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.

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<td>I. Call To Order</td>
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<td>II. Invocation</td>
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<td>VI. 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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01 Public Hearing  
Carley & Tyler Dunn request a variance to reduce required building setbacks, to allow for the replacement of a dwelling. Located at 100 Hagain Street, zoned AR-1. (First District) [Map# 296A Parcel# 44]

02 Public Hearing  
Tad Segars requests to rezone 1.28 acres from I-1 to AR-2 to allow for combination with an adjacent parcel. Located on Roebling Road. (First District) [Map# 377 Parcel# 2]

03 Public Hearing  
Richard A. Neidlinger requests a variance to reduce required building setbacks, to allow for the replacement of a dwelling. Located on Highway 119 South, zoned AR-1. (Fourth District) [Map# 367 Parcel# 54]

04 Public Hearing  
Emily Williams as Agent for Suzanne Selph requests to rezone 6.3 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at
<table>
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<th>05 Public Hearing</th>
<th>John Morgan Bolt &amp; Kelsi Shea Bolt as Agents for Kirby Scott Willis request to rezone 2.15 of 11.52 acres from AR-1 to AR-2, to allow for the separation of a home site. Located at 421 Highbuff Road. (Fourth District) [Map# 393B Parcel# 6]</th>
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<td>06 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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<td>07 Public Hearing</td>
<td>Dennis Morris requests to rezone 9.21 acres from AR-2 to I-1 to allow for combination with adjacent industrial-zoned parcels. Located on Old River Road. (First District) [Map# 305 Parcel# 4A]</td>
</tr>
<tr>
<td>08 Public Hearing</td>
<td>Dennis Morris requests a variance to reduce the required buffer between industrial and non-industrial zoned parcels, to allow for industrial development. Located on Old River Road, zoned I-1 &amp; AR-2, proposed zoning I-1. (First District) [Map# 305 Parcels# 3,4,4A,4B Map# 305A Parcel# 46.47]</td>
</tr>
<tr>
<td>09 Public Hearing</td>
<td>Fred Evans requests to rezone 8 of 35.86 acres from AR-1 to I-1 to allow for a GDOT approved borrow source, for a GDOT project. Located on Turkey Trail. (Second District) [Map# 452A Parcel# 10]</td>
</tr>
<tr>
<td>10 Sketch Plan</td>
<td>Gregg Howze requests approval of a sketch plan for “Parcel 465-3TPO Clearing and Grading”. Located on Highway 21 South. (Fifth District) [Map# 465 Parcel# 3TPO]</td>
</tr>
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<td>VIII. Adjournment</td>
<td></td>
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</table>
Subject: Variance (First District)  
Author: Teresa Concannon, AICP, Planning & Zoning Manager  
Department: Development Services  
Meeting Date: September 19, 2022  
Item Description: Carley & Tyler Dunn request a variance from the required building setbacks, to allow for the replacement of a mobile home. Located at 100 Hagin Street, zoned AR-1. Map# 296A Parcel# 44

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request for a variance from the required building setbacks, to allow for the replacement of a dwelling, with conditions.

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 applicant wishes to replace a mobile home, utilizing the existing dwelling site. The AR-1 zoned property is a non-conforming lot of .39 acres. The current mobile home is being demolished and removed from the site. The applicant wishes to place a new, slightly larger mobile home on the site. The current structure does not meet rear setback requirements. The replacement mobile home cannot move forward due to the location of the drainfield in the front yard.
- The lot is approximately 100’ deep by 150’ wide (variable). The AR-1 front and rear setback requirements are 50’ which would allow no space for a residential structure.
- The proposed new mobile home is 30’ deep X 60’ wide. If placed parallel to Hagin Street, the mobile home will be ~15’ from the rear property boundary.

Alternatives
1. Approve the request for a variance from the required rear building setbacks, to allow for the replacement of a dwelling, with the following conditions:
   1. Permitting of the mobile home and related private well and septic system must be approved by Development Services and Environmental Health before the new dwelling is placed on site.
   2. The lot shall meet all other requirements of the AR-1 zoning district.

2. Deny the request for a variance from the required building setbacks.

Recommended Alternative: 1  
Other Alternatives: 2

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: 08/04/22

Applicant/Agent: Carley and Tyler Dunn
Applicant Email Address: carleybryanna@gmail.com

Phone #: 912-666-8205

Applicant Mailing Address: 207 Kingsway
City: Ellabell State: GA Zip Code: 31308

Property Owner, if different from above: N/A

Owner’s Email Address (if known): N/A
Phone #: N/A

Owner’s Mailing Address: N/A
City: N/A State: N/A Zip Code: N/A

Property Location: 100 Hagan Street Guyton GA 31312

Name of Development/Subdivision: 

Present Zoning of Property: AR-1 Tax Map-Parcel #: 296A-44 Total Acres: .89

VARIANCE REQUESTED (provide relevant section of code):

Describe why variance is needed: To put a mobile home on property that will fit my family (Reducing set backs) 32' x 60'

How does request meet criteria of Section 7.1.8 (see Attachment C):

Need setback variance to replace mobile home on nonconforming lot.

Applicant Signature: [Signature] Date: 8-26-22

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 __________, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2797 page 900.

