



EFFINGHAM COUNTY PLANNING BOARD  
(TENTATIVE) MEETING AGENDA  
Effingham County Administrative Complex  
Commission Meeting Chambers  
601 N. Laurel Street, Springfield, GA 31329  
July 26, 2021 – 6PM

(Also aired via Zoom) Dial: +1 301 715 8592  
Meeting ID: 913 4662 0866; Passcode: 214495

*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*

Item of Business	Action Requested of Planning Board	Previous Action of Board	Action Taken
I. Call To Order			
II. Invocation			
III. Pledge to the Flag			
IV. Agenda Approval	Consideration to approve the agenda		
V. Minutes	Approval of the June 28, 2021 minutes		
VI. New Business	All items presented during this portion of the meeting will be presented at the August 17, 2021 Board of Commissioners Meeting at 6:00 pm as a Public Hearing (with the exception of pond and residential business approvals)		
01 Public Hearing	Kathy Shearouse requests a variance, to waive the 3-acre minimum required for a rural business. Located at 1882 Noel C Conaway, zoned AR-1. (Second District) [Map# 398A Parcel# 49]		
02 Public Hearing	Kathy Shearouse requests conditional use for a rural business: Kat-Tails. Located at 1882 Noel C Conaway, zoned AR-1. (Second District) [Map# 398A Parcel# 49]		
03 Public Hearing	Allen Burns Land Investors, LLC requests to rezone 5.5 acres from AR-1 to R-1 for future residential development. Located on Early Street. (Fourth District) [Map# 388 Parcel#4]		

EFFINGHAM COUNTY PLANNING BOARD  
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04 Public Hearing	Charles Ortiz requests a <b>variance</b> , to waive the 3-acre minimum required for a rural business. Located at 812 Stillwell Road, zoned <b>AR-1</b> . <b>(Fourth District) [Map# 409 Parcel# 32]</b>		
05 Public Hearing	Charles Ortiz requests <b>conditional use</b> for a rural business: Italy Motor Sprtz. Located at 812 Stillwell Road, zoned <b>AR-1</b> . <b>(Fourth District) [Map# 409 Parcel# 32]</b>		
06 Public Hearing	Greg Coleman as Agent for Cowan Investments, LLC requests to <b>rezone</b> 71.24 acres from <b>R-1</b> to <b>I-1: Heavy Industrial</b> , for the development of industrial warehouses. Located on Old Augusta Road. <b>(Fifth District) [Map# 476 Parcels# 4B &amp; 4D]</b>		
07 Public Hearing	<b>Appendix C – Zoning Ordinance, Article VII – Planning Board, Section 7.1.2 Meetings</b> of the Effingham County Code of Ordinances, relating to meeting day.		
<b>VIII. Adjournment</b>			

## Staff Report

**Subject:** Conditional Use (Second District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 26, 2021  
**Item Description:** **Kathy Shearouse** requests a **conditional use** for a **Rural Business**: *Kat-Tails*, a silk floral arranging business. Located 1882 Noel C Conaway Road, zoned **AR-1**.

**Map# 398A Parcel# 49**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a **rural business** for *Kat-Tails*, a silk floral arranging business. on an AR-1 zoned parcel, 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 silk floral arrangement business is compatible with the surrounding residential area.
  - Structure – the business will operate out of an existing structure.
  - Public Road Frontage – the property has frontage on Noel C Conaway Road.
  - Acreage (3 minimum) – Variance Requested.

### Alternatives

1. **Approve** request for a **conditional use** for a **rural business** to operate *Kat-Tails*, with the following conditions:
  1. The business operations shall meet the requirements of Section 3.15B Rural Business
  2. The applicant must obtain an Occupational Tax Certificate.
2. **Deny** request for a **conditional use** for a **rural business** to operate *Kat-Tails*.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Conditional Use application	3. Site Plan
2. Ownership certificate	4. Aerial photograph

Application Date: 6-24-21

Applicant/Agent: Kathy Shearouse

Applicant Email Address:

shearouse@planters.net  
Phone # 912-324-9507

Applicant Mailing Address:

1882 Noel C. Conaway Rd

City: Guyton State: Ga Zip Code: 31312

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: \_\_\_\_\_

Business Name

Kat-Tails

Property Location:

~~South Effingham Hwy 30~~ 1882 Noel C. Conaway Rd.

Present Zoning of Property ~~398~~ Tax Map-Parcel # 12 Total Acres 1.49

0398A-049-000

SL-41F1

398A-49

CONDITIONAL USE REQUESTED:

\_\_\_\_ Section 3.15A – Residential Business  
Business

\_\_\_\_ Section 3.15B – Rural

*See Section 3.15A for requirements*

*See Section 3.15B for*

☒ **OTHER** (provide relevant section of code): \_\_\_\_\_

Reason: Have a 10x20 building that I will only

making silk arrangements. In my house business.

No customers on site.

How does request meet criteria of Section 7.1.6 (see Attachment C):



**AUTHORIZATION OF PROPERTY OWNER**

I, Kathy Shearouse, 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: Kathy Shearouse

Applicant/Agent Address: 1882 Noel C. Conaway Rd

City: Guyton State: Ga. Zip Code: 31312

Phone: 912-324-9507 Email: Shearouse@planters.net

Owner's signature Kathy Shearouse

Print Name Kathy Shearouse

Personally appeared before me Kathy Shearouse (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<sup>th</sup> day of June, 20 21.

Kathleen Erin Dunning  
Notary Public, State of Georgia



Applicant Signature: Kathy Shearouse Date 6-24-21

**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 14, 1976, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 10 page 13.

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 Kathy Shearouse

Print Name Kathy Shearouse

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

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

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

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

Sworn and subscribed before me this 24 day of June, 20 21.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia





STATE OF GEORGIA,  
COUNTY OF EFFINGHAM.

KNOW ALL MEN BY THESE PRESENTS: That LaTRELLE S. JENKINS, and KELBY L. SHEAROUSE, as the duly qualified, acting and serving executors of the last will and testament of PAUL J. SHEAROUSE, who departed this life February 21, 1973, after having signed, published and declared his last will and testament which has been duly probated and recorded in the office of the Judge of Probate Court of Effingham County, Georgia, and in ITEM III of said will the following described tract or parcel of land was bequeathed to MARTY S. SHEAROUSE; And,

WHEREAS, said estate is solvent and there are now no outstanding debts or claims against the estate of said deceased.

NOW THEREFORE THIS INDENTURE WITNESSETH; The said LaTrelle S. Jenkins and Kelby L. Shearouse, as executors aforesaid in compliance with the terms of said will assent to said bequest and hereby gives, grants and conveys (so far as the office of executors authorizes them) unto the said Marty S. Shearouse, his heirs and assigns.

All that certain lot or parcel of land situate, lying and being in the 1559th. G. M. District, Effingham County, Georgia, containing one and forty-nine/hundredths (1.49) acres, more or less, bounded on the northeast by lands of Harold Arrington; on the southeast by lands of Wendell Shearouse; on the southwest by lands of H. W. Jenkins; and on the northwest by State of Georgia Highway #30, according to a map or plat made by Paul D. Wilder, R. L. S., May 14, 1976, recorded in Plat Record 10, page 13, office of the Clerk of Superior Court, Effingham County, Georgia.

With all the rights, members and appurtenances to said tract or parcel of land, in anywise appertaining or belonging.

TO HAVE AND TO HOLD, said tract or parcel of land unto him, the said Marty S. Shearouse, his heirs and assigns, in the same manner in which it was possessed and held by the said Paul J. Shearouse, deceased.

