<td>15 feet</td>
</tr>
<tr>
<td>Multifamily</td>
<td>20 feet</td>
</tr>
<tr>
<td>Commercial, Institutional**</td>
<td>30 feet</td>
</tr>
<tr>
<td>Light Industrial**</td>
<td>300 feet</td>
</tr>
<tr>
<td>Heavy Industrial**</td>
<td>300 feet</td>
</tr>
</tbody>
</table>
For projects that meet two out of the three non-metropolitan thresholds for DRI review the required buffer screening may be lessened to allow for architectural views upon approval of the zoning administrator.

Please see buffer ordinance for required plantings

5.12.1B HI-Heavy industrial conditional uses.

The following uses may be permitted on a conditional basis upon approval of the board of commissioners after review by the planning board.

1. Junkyards.

2. Shipping Container Facility, as provided in Article III, Section 3.16A.

The board of commissioners and planning board in reviewing the conditional use application, may consider the following factors:

a. The effect the proposed activity will have on traffic flow along adjoining streets;
b. Ingress and egress to the property;
c. The number, size and types of signs proposed for the site;
d. The amount and location of open space;
e. Protective screening, either natural vegetation and/or berms, and fencing, to screen the use from public view;
f. Hours and manner of operation;
g. Outdoor lighting;
h. Compatibility with surrounding land use; and,
i. The effect of noise, dust, debris or other external impacts of the use on the surrounding uses.

5.12.2 All proposed uses not listed within section 5.12.1 are subject to review by the planning board and approval by the planning board and board of commissioners in accordance with the following procedures:

5.12.2.1 Submission of plans. The owner of a tract of land zoned or permitted by conditional use for industrial use shall submit to the planning board and board of commissioners for its review a site plan for the use and development of such tract of land. It shall then be the duty of the planning board and board of commissioners to investigate and ascertain whether the proposed activity complies with all the provisions of this chapter which pertain to section 3.16A or I (Industrial) districts. The board of commissioners may determine that a proposed activity is similar to those uses listed within section 5.12.1 or that the use is not similar. If the proposed activity is considered to be a similar use, said activity may be permitted by right. If the proposed activity is not similar to those uses listed within section 5.1.11, the use shall be subject to the approval of the county commission after review and recommendation by the planning board, subject to such conditions deemed necessary and appropriate by the board of commissioners to protect the public health, safety, and welfare of the citizens of Effingham County and to promote the purposes of this chapter. The planning board and board of commissioners
may employ experts in specific fields as needed, and as funds are available, to determine whether a proposed use meets the required performance standards.

5.12.2.2 Submission requirements. Design and operation plans shall be submitted to the zoning official administrator and consist of at least the following:

1. Name, address, and telephone number of petitioner, architect, surveyor, engineer of designer.
2. Names and addresses of all property owners of the site.
4. Site plan to include the following:
   a. Location and dimensions of existing and/or proposed structures with the type of usage designated.
   b. Proposed and existing access and egress.
   c. Proposed and existing right-of-ways.
   d. Proposed and existing easements.
   e. Proposed and existing water, sewer, and storm-water facilities.
   f. Proposed and existing buffers.
   g. Setbacks.
   h. Streams, lakes, and jurisdictional wetland areas.
   i. Proposed waste treatment/handling facilities.
   j. Proposed parking.
   k. Proposed outdoor lighting and signage.
   l. Proposed hours of operation.
   m. Traffic study.
   n. Where the noise generated by the proposed development is expected to exceed 55 dB(A) at any point along the property line, the developer shall provide a detailed proposal for noise-reduction measures and shall depict said improvements on all site plans.
   o. A dust and debris mitigation plan to keep the roads clean.

5. Written report outlining the industrial operation, schedule of development, and listing the toxic and/or hazardous materials regulated by local, state, or federal regulations, including disposal/handling plans of said materials.

5.12.3 Referral and authorization. A written report of its findings shall be furnished by the planning board to the county commissioners. The planning board may suggest disapproval, recommend the plan as submitted, or may modify, alter, adjust, or amend the plan before recommendation, and in recommending it, may propose the prescribing of other conditions. The report of the planning board to the county commission shall include a finding as to whether the proposed use is consistent with the provisions and requirements of the zoning
ordinance. If the county commissioners find that the proposed use is consistent with the purpose of the zoning ordinance to promote the public health, safety, and general welfare, it may approve the rezoning.