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 ________________________________

Print Name ________________________________

Owner’s signature ________________________________

Print Name ________________________________

Owner’s signature ________________________________

Print Name ________________________________

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

[Signature]
Notary Public, State of Georgia

[Notary Seal]
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 22 day of July, 2022, between JOSHUA ALEXANDER SMITH of the FIRST PART, and TYLER L. DUNN and CARLEY B. DUNN 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 their 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 Town of Pineora, 10th G.M. District, Effingham County, Georgia, known and designated as Lot Number One (1), Block Number Fifty-four (54), that is shown and more particularly described by the plat of survey made by Paul Weitman, County Surveyor, dated March 7, 1961, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Surveyor’s Record Book H, Page 145, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Deed from Bambi Lynn Bowers Jones as Executor of the Last Will and Testament of Doris Leah Smith to Joshua Alexander Smith by Deed dated November 13, 2014 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 2267, Page 863.

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 thereto unto 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 their heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs and assigns, 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.

______________________________
Joshua Alexander Smith
(SEAL)

Signed, sealed and delivered
in the presence of:

______________________________
Unofficial Witness

______________________________
Notary Public

https://search.gsocca.org/Imaging/HTML5/Viewer.aspx?id=81763564&key1=2797&key2=900&county=51&countynam=EFFINGHAM&userid=725673&appid=4 1/1
State of Ga.
Effingham Co.

Plat of
Twenty-four lots as shown in Pines of Ga., 10th G. M. District. Donor for and by direction of
Subject: Rezoning (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: September 19, 2022
Item Description: Tad Segars requests to rezone 1.28 acres from I-1 to AR-2 to allow for combination with an adjacent parcel. Located on Roebling Road. Map# 377 Parcel# 2

Summary Recommendation
Staff has reviewed the application, and recommends approval of the Tad Segars requests to rezone 1.28 acres from I-1 to AR-2 to allow for combination with an adjacent parcel located on Roebling Road, 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.
- The parcel was rezoned to I-1 in 2004, for the purpose of obtaining a business license to continue the storage and maintenance of heavy equipment for a land clearing business.
- The current applicant wishes to place a dwelling on the adjacent AR-2 parcel, and possibly combine the parcels for a future recreational development.

Alternatives
1. Approve the request to rezone 1.28 acres from I-1 to AR-2, with the following condition:
   1. The lot shall meet the requirements of the AR-2 zoning district.

2. Deny the request to rezone 1.28 acres from AR-1 to AR-2.

Recommended Alternative: 1 Other Alternatives: 2

Department Review: Development Services FUNDING: N/A
2. Ownership certificate/authorization 4. Aerial photograph
9.5 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 Tad Segars– (Map # 377 Parcel# 2) from I-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 – September 19, 2022
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/12/2022

Applicant/Agent: Tad Segars

Applicant Email Address: tadsegars11@gmail.com

Phone #: 843-338-1244

Applicant Mailing Address: 12 New Orleans Rd.


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: Rockling Road

Proposed Road Access: Rockling Rd.


Tax Map-Parcel #: 371-2 Total Acres: 1.28 Acres to be Rezoned: 1.28

Lot Characteristics:

WATER

_____ Private Well

_____ Public Water System

If public, name of supplier:

SEWER

_____ Private Septic System

_____ Public Sewer System

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-2

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

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.

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?

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?

Applicant Signature: [Signature] Date 8-12-22
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

1/12/2022, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2756 page 729-730.

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 12 day of August, 2022.

Chelsie Fernand
Notary Public, State of Georgia
LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 11th day of January, 2022, by and between

Tad Segars
(Hereinafter referred to as the "Grantor"), and

One Singleton LLC
(Hereinafter referred to as the "Grantee")

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 and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

All those certain lots, tracts or parcels of land situate lying and being in Effingham County, Georgia, designated as Parcel 1 (containing 3,267 acres, more or less) and Parcel 2 (containing 1,287 acres, more or less) upon a map made by Warren E. Poythress for Walter Moody dated June 7, 2005, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia in Plat Cabinet "C", Slide 84 D-2. This is the same property conveyed to Edward M. Sahagian and Warren G. Aplin by Warranty Deed dated October 7, 2005, recorded in Deed Book 1349, Page 189, in the aforesaid Clerk's office. Said map and deed are incorporated herein by reference.

0 Roebling Road, Bloomingdale, Georgia 31302
PIN 03770-002-A00 and 03770 002

Said property containing improvements thereon currently known as 0 Roebling Road, Bloomingdale, GA 31302,
PIN 03770002 & 03770C02A00

(hereinafter referred to as the "Property")

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

File No.: 2021-245

Limited Warranty Deed  Page 1 of 2
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, Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered before me on the day and year first above written,
In the presence of:

[Signature]
Tad Segars
(SEAL)

[Signature]
(Official Witness)

[Signature]
(Notary Public)

[Notarial Seal]

BRANDI GRIFFIN
NOTARY
EXPIRES
FEBRUARY 22, 2023
PUBLIC
CHATHAM COUNTY

File No.: 2021-245
Limited Warranty Deed
Page 2 of 2
Return To:
Aldridge Pitt, LLP
3575 Piedmont Rd. NE
Suite 500
Atlanta, GA 30305
(404) 994-7637

NOTE TO CLERK: Cross reference to that Security Deed recorded at Deed Book 2552, Page 193, Effingham County, GA.