IN TESTIMONY WHEREOF, the said LaTrelle S. Jenkins and Kelby L. Shearouse, executors as aforesaid, hath hereunto set their hands and seals, this 31 day of

office of executors authorizes them) unto the said Marty S. Shearouse, his heirs and assigns.

All that certain lot or parcel of land situate, lying and being in the 1559th. G. M. District, Effingham County, Georgia, containing one and forty-nine/hundredths (1.49) acres, more or less, bounded on the northeast by lands of Harold Arrington; on the southeast by lands of Wendell Shearouse; on the southwest by lands of H. W. Jenkins; and on the northwest by State of Georgia Highway #30, according to a map or plat made by Paul D. Wilder, R. L. S., May 14, 1976, recorded in Plat Record 10, page 13, office of the Clerk of Superior Court, Effingham County, Georgia.

With all the rights, members and appurtenances to said tract or parcel of land, in anywise appertaining or belonging.

TO HAVE AND TO HOLD, said tract or parcel of land unto him, the said Marty S. Shearouse, his heirs and assigns, in the same manner in which it was possessed and held by the said Paul J. Shearouse, deceased.

IN TESTIMONY WHEREOF, the said LaTrelle S. Jenkins and Kelby L. Shearouse, executors as aforesaid, hath hereunto set their hands and seals, this 31 day of

August, 1976.

Signed, sealed and delivered  
in the presence of:

Sara A. Thompson

Laurel G. Galt  
Notary Public

LaTrelle S. Jenkins L.S.  
LaTrelle S. Jenkins

Kelby L. Shearouse L.S.  
Kelby L. Shearouse



Signed, sealed and delivered  
in the presence of:

Sara S. Thompson

Vance Dasher  
Notary Public

LaTrelle S. Jenkins L.S.  
LaTrelle S. Jenkins

Kelby L. Shearouse L.S.  
Kelby L. Shearouse

DEED OF ASSENT

ESTATE OF PAUL J. SHEAROUSE

BY: LATRELLE S. JENKINS, AND  
KELBY L. SHEAROUSE,  
EXECUTORS

TO

MARTY S. SHEAROUSE

1.49 acres in the 1559th. G. M.  
District, Effingham County,  
Georgia.

GEORGIA, COUNTY OF EFFINGHAM

Clerk's Office, Superior Court

Filed for Record at 9 o'clock 9 M.

