

**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: \_\_\_\_\_

Applicant/Agent: Greg Spence, on behalf of Verizon Wireless

Applicant Email Address: gspence@fortifiedtelecom.com

Phone # 404-655-6454

Applicant Mailing Address: 86 Bull River Bluff Dr

City: Savannah State: GA Zip Code: 31410

Property Owner, if different from above: Robert Wayne Edwards, Jr  
*Include Signed & Notarized Authorization of Property Owner*

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

Phone # 404-996-9125

Owner's Mailing Address: 2985 Pine St

City: Duluth State: GA Zip Code: 30096

Property Location: 2441 Corinth Church Rd, Clyo 31303

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

Present Zoning of Property AR-1 Tax Map-Parcel # 03360004 Total Acres 23.76

**VARIANCE REQUESTED** (provide relevant section of code): 14-134, B, 2

Describe why variance is needed: Lattice tower is less than 1,000 ft from nearest residence. Owners residence is nearest at 852 ft and next closest is 950 ft. There are ponds located on north end of parcel and the proposed lattice tower cannot be moved further north. If moved east it will also encroach on setback requirement.

How does request meet criteria of Section 7.1.8 (see Attachment C): Although the parcel is over 23 acres it is unable to support the 1,000 ft setback to residences due to its shallowness and prevelant wetlands.


Due to the physical characteristics of the lot, it is unnable to conform to the ordinance.

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

ATTACHMENT B

EFFINGHAM COUNTY OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date Oct, 10 2000, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 664 page 367.

Owner's signature   
Owner's signature \_\_\_\_\_ (if applicable)  
Owner's signature \_\_\_\_\_ (if applicable)

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AUTHORIZATION OF PROPERTY OWNER

(Please complete this section if the owner is giving another person authority to act on their behalf)

I authorize the person named below to act as applicant/agent in the pursuit of a variance, conditional use, or rezoning of my property.

Name of Applicant/Agent: Greg Spence, on behalf of Verizon Wireless  
Address: 86 Bull River Bluff Drive, Savannah, GA 31410  
Telephone #: 404-655-6454 email: gspence@fortifiedtelecom.com

Personally appeared before me ROBERT WAYNE EDWARDS, JR. who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary:   
Date: 10/8/2021



FILED FOR RECORD  
DD EC 10/25  
10:25 AM '08

367

OCT 10 AM 9:25

ELIZABETH HURSEY  
CLERK E.C.C.

**WARRANTY DEED**

STATE OF Georgia - **BIRMINGHAM** COUNTY

THIS INSTRUMENT, Made this 26th day of September, in the year two thousand, between Beverly Jane Dubbarly

of the County of Birmingham, and State of Georgia, as party or parties of the first part, hereinafter called Grantee, and Wayne Edwards, Jr. whose mailing address is: 2983 Pine Street, Decatur, GA 30094-5413

of the County of Gwinnett, and State of Georgia, as party or parties of the second part, hereinafter called Grantor (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations ( 10.00 ) DOLLARS in hand paid to 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 the following described property, to-wit:  
See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions and easements of record.

Birmingham County, Georgia  
Real Estate Transfer Tax  
Paid 4.50  
Date 10-20-2008  
Elizabeth Hursey  
Clerk of Superior Court

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in PER 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 whomsoever.  
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Read, signed and delivered in the presence of:

[Signature] \_\_\_\_\_ (Seal)  
Beverly Jane Dubbarly  
Beverly Jane Dubbarly  
[Signature] \_\_\_\_\_ (Seal)  
[Signature] \_\_\_\_\_ (Seal)  
[Signature] \_\_\_\_\_ (Seal)

FOR WITNESS BY: Wayne Edwards, Jr.  
BIRMINGHAM COUNTY, GEORGIA  
P.O. Box 400  
Birmingham, GA 35202  
File No: 0448-08

## Schedule A

All that certain lot, tract or parcel of land situate, lying and being in the 12th U.M. District, Effingham County, Georgia, containing 15 acres, more or less, as shown on that certain map or plat made by L.S. Ackerman, Jr., County Surveyor, dated February 1921, recorded in Surveyor's Record Book "A", page 319, in the records of the Clerk of Superior Court for 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 being the same property conveyed by Warranty Deed from Mrs. Helen L. Armstrong to James A. Edwards, dated August 11, 1966, recorded in Deed Book 141, page 88, aforesaid records.

SUBJECT, HOWEVER, to a 30-foot perpetual easement for ingress and egress and location of utilities granted to Dale D. and Roy Wayne Achziger by James A. Edwards, dated June 13, 1989, recorded in Deed Book 269, page 458, aforesaid records.

D. D.