STATE OF: California
COUNTY OF: Orange

DEED UNDER POWER

THIS INDEBTURE, made effective on 12/7/2021, by and between Patricia Craven (hereinafter collectively "Borrowers"), acting by and through WILMINGTON SAVINGS FUND SOCIETY, FSB, AS "TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F", as the duly appointed agent and Attorney-In-Fact (hereinafter "Lender") as Party of the First Part, and WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, as Party of the Second Part:

WITNESSETH:

WHEREAS, Borrower did execute and deliver that certain Security Deed to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Carrington Mortgage Services, LLC, its successors and assigns, dated 10/4/2019, which is recorded in Deed Book 2552, Page 193, Effingham County, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, by Assignment, recorded at Deed Book 2742, Page 16, Effingham County Georgia Records, which conveys the property hereinafter described to secure an indebtedness evidenced by a Note in the original principal amount of $124,301.00; and

WHEREAS, said Indebtedness was not paid in accordance with the terms of said Note and Security Deed and became in default, and under the terms thereof the entire principal and interest was declared immediately due and payable; and

WHEREAS, the entire Indebtedness remaining in default, and in accordance with the terms of said Security Deed, Lender did advertise said property for sale once a week for four (4) weeks immediately preceding the sale in the newspaper in Effingham County, Georgia, wherein the Sheriff carried his advertisements; and
WHEREAS, notice of the foreclosure sale was given in compliance with O.C.G.A. § 44-14-162.2. The required notice was rendered by mailing a copy of the Notice of Sale Under Power that was submitted to the publisher of the newspaper wherein the property was advertised for sale, to the Borrower and any other “Debtor” (as defined by O.C.G.A. § 44-14-162.1) at least thirty (30) days prior to the foreclosure sale date of 12/7/2021; and

WHEREAS, Lender, according to the terms of said Security Deed, did expose said property for sale to the highest and best bidder for cash on 12/7/2021 within the legal hours of sale before the Courthouse door in Effingham County, Georgia and offered said property for sale at public outcry; and

WHEREAS, the property hereinafter described was knocked off to the Party of the Second Part, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, who was the highest and best bidder for cash, at and for the sum of $104,500.00.

NOW THEREFORE, in consideration of the premises and the above said sum of $104,500.00 in hard paid, the receipt of which is hereby acknowledged, the said Party of the First Part does hereby bargain, sell, transfer and convey unto said Party of the Second Part, its successors and assigns, the following described property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF MELDRIM, 159TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 34, SECTION 2 OF THE VILLAGE OR TOWN OF MELDRIM, AS SHOWN ON THAT CERTAIN MAP OR PLAT MADE BY J. DEAN GOWEN, GEORGIA REGISTERED LAND SURVEYOR NO. 6, DATED NOVEMBER 6, 1957, RECORDED IN MAP BOOK 2, PAGES 6 AND 7, IN THE RECORDS OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA. FOR A MORE PARTICULAR DESCRIPTION REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT, WHICH IS SPECIFICALLY INCORPORATED HEREIN AND MADE A PART HEREOF.

This conveyance is subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

TO HAVE AND TO HOLD the said property hereinbefore described, together with all and singular the rights, members and appurtenances therunto appertaining to the only proper use, benefit and behoof of the said Party of the Second Part, its successors, and assigns, in FEE SIMPLE in as full and amipe a manner as the said Party of the First Part or said Party's representatives, heirs, successors and assigns, did hold and enjoy same.
IN WITNESS WHEREOF, Lender as Attorney in Fact for Borrower has caused this instrument to be executed in its corporate name by its duly authorized corporate officers and its corporate seal affixed, and has caused this instrument to be made effective on the date first above written.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

By and through their duly appointed attorney-in-fact Carrington Mortgage Services, LLC by power of Attorney recorded herewith.

As Attorney In Fact for

Patricia Craven
By:

Print Name: Patricia Craven
Title: Attorney In Fact for Carrington Mortgage Services, LLC
Date: DEC 1, 2020

By:

Print Name: Kenneth Hung Kwan Ho
Title: Attorney In Fact for Carrington Mortgage Services, LLC
Date: DEC 2, 2021

(CORPORATE SEAL)

Signed, sealed and delivered this 21st day of December, 2021 in the presence of:

Witness Patricia Goguen

Print Witness Name

STATE OF CALIFORNIA

COUNTY OF ORANGE

Subscribed and sworn to (or affirmed) before me on this 21st day of December, 2021, by Joseph Anthony Barragan, Kenneth Hung Kwan Ho and Patricia Goguen, who are the person(s) who appeared before me and on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public in fact for the State of California

NOTARY SEAL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

2191-2290A
Deed Under Power / 12/7/2021
CARRIAGeway OTHER
Staff Report

Subject: Variance (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: September 19, 2022
Item Description: Richard A. Neidlinger requests a variance from the required rear building setback, to allow for the replacement of a dwelling. Located on Highway 119 South, zoned AR-1. Map# 367 Parcel# 54

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request for a variance from the required rear building setback, to allow for the replacement of a dwelling, with conditions.

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 applicant wishes to replace a mobile home, utilizing the existing dwelling site. The previous structure was non-conforming.
- The AR-1 zoned property has extensive wetlands. Due to variable elevation/slope of the land, and the existing drainfield location, an alternate site with suitable soil is not available.
- AR-1 front and rear setback requirements are 50’.
- The proposed mobile home will be 15’ from the rear property boundary

Alternatives
1. Approve the request for a variance from the required rear building setback, to allow for the replacement of a dwelling, with the following conditions:
   1. Permitting of the mobile home and related private well and septic system must be approved by Development Services and Environmental Health before the new dwelling is placed on site.
   2. The lot shall meet all other requirements of the AR-1 zoning district.