Sept 9, 1976

Recorded in Deed Book 176 Folio 188

17, 1976

Vance Dasher, Clerk

Deputy

Z. VANCE DASHER

ATTORNEY AT LAW

POST OFFICE BOX 202

SPRINGFIELD, GEORGIA 31329

TELEPHONE (912) 754-3450

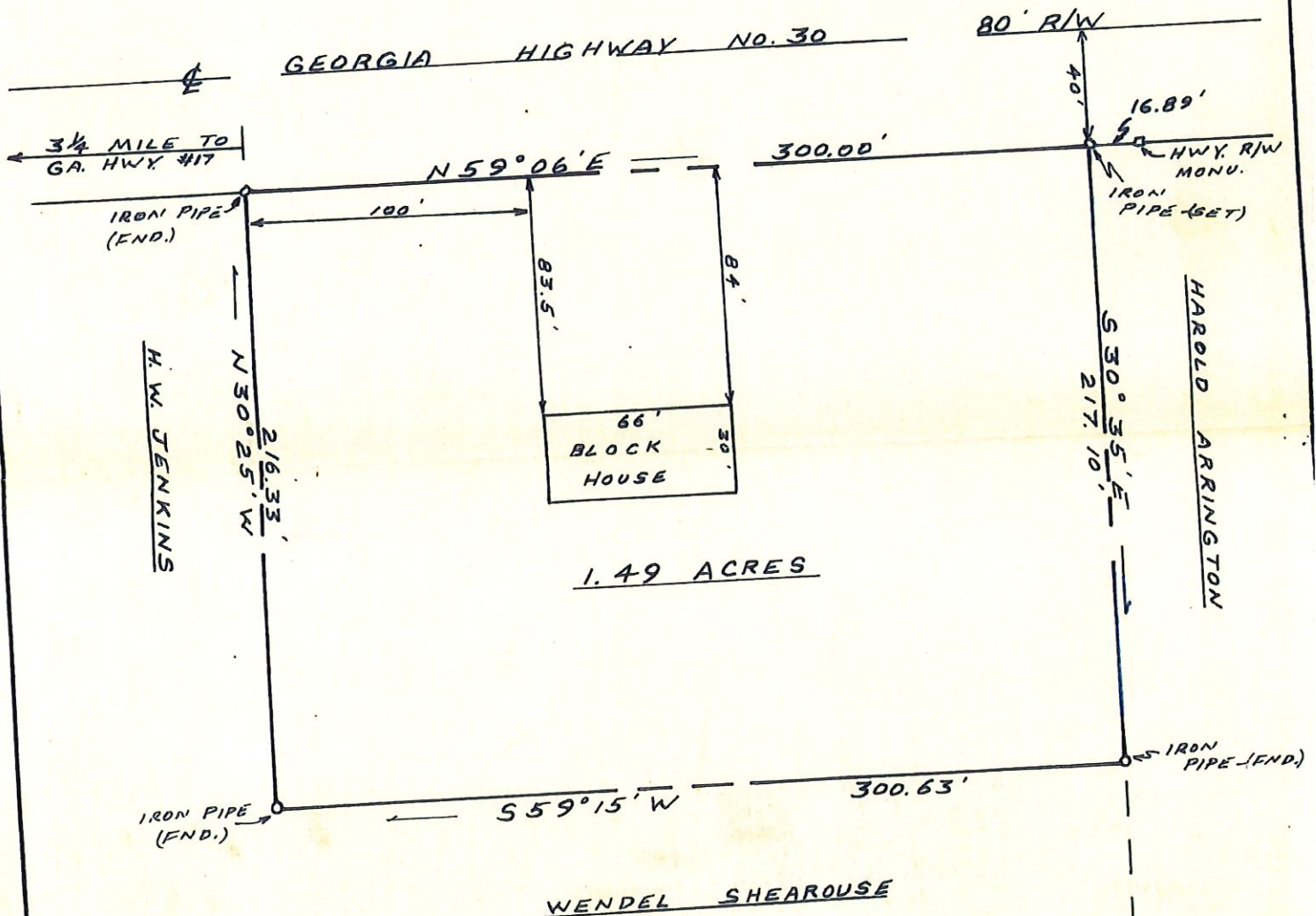


George B. [Signature] 2-5-2010  
Zoning Administrator

FILED FOR RECORD  
BOOK D  
PAGE NO. SL 41F1

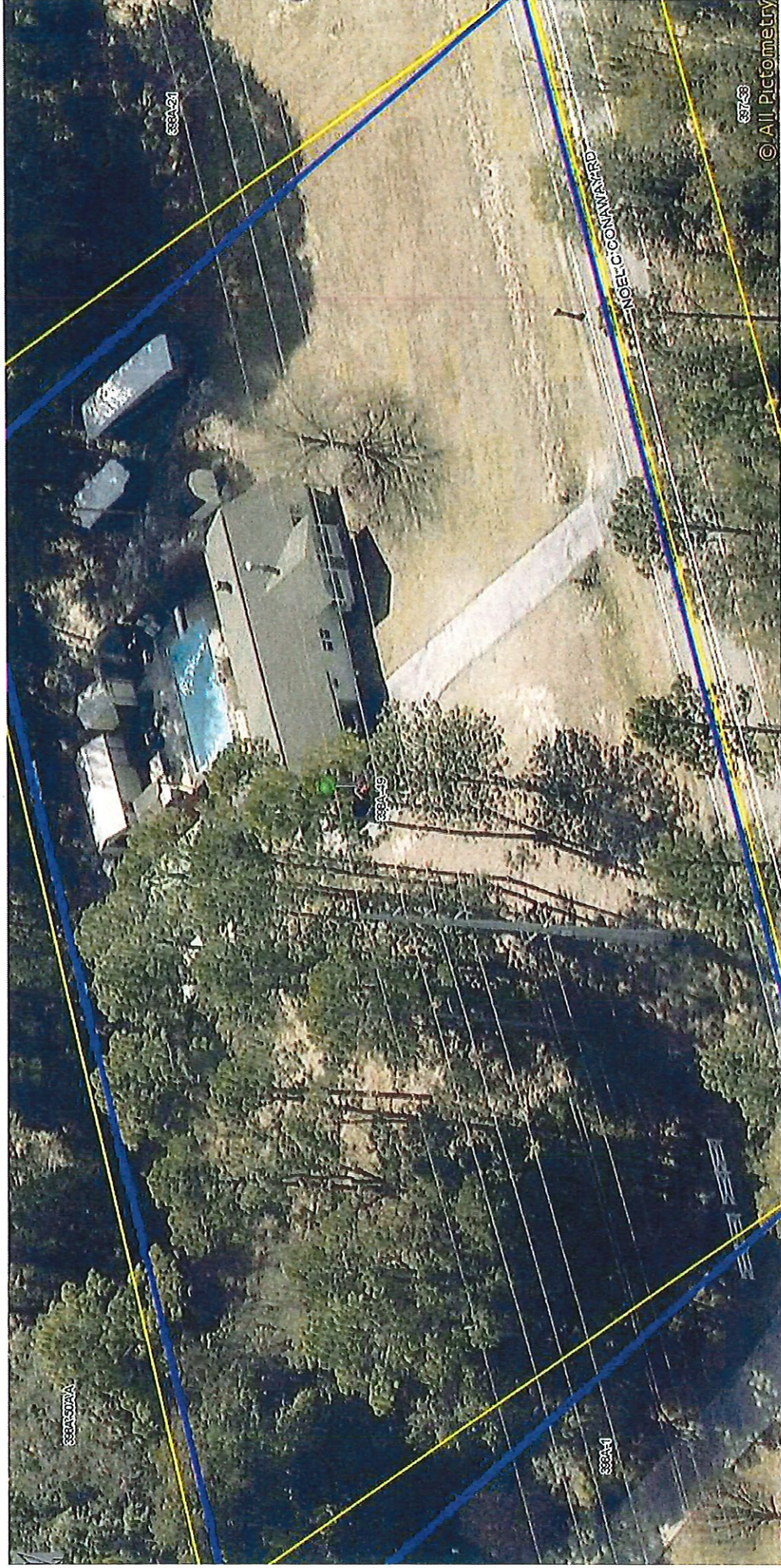
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ELIZABETH Z. HURSEY  
CLERK E.C.S.C.





# 1882 Noel C Conway







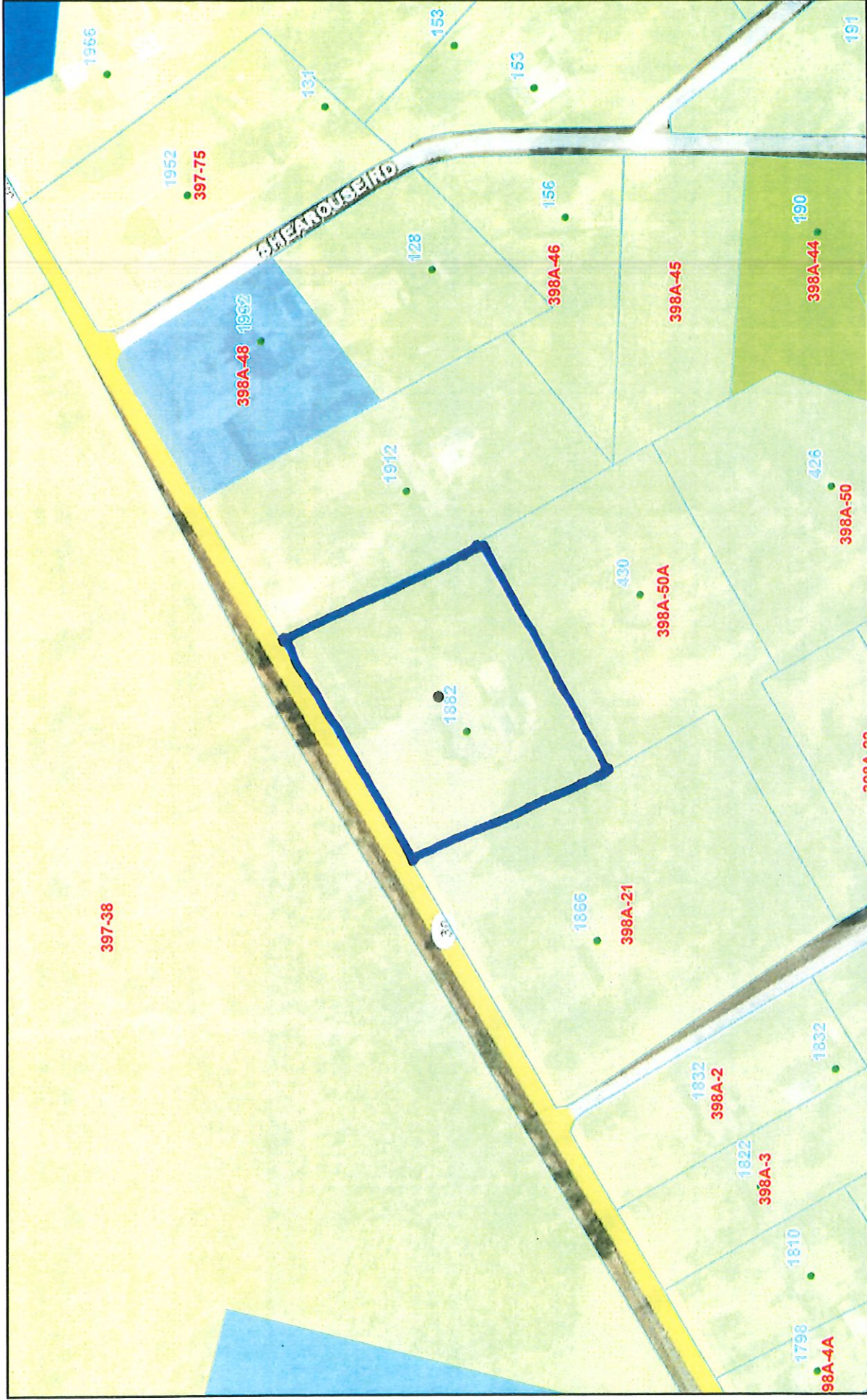


**1882 Noel C Conaway Rd**





# 1882 Noel C Conway



6/25/2021, 10:46:49 AM

- Address\_Points
- Tax Parcel Labels
- Parcels2020
- EffinghamCountyZoneClass
- AR-1
- AR-2
- R-1
- B-2
- B-3

1:2,257

0 0.01 0.03 0.05 0.1 km  
0 0.01 0.03 0.05 0.1 mi

Esri, Inc., City of Naperville, Illinois, Maxar, Microsoft

## Staff Report

**Subject:** Variance (Second District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 26, 2021  
**Item Description:** **Kathy Shearouse** requests a **variance** to waive the 3-acre minimum requirement for a rural business. Located 1882 Noel C Conaway Road, zoned **AR-1**.