5.12.4 Performance standards. All industrial permitted and conditional uses must conform to the following performance standards:

5.12.4.1 Smoke. The emission from any air contaminant source the opacity of which is equal to or greater than 40 percent shall not be permitted. Furthermore, from fuel-burning equipment, visible emissions the opacity of which is equal to or greater than 20 percent except for one six-minute period per hour of not more than 27 percent opacity, shall not be permitted. Any operation, process, handling, transportation, or storage facility which may result in fugitive dust shall take all reasonable precautions to prevent such dust from becoming airborne. The percent opacity from any fugitive dust source shall not equal or exceed 20 percent. "Opacity" means the degree to which emissions reduce the transmission of light and obscure the view of an object in the background, and is expressed in terms of percent opacity. The measurement of percent opacity does not include the measurement of the obscuration of view due to uncombined water droplets. Any determination of the percent opacity shall be made by the arithmetic average of six minutes of data.

Any visual observation or determination of opacity taken for the purpose of determining compliance with any requirement of this standard shall be made by personnel certified according to procedures established for such certification by the Georgia EPD or by US EPA to make such observation or determination.

5.12.4.2 Odor. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table 3 (Odor Thresholds) in Chapter 5, Air Pollution Abatement Manual, copyright 1951, by Manufacturing Chemists Association, Inc., Washington, D.C. Where said publication gives range of figures a simple average of these shall be used.

5.12.4.3 Toxic gases. The emission of gases or fumes injurious to persons or property beyond the lot lines occupied by the use is prohibited.

5.12.4.4 Glare and heat. Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be performed so as not to produce glare which is visible, or objectionable heat beyond the property line of the lot on which the operation is located. Direct glare from incandescent exposed lights shall not be visible from adjoining streets or properties. All lighting shall be downward facing and shielded.

5.12.4.5 Wastewater. No discharge is permitted at any point in any private sewage disposal system or stream or into the ground of any materials in such a way or of such nature or temperature as could contaminate any water supply, or otherwise cause the emission of dangerous objectionable elements, except in accordance with the standards as approved by water pollution control boards of appropriate agencies of the state department of natural resources.
Furthermore, no accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.

5.12.4.6 Storage of toxic or hazardous wastes, chemicals, and materials. Any applicant who intends to store, handle, or transport toxic or hazardous waste, chemicals, or materials shall submit to the county fire marshal a listing of all compounds and contents to be contained on the proposed site. Upon approval by the county fire marshal that the use, transport, and storage of said materials meets the federal and state guidelines, the applicant shall be issued a permit authorizing such secured storage. Disposal of toxic or hazardous wastes, chemicals, and materials is prohibited.

5.12.4.7 Vibration. Any use creating intense earthshaking vibration shall be set back as far as possible from the lot lines on all sides, and in no case shall any such vibration be perceptible along any lot line.

5.12.4.8 Buffer/screening. Please refer to section 3.4 buffers ordinance.

5.12.5 Uses prohibited.

1. Residential subdivisions
2. Single-family residences
3. Churches
4. Single-family dwellings
5. Multifamily dwellings
6. Childcare centers (a childcare center may be allowed as a conditional use to make childcare available to the employees of an industrial site).