2. Deny the request for a variance to reduce required building setbacks.

Recommended Alternative: 1
Other Alternatives: 2

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: 8/9/2022

Applicant/Agent: Richard A. Neidinger

Applicant Email Address: SdIn668@yahoo.com

Phone #: 912-657-1640

Applicant Mailing Address: 889 Hwy 119 South

City: Springfield State: GA Zip Code: 31339

Property Owner, if different from above: Include Signed & Notorized Authorization of Property Owner

Owner's Email Address (if known):

Phone #

Owner's Mailing Address:

City: ___________________________ State: _______ Zip Code: ___________________________

Property Location: Hwy 119 South

Name of Development/Subdivision:

Present Zoning of Property AE-1 Tax Map-Parcel # 367-34 Total Acres 17.71

VARIANCE REQUESTED (provide relevant section of code): Reduction of rear setback

Describe why variance is needed: The site had a mobile home previously on it. Due to wetlands coverage and slope, and existing drain field, the site location is limited despite acreage

How does request meet criteria of Section 7.1.8 (see Attachment C):

__________________________________________

Applicant Signature: Richard A. Neidinger Date 8/9/22

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 __________, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2704, page 800.

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

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 05052021
QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF EFFINGHAM

THIS INDENTURE, made the 21st day of July, 2021 between KAREN H. NEIDLINGER of the FIRST PART, and RICHARD A. NEIDLINGER of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby bargain, sell, and by these presents remise, release, and forever QUITCLAIM to the SECOND PARTY, his heirs, executors, administrators and assigns, all the right, title, interest, claim, options and demands, which the said FIRST PARTY has or may have in and to the following real estate, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing Sixteen and Eight tenths (16.8) acres, more or less, and being bounded as follows: on the Northeast by lands now or formerly of the estate of J. R. Tebeau; on the Southeast by lands of Harris and Mary Hixley and by lands of Deal, on the Southwest by lands now or formerly of Wayne and Carwell Shearouse; on the West by lands now or formerly of Wayne Shearouse and lands of Warren Rahn; and on the Northwest by Georgia Highway #119, all as is more fully shown and delineated upon a plat of survey dated April 29, 1972, prepared by Paul Weitman, County Surveyor and recorded in the Surveyor's Records of Effingham County, Georgia, in Book "J", Page 143, which plat by reference is made a part of this description.

ALSO, ALL that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing Ninety-one Hundredths (.91) of an acre, more or less, and being known and designated as Parcel "A", as shown on the plat thereof hereinafter referred to, said parcel of land being triangular in shape and being bounded on the Northeast by lands of Virginia B. Hixley, a distance of 222.58 feet; on the Southeast by lands of Virginia B. Hixley, a distance of 362.39 feet; and on the West by lands of Elizabeth B. Shearouse, a distance of 180.63 feet and by lands of Karen H. Neidlinger, a distance of 226.35 feet.

Express reference is hereby made to the plat of said lands made by Charles E. Stone, R.L.S. #2747, dated June 11, 2004 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "C", Slide 49A2, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by Deed from Karen H. Neidlinger to Karen H. Neidlinger and Richard A. Neidlinger by Deed dated April 20, 2005 and recorded in said Clerk's Office in Deed Book 1285, Page 141.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said described real estate to the said SECOND PARTY so that neither the FIRST PARTY nor her heirs, executors, administrators or assigns, nor any person claiming under them shall at any time, by any means, have claim or demand or right or title to the aforesaid real estate or appurtenances, or right thereof.

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

[Signature]

KAREN H. NEIDLINGER

Signed, sealed and delivered
In the presence of:

[Signature]

Official Witness - Notary Public

[Notary Seal]
Staff Report

Subject: Rezoning (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: September 19, 2022
Item Description: Emily Williams as Agent for Suzanne Selph requests to rezone 6.13 acres from AR-1 to AR-2 to allow for the separation of a home site. Located at 205 Sage Pointe Drive. Map# 393B Parcel# 6

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 6.13 acres from AR-1 to AR-2 to allow for the creation of a home site, 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 split a 6.13-acre lot in to 4.13-acre and 2-acre parcels and, therefore, must rezone it to AR-2.
- The property is located within Sage Pointe subdivision, which is zoned AR-1. Pursuant to section 6.6 Resubdivision, the following criteria must be considered before approving resubdivision within a major subdivision:
  - Whether the size of the proposed lots is compatible with the size of the lots created by the previously approved subdivision,
    - Sage Pointe Subdivision has a mixture of lot sizes. The lots fronting on Lowground Road are between 2-3 acres. The lots along Sage Pointe Drive are all larger than 5 acres.
  - Whether the intended use of the property as previously subdivided has been frustrated by changing economic conditions, by the exercise of eminent domain, or other circumstances.
    - Yes. AR-1 allows for a second dwelling for an immediate family member, but financing is not obtainable without land being attached to the mortgage.
  - Whether the proposed resubdivision will adversely affect the values of other property within the previously platted subdivision in which the property is located, and
    - A second home is permitted in for a family member in the current AR-1 zoning. AR-2 zoning allows for use consistent with the current AR-1 residential use within Sage Pointe.
  - Whether the proposed resubdivision is compatible with the purposes of the Effingham County subdivision regulations.
    - No new services are required.

Alternatives
1. Approve the request to rezone 6.124 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. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
   3. The parcels may not be further subdivided.
2. Deny the request to rezone 6.13 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:

APPROVAL_______ DISAPPROVAL_______

Of the rezoning request by applicant Emily Williams as Agent Suzanne Selph – (Map # 393B Parcel# 6) 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: 8/8/22

Applicant/Agent: Emily Williams

Applicant Email Address: esw1213@gmail.com

Phone #: 912 478 4050

Applicant Mailing Address: 205 Sage Point Dr.