**Map# 398A Parcel# 49**

### Summary Recommendation

Staff has reviewed the application, and recommends approval of the request for a **variance** to waive the minimum acreage requirement, and allow a rural business on 1.49 acres.

### Executive Summary/Background

- Pursuant to Appendix C, Article VII, 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 obtain an Occupational Tax Certificate.
- Occupational Tax License requires either commercial zoning, or that the business qualify for Home Occupation, Residential Business, or Rural Business.
- The business does not qualify for Home Occupation or Residential Business, because operations of the proposed business require work space and storage more practically accommodated in dedicated space outside the primary dwelling.
- The secondary structure is pre-existing.
- The proposed use does not physically require the minimum 3 acres, and is of a scope and nature that is benign and unobtrusive to neighboring properties.
- Customers will not come on site.

### Alternatives

**1. Approve** the request for a **variance** to waive the minimum acreage requirement, and allow a rural business on 1.49 acres.

**2. Deny** the request for a **variance** to waive the minimum acreage requirement.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application  
2. Ownership Certificate

3. Aerial Photograph



**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: 6/28/2021

Applicant/Agent: Kathy Shearouse

Applicant Email Address: Shearouse@planters.net

Phone # 912-324-9507

Applicant Mailing Address: 1882 Noel C Conaway Rd.

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: N/A  
*Include Signed & Notarized Authorization of Property Owner*

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

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

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

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

Property Location: 1882 Noel C Conaway Rd.

Name of Development/Subdivision: \_\_\_\_\_

Present Zoning of Property AR-1 Tax Map-Parcel # 398A-49 Total Acres 1.49

VARIANCE REQUESTED (provide relevant section of code): 3.15B (K)

Describe why variance is needed: Applied for rural business because

use of a secondary structure is required for

workspace/storage. Meets all criteria for rural business

except 3 acre minimum, request to waive this criteria.

How does request meet criteria of Section 7.1.8 (see Attachment C): 7.1.8.2 - The

proposed use of the property is reasonable and

cannot be achieved because of the existing acreage.

Applicant Signature: Kathy Shearouse Date 6.30.21



**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 14, 1976, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 10 page 13.

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 Kathy Shearouse

Print Name Kathy Shearouse

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

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

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

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

Sworn and subscribed before me this 30<sup>th</sup> day of June, 20 21.

Kateyn Nichole Morgan  
Notary Public, State of Georgia



STATE OF GEORGIA,  
COUNTY OF EFFINGHAM.

KNOW ALL MEN BY THESE PRESENTS: That LaTRELLE S. JENKINS, and KELBY L. SHEAROUSE, as the duly qualified, acting and serving executors of the last will and testament of PAUL J. SHEAROUSE, who departed this life February 21, 1973, after having signed, published and declared his last will and testament which has been duly probated and recorded in the office of the Judge of Probate Court of Effingham County, Georgia, and in ITEM III of said will the following described tract or parcel of land was bequeathed to MARTY S. SHEAROUSE; And,

WHEREAS, said estate is solvent and there are now no outstanding debts or claims against the estate of said deceased.

NOW THEREFORE THIS INDENTURE WITNESSETH; The said LaTrelle S. Jenkins and Kelby L. Shearouse, as executors aforesaid in compliance with the terms of said will assent to said bequest and hereby gives, grants and conveys (so far as the office of executors authorizes them) unto the said Marty S. Shearouse, his heirs and assigns.

All that certain lot or parcel of land situate, lying and being in the 1559th. G. M. District, Effingham County, Georgia, containing one and forty-nine/hundredths (1.49) acres, more or less, bounded on the northeast by lands of Harold Arrington; on the southeast by lands of Wendell Shearouse; on the southwest by lands of H. W. Jenkins; and on the northwest by State of Georgia Highway #30, according to a map or plat made by Paul D. Wilder, R. L. S., May 14, 1976, recorded in Plat Record 10, page 13, office of the Clerk of Superior Court, Effingham County, Georgia.

With all the rights, members and appurtenances to said tract or parcel of land, in anywise appertaining or belonging.

TO HAVE AND TO HOLD, said tract or parcel of land unto him, the said Marty S. Shearouse, his heirs and assigns, in the same manner in which it was possessed and held by the said Paul J. Shearouse, deceased.

IN TESTIMONY WHEREOF, the said LaTrelle S. Jenkins and Kelby L. Shearouse, executors as aforesaid, hath hereunto set their hands and seals, this 31 day of



office of executors authorizes them) unto the said Marty S. Shearouse, his heirs and assigns.

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IN TESTIMONY WHEREOF, the said LaTrelle S. Jenkins and Kelby L. Shearouse, executors as aforesaid, hath hereunto set their hands and seals, this 31 day of

August, 1976.

Signed, sealed and delivered  
in the presence of:

Sara S. Thompson

Laurence G. Gahm  
Notary Public

LaTrelle S. Jenkins L.S.  
LaTrelle S. Jenkins

Kelby L. Shearouse L.S.  
Kelby L. Shearouse



Signed, sealed and delivered  
in the presence of:

Sara S. Thompson

Vance Dasher  
Notary Public

LaTrelle S. Jenkins L.S.  
LaTrelle S. Jenkins

Kelby L. Shearouse L.S.  
Kelby L. Shearouse

DEED OF ASSENT

ESTATE OF PAUL J. SHEAROUSE

BY: LATRELLE S. JENKINS, AND  
KELBY L. SHEAROUSE,  
EXECUTORS

TO

MARTY S. SHEAROUSE

1.49 acres in the 1559th. G. M.  
District, Effingham County,  
Georgia.

GEORGIA, COUNTY OF EFFINGHAM

Clerk's Office, Superior Court

Filed for Record at 9 o'clock P. M.

Sept 9, 1976.....

Recorded in Deed Book 176 Folio 188

Sept 17, 1976.....