5.12.6 Reserved.
3.16A – Shipping Container Facility.
   a. Acreage. A Shipping Container Facility shall be required to operate on fifty (50) or more acres of contiguous land holdings, under the ownership of the owner / operator.
   b. Buffers. A Shipping Container Facility shall be subject to the buffer requirements for Heavy Industrial uses pursuant to Section 3.4 Buffers. A variance to the buffer requirements may be requested, according to the following:
      a. The width of the vegetative buffer required in HI-Heavy Industrial may be reduced six (6) feet for every one (1) feet of berm height.
   c. Facility Operation Limitations. Open-air stacking of Shipping Container shall not exceed two (2) Shipping Containers. All repairs, with the exception of general maintenance and minor repairs, shall only occur within an enclosed building.
   d. Signs. All signage shall meet the requirements for signs in industrial districts per Part II, Chapter 62-Signs, Article III, Section 3.38 Signs.
   e. Parking and access. Parking and access for customers and employees must be provided on-site, pursuant to Section 3.30 Off-street access control and parking.
   f. Hours of Operation. Days and hours of operation requiring access by customers and/or clients shall be Monday through Saturday, daylight hours only, except in cases of emergencies, natural disasters, or required maintenance.
   g. Uses permitted. Shipping Container Storage, including offices related to the business operations.
   h. Uses not permitted: Any use which is ineligible for state or local permits, or an Effingham County Occupational Tax License.
   i. Performance Standards. Shipping Container Storage Facilities are subject to Section 5.12.4 Performance Standards.
   j. Approval. A Shipping Container Facility conditional use application shall be submitted for review by the Planning Board and approval by the Board of Commissioners.
   k. Transportation network and Road Impacts.
      a. A Traffic Impact Study shall be required, pursuant to the Effingham County Traffic Impact Study Requirements.
      b. All vehicles entering and exiting the site are subject to Section 74-8 Designated Truck Routes.
      c. The property on which the Shipping Container Facility is proposed must have frontage on a paved roads built to county or GDOT standards.
      d. No shipping container facility operators or transportation partners, customers, etc., shall damage any portion of a county road or right-of-way or cause a road to become impassable or unsafe to normal passenger traffic.
   l. Minimum requirements for operating a Shipping Container Facility using a county road access:
      a. Entrance drive/road into shipping container facility property is to be paved from edge of existing road to county right-of-way or to radius point. Pavement is to
be at minimum 8" thick graded aggregate base course with 3" thick asphalt surface course.

b. Pavement section is to be twenty-four (24) foot minimum width at County right-of-way, with a thirty (30) foot radius on each side.

c. Figure 1 of this section illustrates the shipping container facility entrance road requirements.

d. A driveway culvert is to be installed if the right-of-way contains a roadside ditch or drainage swale, to allow for the continuation of drainage control along the right-of-way.

e. The shipping container facility operator must install a sign facing the county road. The sign shall include the following information:
   i. Operator/company name
   ii. Operator/company phone number

f. "Trucks Entering Road" signs are also to be installed at locations to be determined by the county engineer. A "Stop" sign is to be placed in the right-of-way to control trucks entering a county road from the shipping container facility.

Figure 1 Shipping Container Facility Entrance Road Requirements
Subject: Change of Meeting Dates
Author: Kate Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 21, 2022
Item Description: Discussion and vote on the rescheduling of upcoming Planning Board meeting dates (when in conflict with an observed holiday) to the 3rd Wednesday of that month.

Executive Summary/Background
- The following holidays are observed on the 3rd Monday of the month on the January 2023 – February 2024 Planning Board cycle:
  - Martin Luther King Jr. Day – January 16, 2023
  - Presidents' Day – February 20, 2023
  - Juneteenth – June 19, 2023
  - Martin Luther King Jr. Day – January 15, 2024
  - Presidents’ Day – February 19, 2024
- Where there is a conflict, the suggested replacement meeting date is the 3rd Wednesday, in an effort to keep spacing between meetings as consistent as possible. The Planning Board may make alternate decisions.
- The Effingham County Fair parade date for 2023 is currently unknown. The Planning Board may propose an alternate date for October 2023, or agree to evaluate once the parade date is known.
- The Planning Board may wish to also discuss an ordinance revision, moving meetings from the third Monday of the month to avoid similar scheduling conflicts.
**ATTACHMENT D**
2022 – 2023 Filing Dates

*Complete submission shall be reviewed according to the following application submission deadline and hearing date schedule*

<table>
<thead>
<tr>
<th>Deadline for Submittal of Complete Application</th>
<th>Planning Board Meeting Date</th>
<th>County Commission Meeting Date (1st Reading) 6:00 pm</th>
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<tr>
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<td>June 6, 2023</td>
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Rev. 01/27/2022

*All meetings are held at the Administrative Complex, located at 804 South Laurel Street, Springfield, GA 31329*

*This is a tentative schedule; dates are subject to change*