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: Suzanne Selph

Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): sselph50@aol.com

Phone #: 912 478 4872

Owner’s Mailing Address: Same

City: State: Zip Code:

Property Location: 205 Sage Point Dr. (Sage Pointe Subdivision)

Proposed Road Access: Sage Point Dr.

Present Zoning of Property: AR1 Proposed Zoning: 1 acre to AR2

Tax Map-Parcel #: 3938-6 Total Acres: 4.13 Acres to be Rezoned: 4.13

Lot Characteristics: Residence

WATER

☑️ Private Well

☐ Public Water System

SEWER

☐ Private Septic System

☐ Public Sewer System

If public, name of supplier:

Justification for Rezoning Amendment: to split the land

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.

    wooded area

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.

    build a home

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

    a home

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: [Signature]  Date  8/8/2022
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

______ 15 Feb 22_____, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book _______ 2764_______ page _______ 170_______.

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 August________, 20____22_____.

Kathleen Erin Dunnigan
Notary Public, State of Georgia

Rev 01132022
AUTHORIZATION OF PROPERTY OWNER

I, Suzanne Selph, 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: Emily Williams

Applicant/Agent Address: 205 Sage Point Dr

City: Guyton State: GA Zip Code: 31312

Phone: 912-678-4050 Email: esw1213@gmail.com

Owner's signature: Suzanne Selph

Print Name: Suzanne Selph

Personally appeared before me Suzanne Selph (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 August, 2020.

Kathleen Erin Dunnigan
Notary Public, State of Georgia

Effingham County

Rev 01132022
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 15th day of February, 2022, between CHRISTIE K. TWINING and KRISTOPHER A. TWINING of the FIRST PART, and SUZANNE SELPH of the SECOND PART,

WITNESSETH: FIRST PART, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto SECOND PARTY, her heirs and assigns, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing Six and Thirteen Hundredths (6.13) acres, more or less, being known and designated as Lot Six (6), Sagepointe Subdivision, being bounded, now or formerly, as follows: on the Northwest by Sagepointe Road; on the Southeast by Lot 5, Sagepointe Subdivision; on the Southwest by Lot 4, Effingham County Estates, and on the Northwest by Lot 7, Sagepointe Subdivision. Said property also described by that certain plat of survey made by Paul D. Wilder, R.L.S. #1559, dated April 2, 1997, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", Slide 384-D.

For a further description of the property reference is made to the aforementioned plat and the record thereof.

SUBJECT, to the 15-foot wide drainage easement shown on said plat running across the Northwesterly boundary line of said property. Said drainage easement being 30-foot wide and the center of said easement being the Northwesterly boundary line of said property.

FURTHER SUBJECT to the 50-foot wide building setback line shown on said plat running across the Northeastery boundary line of said property.

ALSO, included in this conveyance is that 2007 ScotBlt Sandpiper mobile home bearing Serial Number SHOCA1:20702464AB, which mobile home has been conveyed and for which a certificate of permanent location dated January 25, 2008 recorded in said Clerk's Office in Deed Book 1719, Page 181 so as to permanently merge said title to the real property heretofore described.

Said property is more commonly known as 205 Sagepointe Drive, Guyton, GA 31312, Map/Parcel number 03938006.

This being the same property conveyed by Christie Kindl Howard and Robert L. Kindl, II to Robert L. Kindl, II and Vickie M. Kindl dated September 22, 2017 and recorded in said Clerk's Office in Deed Book 2429, Page 22.

SUBJECT, to restrictive covenants and easements of record.

This being the same property conveyed by Survivorship Deed from Robert L. Kindl, II and Vickie M. Kindl to Christie K. Twining and Kristopher A. Twinning dated March 6, 2020 and recorded in said Clerk's Office in Deed Book 2577, Page 899.

SUBJECT, to right-of-way easements to Effingham County recorded in Deed Book 440, Page 217 and Deed Book 287, Page 419.

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

IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

CHRISTIE K. TWINING

(Seal)

Unofficial Witness

KRISTOPHER A. TWINING

(Seal)

Official Witness, Notary Public

https://search.gsccca.org/imaging/HTML5Viewer.aspx?id=60701426&key1=2764&key2=170&county=51&countynames=EFFINGHAM&userid=725673&appid=4
Subject: Rezoning (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: September 19, 2022
Item Description: John Morgan Bolt & Kelsi Shea Bolt as Agents for Kirby Scott Willis request to rezone 2.15 of 11.52 acres from AR-1 to AR-2, to allow for the separation of a home site. Located at 421 Highbluff Road. Map# 459 Parcel# 63

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 2.15 of 11.52 acres from AR-1 to AR-2, to allow for the separation of a home site, 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 separate 2.15 acres, which include a dwelling. As the separated home site will be less than 5 acres, it does not meet the minimum size requirement for AR-1, and must be rezoned.