LaTrelle S. Jenkins, Clerk

Vance Dasher  
Deputy

Z. VANCE DASHER

ATTORNEY AT LAW

POST OFFICE BOX 202

SPRINGFIELD, GEORGIA 31329

TELEPHONE (912) 754-3450

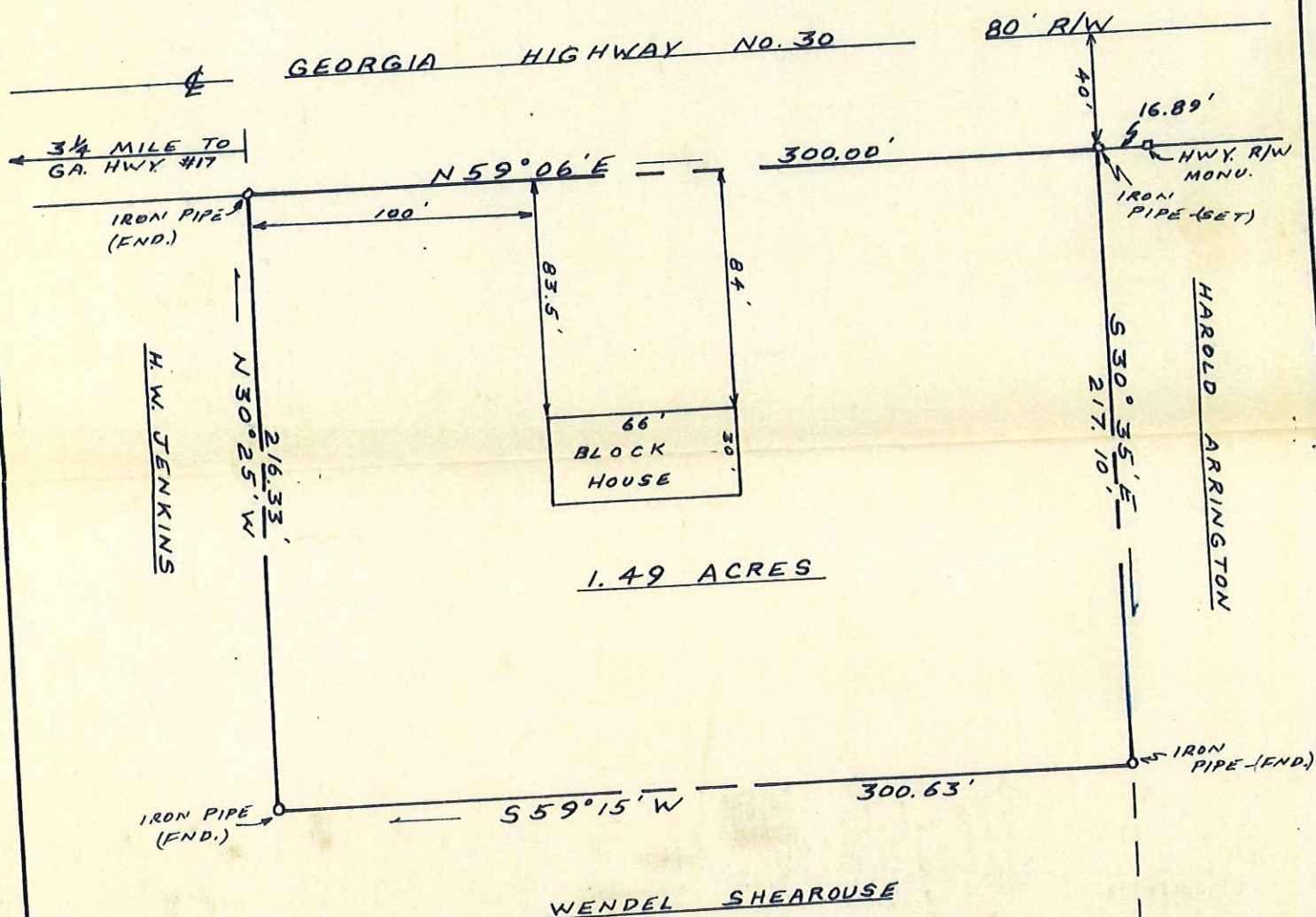
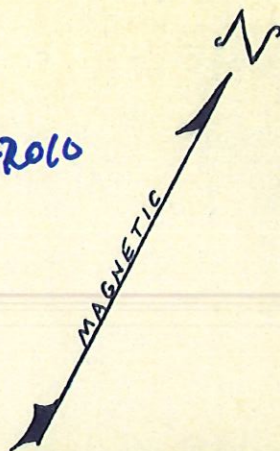


George B. [Signature] 2-5-2010  
Zoning Administrator

FILED FOR RECORD  
BOOK D  
PAGE NO. 41F1

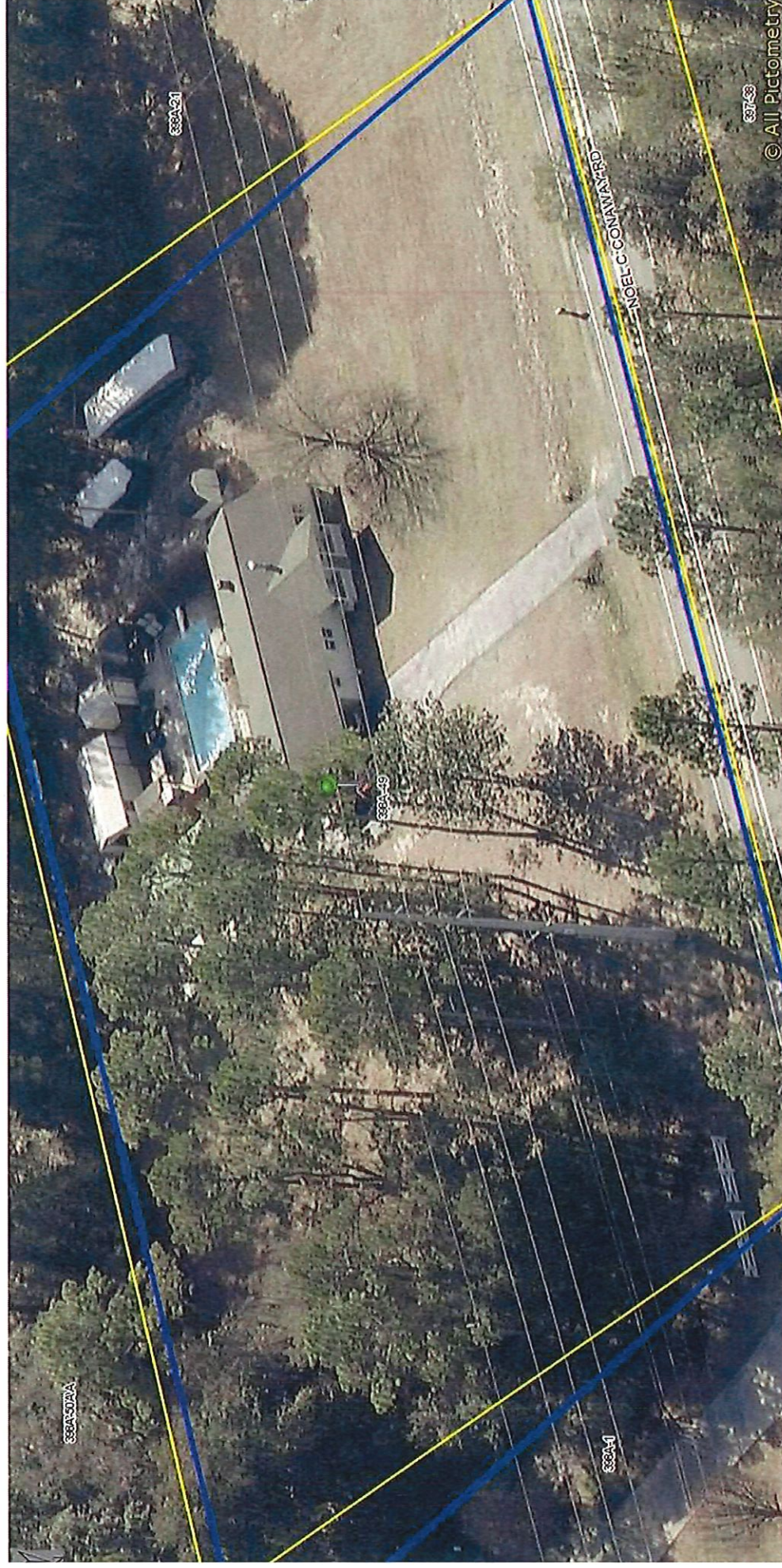
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ELIZABETH Z. HURSEY  
CLERK E.C.C.S.C.





# 1882 Noel C Conaway









# 1882 Noel C Conaway Rd





# 1882 Noel C Conway



## Staff Report

**Subject:** Rezoning (Fourth District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 26, 2021  
**Item Description:** **Allen Burns Land Investors, LLC** requests to **rezone** 5.5 acres from **AR-1** to **R-1** for the future residential development. Located on Early Street.

### Map# 388 Parcel# 4

#### Summary Recommendation

Staff have reviewed the application, and recommend **approval** of the request to **rezone** 5.5 acres from **AR-1** to **R-1** for future residential development.

