

ATTACHMENT A - CONDITIONAL USE 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 Drive

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, GA 31303

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

CONDITIONAL USE REQUESTED:

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

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

OTHER (provide relevant section of code): 14-131, Telecommunications Tower

Reason: Lattice tower is a conditional use within the AR-1 zoning district.

How does request meet criteria of Section 7.1.6 (see Attachment C): Tower is located in wooded area of parcel, as far north on parcel as appropriate due to proximity to pond. Tower will be over 800 ft from Corinth Church Rd and over 950 ft from nearest offsite residence.

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 *Robert Wayne Edwards, Jr.*
Owner's signature _____ (if applicable)
Owner's signature _____ (if applicable)

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: *Eliza K Lowe*

Date: 10/8/2021



FILED 10/10/00
DD EC 10/10/00
10-10-00

367

00 OCT 10 AM 9:25

ELIZABETH HURSEY
CLERK ECC&C

WARRANTYDEED

STATE OF Georgia - Effingham COUNTY

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

of the County of Effingham, and State of Georgia, as party or parties of the first part, hereinafter called Grantee, and Wayne Edwards, Sr. of the County of Effingham, 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.)

Whose Mailing Address is: 2000 Pine Street, Dalton, GA 30496-5413

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$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.

Effingham County, Georgia
Paid Georgia Transfer Tax
4586
Date 10-10-00
Elizabeth J. 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 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 whomsoever.
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Notary Public
PREPARED BY: [Signature] & Carolyn, LLP
SIGNED BY: [Signature] TO:
Grantee and Grantor
P.O. Box 440
Macon, GA 31201
File No: 046-00

Beverly J. Dubbarly (Seal)
Beverly Jane Dubbarly

(Seal)
(Seal)
(Seal)

Schedule A

All that certain lot, tract or parcel of land situate, lying and being in the 12th S.W. District, Effingham County, Georgia, containing 25 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 "P", page 119, 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 15, 1989, recorded in Deed Book 269, page 458, aforesaid records.

B.D.

FILED FOR RECORD
DD EC 10/25
F-SE 17 367

367

00 OCT 10 AM 9:25

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

WARRANTY DEED

STATE OF Georgia - Effingham COUNTY

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

of the County of Effingham, and State of Georgia, as party or parties of the first part, hereinafter called Grantee, and Wayne Edwards, Jr. whose mailing address is: 2985 Pine Street, Dalton, GA 30704-5413

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.

Effingham County, Georgia
Real Estate Transfer Tax
Paid \$ 4.50
Date 10-20-2002
Elizabeth J. 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 FREE 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.

Signed, sealed and delivered in the presence of:

 _____ (Seal)
Beverly Jane Dubbarly
 _____ (Seal)
Wayne Edwards, Jr.
FURNISHED BY:  Fidelity & Carolina, LLP
SECOND PARTY FURNISHED TO:
Grantee and Clerk
P.O. Box 40
Dalton, GA 31704
File No: 0445-03

Schedule A

All that certain lot, tract or parcel of land situate, lying and being in the 13th U.M. District, Effingham County, Georgia, containing 25 acres, more or less, as shown on that certain map or plat made by L.S. Ackerman, Jr., County Surveyor, dated February 1911, recorded in Surveyor's Record Book "F", page 119, 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 Achtsiger by James A. Edwards, dated June 15, 1969, recorded in Deed Book 269, page 158, aforesaid records.

D. D.