Alternatives
1. Approve the request to rezone 2.15 of 11.52 acres from AR-1 to AR-2, to allow for the separation of a home site, with the following conditions:
   1. The lot shall meet the requirements of the AR-2 zoning district.
   2. 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 2.15 of 11.52 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 4. Deed
2. Ownership certificate/authorization 5. Aerial photograph
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 Joh Morgan Bolt & Kelsi Shea Bolt as Agent for Kirby Scott Willis – (Map # 459 Parcel# 63) 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 – September 19, 2022
ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 8/10/22

Applicant/Agent: John Morgan Bolt & Kelsi Shea Bolt
Applicant Email Address: kelsisheabolt@gmail.com
Phone #: (912) 123-4567

Applicant Mailing Address: 1717 Towne Park Dr. W Apt. 1429
City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Kirby Scott Willis
Include Signed & Notarized Authorization of Property Owner

Owner’s Email Address (if known): 410db16cr1@gmail.com
Phone #: (912) 754-1152 (912) 605-0883

Owner’s Mailing Address: 421 Highbluff Rd.
City: Rincon State: GA Zip Code: 31326

Property Location: 421 Highbluff Rd.

Proposed Road Access: ___________________________


Tax Map-Parcel #: 04790063 Total Acres: 16.52 Acres to be Rezoned: 2.15

Lot Characteristics: Located in “Zone X”

WATER

✓ Private Well

✓ Public Water System

SEWER

✓ Private Septic System

✓ Public Sewer System

If public, name of supplier: ___________________________

Justification for Rezoning Amendment: future residential build

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

North _________ South _________ East 0450004 West _________

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

Cuva land

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

No

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

Residential | Homestead

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

Residential | Homestead

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?

Less than 5 acres, need rezoning to match surrounding properties (family 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: [Signature] Date 8/11/2022

Rev 01132022
AUTHORIZATION OF PROPERTY OWNER

I, [Kirby Willis], 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: [Kirby Scott Willis]  [John Morgan Bolt & Kelsi Bolt]
Applicant/Agent Address: 431 High Bluff Rd, Lot 17, Tower Park Dr.
City: Rincon  State: GA  Zip Code: 31326
Phone: (912) 754-1152  Email: 410 bbl brl@gmail.com

Owner's signature: [John Morgan Bolt & Kelsi Bolt]
Print Name: John Morgan Bolt & Kelsi Bolt

Personally appeared before me  [John Morgan Bolt & Kelsi Bolt]  (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 11 day of August, 20 22.

[Signature]
Notary Public, State of Georgia
EXPIRES GEORGIA 5-3-2028
PUBLIC EFFINGHAM COUNTY

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 7/21/1997, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 442, page 15.

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: [Signature]
Print Name: [Print Name]

Owner's signature: __________________________
Print Name: __________________________

Owner's signature: __________________________
Print Name: __________________________

Sworn and subscribed before me this 16th day of August, 2022.

[Notary's Signature]
Notary Public, State of Georgia

[Notary's Seal]

Rev 01132022
RETURN TO:
EDWARD REDDICK
ATTORNEY AT LAW
P.O. BOX 385
SPRINGFIELD, GA. 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 21st day of July, 1997, between DAVID J. DAVIS of the FIRST PART, and KIRBY G. WILLIS 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, recipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

All those two certain tracts or parcels of land situate, lying and being in the 9th G.H. District of Effingham County, Georgia, containing eight and Forty-four hundredths (8.44) acres, more or less, and being known and designated as Lot 1A and containing Nine and Two hundredths (9.02) acres, more or less, and being known and designated as lot 2. Said two parcels of land lying adjoining and contiguous and as a whole containing 17.46 acres, more or less, and being bounded on the northeast by Lot 1B; on the southeast by High Bluff Road known as County Road Number 346; on the southwest by Lot 3 and on the northwest by Ebenezer Creek.

Express reference hereby made to a plat of said lands made by Paul B. Wilder, R.L.S. #1599, dated June 2, 1997 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", Slide 386-0 for better determining the metes and bounds of said lands herein conveyed.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLES to said property against the claims of all persons whomever.

IN WITNESS WHEREOF, FIRST PARTY has hereto set his hand and affixed his seal and delivered these presents, the day and year first above written.

[Signature]
DAVID J. DAVIS
(SEAL)

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

Effingham County, Georgia
Real Estate Transfer Tax
Date 7-25-97
Paid $ 0 Date 7-25-97

Clerk of Superior Court
Staff Report

Subject: Sketch Plan (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: September 19, 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 denial 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 original sketch plan proposed a gravel loading and staging area; timber storage; an office with parking for employees; and ~86 pads for triple-stacked containers.
- The property will be served by private well and septic system. One 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. The undisturbed vegetative buffer will be 75’ along the southern property boundary, and 25’ along the northern property boundary. The concept plan for the buffer variance request proposed storage of 15 shipping containers. The initial sketch plan showed 86 shipping container pads. The revision submitted on 9/13/2022 shows 15 container pads. There are no longer any plans for stacking.
- Shipping container storage is a heavy industrial use. However, the rezoning and variance applications did not refer to stacked container storage, and proposed 15 containers to be stored onsite. The initial sketch plan was a substantial change to the previously submitted concept plan.
- A revised sketch plan was submitted on 9/13/2022. The number of container sites has been reduced to 15, and stacking is no longer planned.

Alternatives
1. Approve the sketch plan for “Savannah Marine Terminal Bloomingdale Transloading Facility”.
   1. Stacking of shipping containers is prohibited.
   2. The reduced buffer approved on 5/18/2021 is associated only with the sketch plan submitted on 9/13/2022. All other future uses of this site shall be subject to additional review, and reconsideration of the buffer variance.