#### 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. Appendix C, Article V-Uses Permitted in Districts.
- The applicant wishes to subdivide the 5.5-acre parcel into residential lots fronting on Early Street and also served by a private easement.
- The lots will be served by public water and private sewer.

#### Alternatives

**1. Approve** the request to rezone 5.5 acres from AR-1 to R-1, with the following conditions:

1. The lots must meet the requirements of the R-1 zoning district.
2. Site development plans must comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts must be approved and permitted by USACE.
4. Major subdivision final plat must be approved by the Board of Commissioners.

**2. Deny** the request to rezone 5.5 acres from AR-1 to R-1.

**Recommended Alternative:** 1

**Other Alternative:** 2

**Department Review:** Development Services

**FUNDING:** N/A

#### Attachments:

1. Rezoning Application and Checklist
2. Ownership Certificate/Authorization
3. Deed
4. Plat
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 **Allen Burns Land Investors, LLC – (Map # 388 Parcel # 4)** from **AR-1** to **R-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

### EFFINGHAM COUNTY REZONING AMENDMENT FORMS

Applicant/Agent Allen Burns Land Investors LLC Date 6-22-21

Applicant email address ~~ProBurst~~ Phone # 754-9166

Property owner(s) Allen Burns Land Investors LLC email \_\_\_\_\_

Telephone Number ( 912 ) 754-9166

Mailing Address ~~ProBurst Springfield Gt 31329~~ 613 Towne Park Drive W Suite 106 Rincon

Property location Early ST GA. 31326

Present zoning AR1

Proposed zoning R1

Present land-use AR1

Proposed land-use R1

Tax Map # ✓ Parcel # 03880004 Lot # ✓

Total Acres 5.50 Acres to be rezoned 5.50

Lot characteristics Cut over

Water ✓ Public \_\_\_\_\_ Private \_\_\_\_\_ Sewer \_\_\_\_\_ Public \_\_\_\_\_  
X Private

Proposed access Early ST

Justification would coincide with area

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.

ARI

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.

R1 Residential homes

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

R1 Residential Homes

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?

would coincide with area

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



2  
ATTACHMENT B

EFFINGHAM COUNTY 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

3-10-2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2671 page 231.

I hereby certify that I am the owner of the property being proposed for rezoning, 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 Troy Allen  
Print Troy Allen

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

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

Sworn and subscribed before me this 23 day of June, 2021.  
Rhonda R. Murray  
Notary Public, State of Georgia

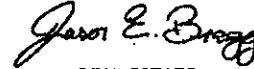




BK:2671 PG:231-232

D2021002998

FILED IN OFFICE  
CLERK OF COURT  
03/15/2021 04:42 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$75.00

PT-61 051-2021-000792

8914712675  
7067927936  
PARTICIPANT ID

Return Recorded Document to:  
The Newberry Law Firm, PC  
Post Office Box 790  
Springfield, Georgia 31329

**LIMITED  
WARRANTY DEED**

STATE OF FLORIDA  
COUNTY OF LEE

FILE #: 2021-20

THIS INDENTURE made this 10 day of March, 2021, between **Cleveland A. Blocker**, as party of the first part, hereinafter called Grantor, and **Allen Burns Land Investors, LLC**, a **Georgia limited liability company**, 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 TEN AND NO/100 DOLLARS (\$10.00) 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 Grantee.

All that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, being known as 5.50 acres, more or less, as shown and more particularly described on that certain map or plat made by Paul Weitman, County Surveyor, dated April 25, 1973, recorded in Plat Book 8, Page 181 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.

Subject, however, to all valid restrictions, easements, and rights of way of record.

This being the same property conveyed by Warranty Deed from Jared Irving Hawk to Cleveland A. Blocker and Carolyn F. Blocker, dated December 27, 1973, recorded in Deed Book 165, Page 240, aforesaid records.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together 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 warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named Grantor.

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

By Cleveland A. Blocker (Seal)  
Cleveland A. Blocker

Signed, sealed and delivered this  
10 day of March, 2021,  
in the presence of:

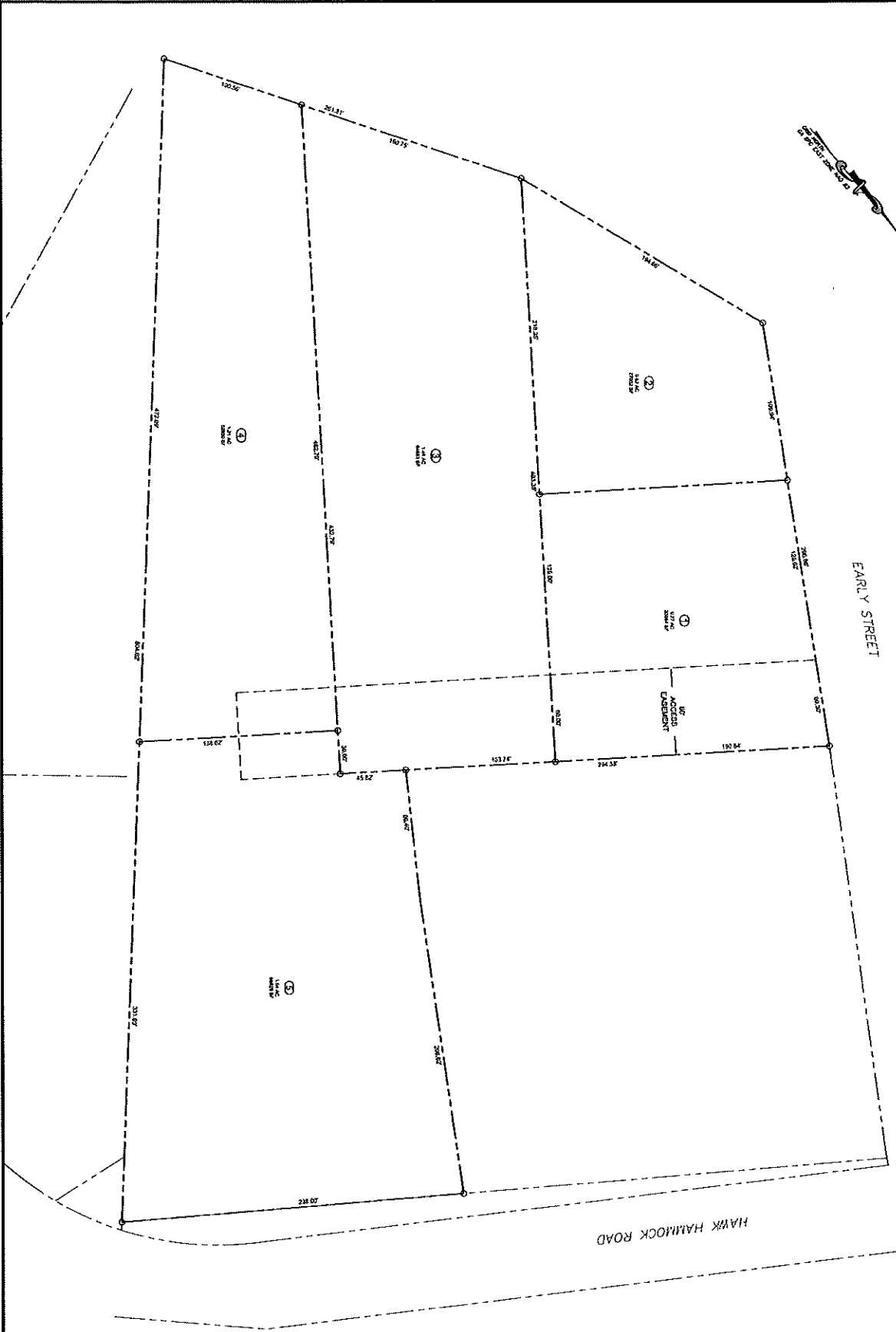
Kayleigh Stiger  
Unofficial Witness

Michelle M. Stiger  
Notary Public



MICHELLE M. STIGER  
Commission # HH 096376  
Expires June 18, 2025  
Bonded Thru Budget Notary Services





- NOTES:
1. LOTS 1 & 2 DRIVEWAY ACCESS SHALL BE FROM EARLY STREET.
  2. LOTS 3, 4 & 5 DRIVEWAY ACCESS SHALL BE FROM THE 60' ACCESS EASEMENT.