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

Recommended Alternative: 2
Other Alternatives: 1

Department Review: Development Services
FUNDING: N/A

Attachments:
1. Sketch Plan Application
2. Aerial Photograph
3. Sketch Plan
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_ 912-341-9630

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 B Poythress_ Phone_ 657-3288

Address_ 991 Hunters Road, Sylvania, GA 30437

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_ 00_ 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

Danielle Kinner
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 12/19/05

Applicant

Owner

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

Page 2 of 3
| NA | 7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed). |
| NA | 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 ____ day of __________, 20__,

[Signature]

Notary

Danielle Kinners
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 12/16/202

[Signature]

Owner

Danielle Kinners
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 12/16/2025
Ashley D. Mosley, F.E.
SCE 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 checked 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
CHANGES
SUBMITTED ON
9/13/2022
Staff Report

Subject: Rezoning (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: September 19, 2022

Item Description: Dennis Morris requests to rezone 9.21 acres from AR-2 to I-1 to allow for combination with adjacent industrial-zoned parcels. Located on Old River Road Map# 305 Parcel# 4A

Summary Recommendation
Staff has reviewed the application, and recommends approval of the request to rezone 9.21 acres from AR-2 to I-1 to allow for combination with adjacent industrial-zoned 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.
- The concept plan depicts a 350,948 sf warehouse, with 150' to 200' buffers on the I-1 property.
- Warehousing is a heavy industrial use, and 300' undisturbed vegetative buffers between industrial and residential zoned land are required.
- Old River Road is not a county truck route. However, the proposed development is close to the I-16 interchange. A Traffic Study will be necessary to assess the need for turn lanes.
- The development will be served by private well and septic system.
- The parcels for the proposed development are in flood zone AE. A LOMR application to FEMA will be required, to authorize fill to build the site above the base flood elevation.
- This parcel is intended as the site of the stormwater detention for the proposed warehouse development site. Those parcels were rezoned to I-1 on November 2, 2021.

Alternatives
1. Approve the request to rezone 9.21 acres from AR-2 to I-1 to allow for combination with adjacent industrial-zoned parcels, with the following conditions:
   1. A Sketch Plan must be submitted for approval before site development plans are submitted.
   2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual, and Chapter 34 - Flood Damage Prevention.
   3. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional Determination must be submitted during the site development plan review process.
   4. Development plans must meet the requirements of Section 5.12 I-1 Industrial Districts.
   5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.

2. Deny the request to rezone 9.21 acres from AR-2 to I-1.

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:

APPROVAL _____ DISAPPROVAL _____

Of the rezoning request by applicant **Dennis Morris** – (Map # 305 Parcel# 4A) from **AR-2** to **I-1** zoning.

Yes No? 1. Is this proposal inconsistent with the county’s master plan?

Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes No? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes No? 4. Does the property which is proposed to be rezoned have a 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

Applicant/Agent: ____________________________________________

lakesidewatercom@aol.com

Phone # 912-658-9455

Applicant Mailing Address: 222 Creekwood Drive

City: Bloomingdale State: GA Zip Code: 31302

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

Owner’s Email Address (if known): ______________________________

Phone # ____________________________

Owner’s Mailing Address: ____________________________________

City: __________________________ State: ___________ Zip Code: _______

Property Location: Old River Road

Proposed Road Access: Old River Road


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

Lot Characteristics: Undeveloped, various vegetation.

WATER

✓ Private Well

Public Water System

If public, name of supplier: ________________________________

SEWER

✓ Private Septic System

Public Sewer System

Justification for Rezoning Amendment: __________________________

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

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

Rev 05052021
1. Describe the current use of the property you wish to rezone.
   Undeveloped with various vegetation.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
   No

3. Describe the use that you propose to make of the land after rezoning.
   It is the owner's desire to construct a detention pond on the property.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
   Residential houses and undeveloped woodlands.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
   Adjacent property is zoned I-1.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
   No

Applicant Signature: [Name] Date: 8/17/22
ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date 7/25/2022, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2801 page 780-781.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature ______________________
Print Name ____________________________

Owner's signature ______________________
Print Name ____________________________

Owner's signature ______________________
Print Name ____________________________

Sworn and subscribed before me this 12 day of August, 2022.

______________________________
Chelsie Fernald
Notary Public, State of Georgia

Rev 05052021
STATE OF GEORGIA

COUNTY OF EFFINGHAM

QUITCLAIM DEED WITH
RIGHT OF SURVIVORSHIP

THIS INDENTURE, Made the 25th day of July, 2022 between CHATHAM WATER
UTILITY, LLC of the FIRST PART, and DENNIS C. MORRIS AND KIMBERLE J. MORRIS of the
SECOND PART;

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and
no/100 ($10.00) Dollars and other valuable considerations, receipt whereof is hereby
acknowledged, does hereby bargain, sell, and by these presents remise, release, and forever
QUITCLAIM to the SECOND PARTIES, as joint tenants with right of survivorship as defined
and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor,
all the right, title, interest, claim, options and demands, which the said FIRST PARTY has or
may have in and to the following real estate, to-wit:

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

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

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

SUBJECT, to restrictive covenants and easements of record.
SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

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

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

CHAUMAM WATER UTILITY, LLC

BY: [Signature]

MARK V. SMITH, MANAGER

(SEAL)

Signed, sealed and delivered
In the presence of:

[Signature]

Official Witness - Notary Public
My commission expires: 07-25-2013
bp

ELIZABETH SKIDMORE SIEHBAUGH
Notary Public, Georgia
Effingham County
My Commission Expires 07-25-2013
NOTE: BASED UPON REVIEW OF THE F.E.A.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA COMMUNITY PANEL NO. 130076 0105 C, EFFECTIVE SEPT. 3, 1982. THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAND).

LEGEND:
- IRF 1/4" REBAR FOUND
- IRS 1/4" REBAR SET
- PL PROPERTY LINE
- CMF CONC. MON. FOUND
- N/F NOW OR FomerLY
- PP POWER POLE

REFERENCES:
- PLAT BY EMC ENGR. DATED
  4/28/08 OF 42.36 ACRES.
- FOR DENNIS MORRIS, ALSO
  A PLAT BY ADOLPH N. MICHELIS
  & ASSO. DATED 8/8/11 OF
  16.34 ACRES FOR D. MORRIS

ERROR OF CLOSURE EXCEEDS
±10,000 PLAT NOT ADJUSTED

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

LINE TABLE

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
<th>LENGTH</th>
<th>ACRES</th>
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</thead>
<tbody>
<tr>
<td>L-1</td>
<td>S-19 20 59-E</td>
<td>119.78</td>
<td>26.04</td>
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<tr>
<td>L-2</td>
<td>S-19 27 31-E</td>
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<td>L-3</td>
<td>S-19 18 29-E</td>
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<td>S-19 20 23-E</td>
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<td>S-11 46 05-E</td>
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<td>L-14</td>
<td>N-65 50 08-W</td>
<td>126.62</td>
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SURVEY FOR
DENNIS MORRIS
SURVEY OF 10.33 ACRES FROM A
26.04 ACRE TRACT, BELONGING TO
DENNIS MORRIS
LOCATED IN THE 1559TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 19 SEP 2011
PLAT DRAWN 19 SEP 2011

SCALE: 1' = 200'

IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM REQUIREMENTS OF LAW.
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>
</tr>
</thead>
<tbody>
<tr>
<td>I. Call To Order</td>
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<tr>
<td>II. Invocation</td>
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<tr>
<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 August 15, 2022 minutes</td>
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<tr>
<td>VI. New Business</td>
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<tr>
<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>Carley &amp; Tyler Dunn request a variance to reduce required building setbacks, to allow for the replacement of a dwelling. Located at 100 Hagan Street, zoned AR-1. (First District) [Map# 296A Parcel# 44]</td>
<td></td>
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<tr>
<td>02 Public Hearing</td>
<td>Tad Segars requests to rezone 1.28 acres from I-1 to AR-2 to allow for combination with an adjacent parcel. Located on Roebling Road. (First District) [Map# 377 Parcel# 2]</td>
<td></td>
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<tr>
<td>03 Public Hearing</td>
<td>Richard A. Neidlinger requests a variance to reduce required building setbacks, to allow for the replacement of a dwelling. Located on Highway 119 South, zoned AR-1. (Fourth District) [Map# 367 Parcel# 54]</td>
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<tr>
<td>04 Public Hearing</td>
<td>Emily Williams as Agent for Suzanne Selph requests to rezone 6.3 acres from AR-1 to AR-2 to allow for the creation of a home site. Located at</td>
<td></td>
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<tr>
<td>205 Sage Point Drive. (Fourth District) [Map# 393B Parcel# 6]</td>
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<tr>
<th>05 Public Hearing</th>
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<tbody>
<tr>
<td><strong>John Morgan Bolt &amp; Kelsi Shea Bolt as Agents</strong> for <strong>Kirby Scott Willis</strong> request to <strong>rezone</strong> 2.15 of 11.52 acres from <strong>AR-1</strong> to <strong>AR-2</strong>, to allow for the separation of a home site. Located at 421 Highbluff Road. (Fourth District) [Map# 459 Parcel# 63]</td>
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<thead>
<tr>
<th>06 Sketch Plan</th>
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<tbody>
<tr>
<td><strong>Ashley Mosley</strong> as Agent for <strong>Victor Vanderlugt</strong> requests approval of a <strong>sketch plan</strong> 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>
<th>07 Public Hearing</th>
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<tbody>
<tr>
<td><strong>Dennis Morris</strong> requests to <strong>rezone</strong> 9.21 acres from <strong>AR-2</strong> to <strong>I-1</strong> to allow for combination with adjacent industrial-zoned parcels. Located on Old River Road. (First District) [Map# 305 Parcel# 4A]</td>
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<th>08 Public Hearing</th>
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<tr>
<td><strong>Dennis Morris</strong> requests a <strong>variance</strong> to reduce the required buffer between industrial and non-industrial zoned parcels, to allow for industrial development. Located on Old River Road, zoned <strong>I-1 &amp; AR-2</strong>, proposed zoning I-1. (First District) [Map# 305 Parcels# 3,4,4A.4B Map# 305A Parcel# 46.47]</td>
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<th>09 Public Hearing</th>
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<tr>
<td><strong>Fred Evans</strong> requests to <strong>rezone</strong> 8 of 35.86 acres from <strong>AR-1</strong> to <strong>I-1</strong> to allow for a GDOT approved borrow source, for a GDOT project. Located on Turkey Trail. (Second District) [Map# 452A Parcel# 10]</td>
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<tr>
<th>10 Sketch Plan</th>
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<tr>
<td><strong>Gregg Howze</strong> requests approval of a <strong>sketch plan</strong> for “Parcel 465-3TPO Clearing and Grading”. Located on Highway 21 South. (Fifth District) [Map# 465 Parcel# 3TPO]</td>
</tr>
</tbody>
</table>

| VIII. Adjournment |