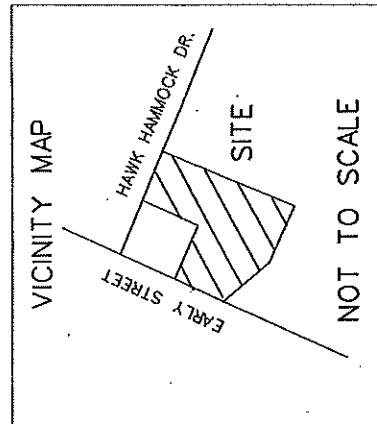
PROJECT NO.	1000000000
DATE	10/1/2012
DESIGNED BY	EMC
DRAWN BY	EMC
CHECKED BY	EMC
SCALE	1"=100'
SHEET	1

CONCEPTUAL PLAN  
**EARLY STREET SUBDIVISION**  
 EFFINGHAM COUNTY, GEORGIA  
 Prepared for:  
 KEITH JOHNSON

**emc** EMC ENGINEERING SERVICES, INC.  
 10 Chatham Center South, Suite 100  
 Savannah, GA 31405  
 Tel: (912) 722-6633  
 Fax: (912) 722-6633  
 email: info@emc-eng.com  
 www.emc-eng.com

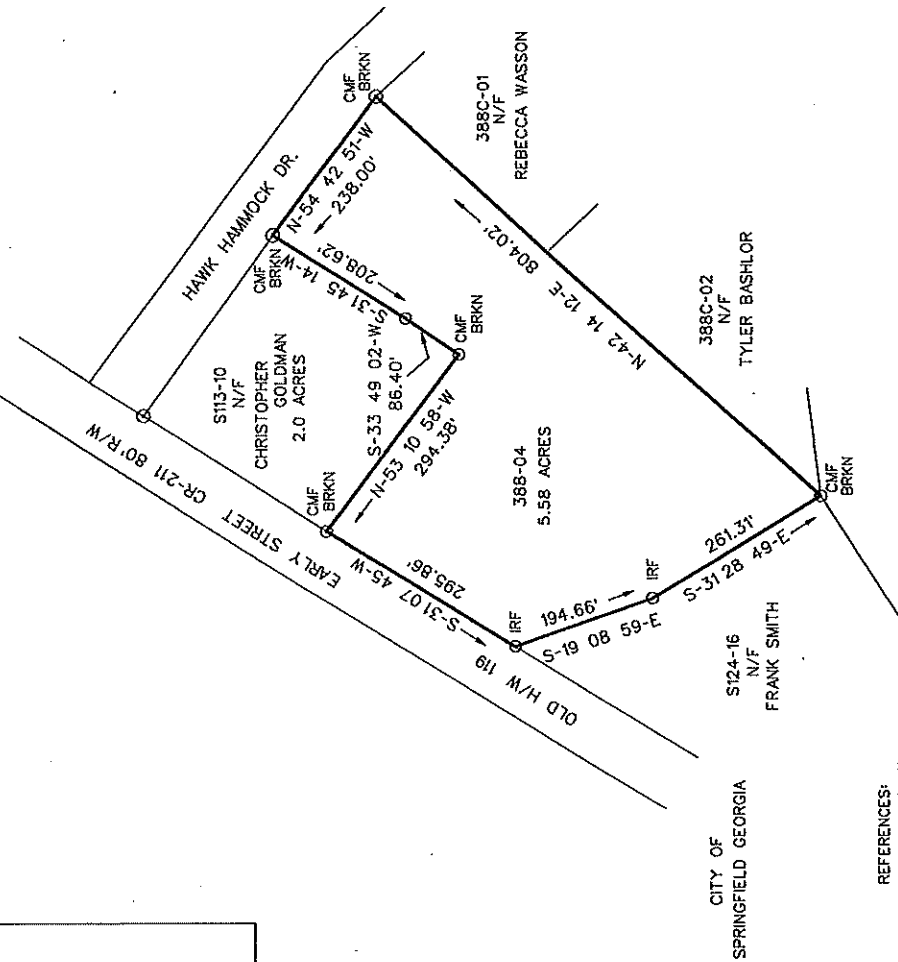
NO.	REVISION DESCRIPTION	DATE
1	1000000000	10/1/2012
2	1000000000	10/1/2012
3	1000000000	10/1/2012
4	1000000000	10/1/2012
5	1000000000	10/1/2012
6	1000000000	10/1/2012
7	1000000000	10/1/2012
8	1000000000	10/1/2012
9	1000000000	10/1/2012
10	1000000000	10/1/2012





NOTE: SUBJECT PROPERTY IS A RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A RETRACEMENT OF MAP & PARCEL 388-04 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.



REFERENCES:  
PB-7 PAGE 153  
PB-23 PAGE 98  
PCAB D122 B-2  
PCAB B35 B  
PCAB C152 F

RETRACEMENT SURVEY

SURVEY FOR  
**KEITH JOHNSON**

A RETRACEMENT SURVEY OF 5.58 ACRES (MAP & PARCEL 388-04) THE ESTATE OF CLEVELAND BLOCKER, LOCATED IN THE 11TH. G.M.D. EFFINGHAM COUNTY, GEORGIA

SURVEYED 27 JAN 2021  
PLAT DRAWN 27 JAN 2021

CEBK.DGN JAN2021

LEGEND:

- IRF 3/4" REBAR FOUND
- IRS 5/8" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP USED TOTAL STATION
- TOPCON 303
- ERROR OF CLOSURE
- 124,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.  
736 SANDY RIDGE ROAD  
STUYVENANT, GEORGIA 30467  
PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

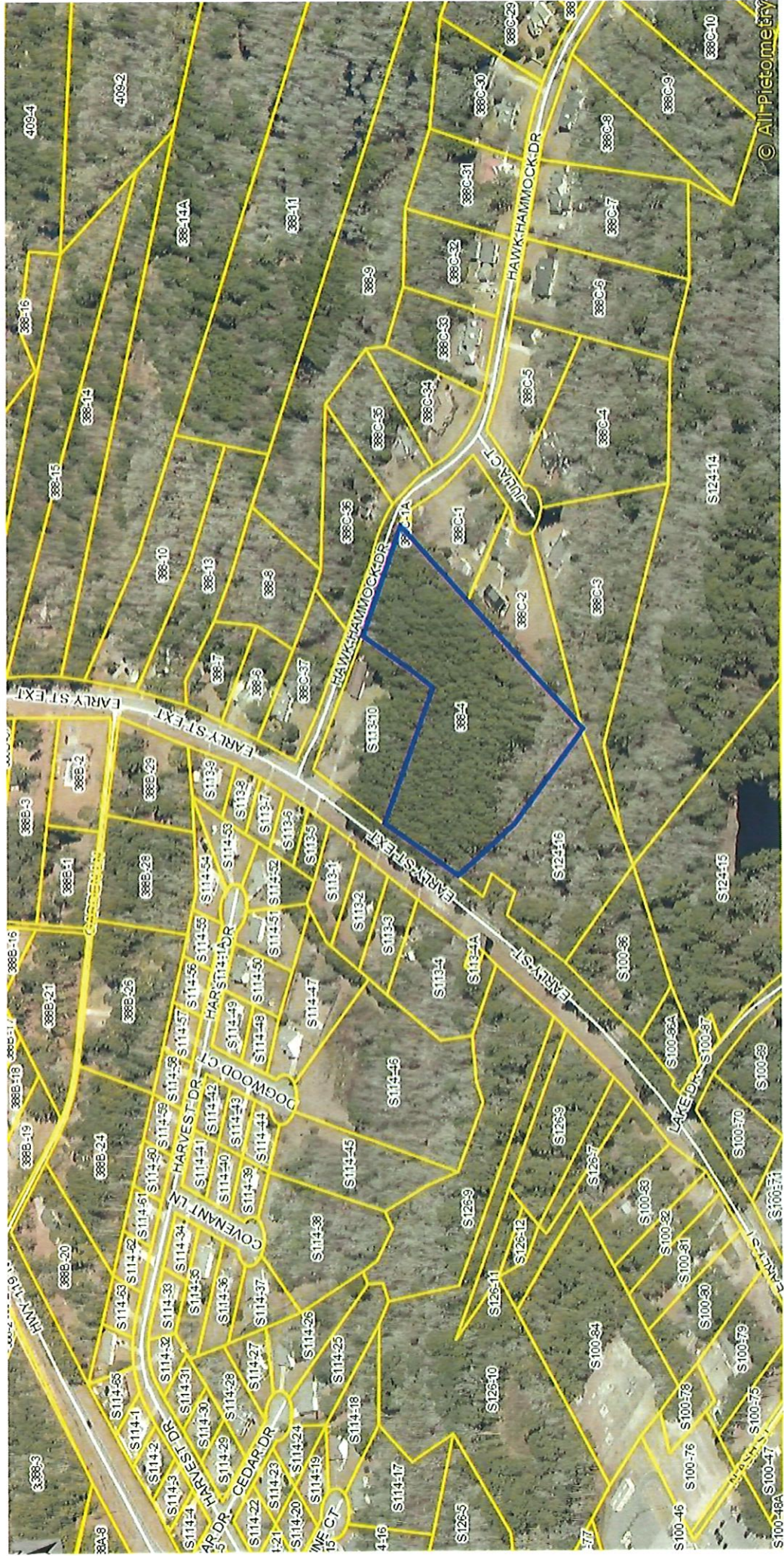
This plat is a retrace of an existing parcel of land and does not constitute or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments is hereby acknowledged and the same are hereby incorporated by reference into this plat. NO REVISION, REMOVAL, OR ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the surveyor certifies that the survey was conducted in accordance with the minimum standards for property surveys in Georgia as set forth in the rules and minimum standards in the Georgia Surveying and Mapping Act, Chapter 13, Article 1, of the Official Code of Georgia Annotated (O.C.G.A.), Section 13-6-67.

**ADOLPH N. MICHELIS**  
Professional Engineer and Land Surveyor and as set forth in O.C.G.A. Section 13-6-67.

GA REG. 55 LIC. NO. 1323 1-2-21 DATED



# Early Street (388-4)



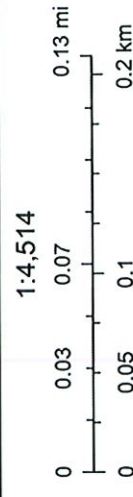


## Early Street



6/25/2021, 11:15:44 AM

	County Municipal Boundaries		Parcels2020		R-1
	Address_Points		EffinghamCountyZoneClass		R-3
	Tax Parcel Labels		AR-1		



Esri, Inc., City of Naperville, Illinois, Maxar

## Tax Parcel Labels

Maxar | Esri, Inc. City of Naperville, Illinois | <https://www.fws.gov/wetlands/data/data-download.html> | ArcGIS Web AppBuilder

**This item  
has been  
withdrawn**

**\* \* \* \* \***



**This item  
has been  
withdrawn**

**\* \* \* \* \***

**This item has  
been  
withdrawn**

**\* \* \* \* \***

**- Pending Regional Review**



## Staff Report

**Subject:** Amendment to Appendix C, Article VII – Planning Board, Section 7.1.2 Meetings.  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 26, 2021  
**Item Description:** Consideration to change the Planning Board meeting night from the fourth Monday to the third Monday of each month; an amendment to Appendix C, Article VII – Planning Board, Section 7.1.2 Meetings.

**Summary Recommendation:** In order to decrease the time between Planning Board and Board of Commissioner meetings where Planning Board items are considered, staff recommends approval of the revised ordinance language that will change the Planning Board meeting day.

### **Executive Summary/Background:**

- Appendix C, Article VII – Planning Board, Section 7.1.2 Meetings, requires Planning Board meetings to be held on the fourth Monday of each month.
- Moving the Planning Board meetings to the third Monday allows staff sufficient time to meet the submission deadline for the agenda of the first Tuesday meeting of the Board of Commissioners.
- Placing Planning Board items on the agenda of the first Tuesday meeting of the Board of Commissioners reduces the approval time by two weeks, which provides better customer service to applicants.
- The County Attorney has reviewed and approved the ordinance as to form.

### **Alternatives for Commission to Consider**

- 1 – Approve an amendment to Appendix C, Article VII – Planning Board, Section 7.1.2 Meetings.
- 2 – Take no action.

**Recommended Alternative:** 1

**Other Alternatives:** N/A

**Department Review:** Development Services; County Attorney

**Funding Source:** N/A

### **Attachments:**

1. Article VII – Planning Board, Section 7.1.2 Meetings.
2. Proposed Meeting Schedule

## **ATTACHMENT D**

### **2021 Filing Dates**

*Complete submission shall be reviewed according to the following  
application submission deadline and hearing date schedule  
(DATES ARE SUBJECT TO CHANGE)*

<b>Deadline for Submittal of Complete Application (no exceptions)</b>	<b>Planning Board Meeting Date 6:00 pm</b>	<b>County Commission Meeting Date (1<sup>st</sup> Reading) 6:00 pm</b>
December 16, 2020	January 25, 2021	February 16, 2021
January 20, 2021	February 22, 2021	March 16, 2021
February 17, 2021	March 22, 2021	April 20, 2021
March 24, 2021	April 26, 2021	May 18, 2021
April 21, 2021	May 24, 2021	June 15, 2021
May 26, 2021	June 28, 2021	July 20, 2021
June 23, 2021	July 26, 2021	August 17, 2021
July 21, 2021	August 23, 2021	September 21, 2021
August 25, 2021	September <del>20</del> <sup>27</sup> , 2021	October <del>5</del> <sup>19</sup> , 2021
September 22, 2021	October <del>18</del> <sup>25</sup> , 2021	November <del>2</del> <sup>16</sup> , 2021
October 20, 2021	November <del>15</del> <sup>22</sup> , 2021	December <del>7</del> <sup>21</sup> , 2021
November 17, 2021	December <del>20</del> <sup>27</sup> , 2021	January <del>4</del> <sup>18</sup> , 2022
December 15, 2021	January <del>17</del> <sup>24</sup> , 2022	February <del>1</del> <sup>15</sup> , 2022

*All meetings are held at the Administrative Complex, located at  
601 North Laurel Street  
Springfield, GA 31329*

**THIS IS A TENTATIVE SCHEDULE; DATES ARE SUBJECT TO CHANGE**