

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 11/14/2022

Applicant/Agent: Ernest Zipperer

Applicant Email Address: ernestzipperer52@gmail.com

Phone # 912-213-9308

Applicant Mailing Address: 1790 Blue Jay Road

City: Rincon State: GA Zip Code: 31306

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: 835 Horsepen Rd / 1886 Blue Jay Road

Proposed Road Access: Blue Jay Road

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

Tax Map-Parcel # 394-14+15 Total Acres: 90.90 Acres to be Rezoned: 9

Lot Characteristics: Residential / Agricultural

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: mining activity requires I-1 zoning

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

North _____ South _____ East _____ West _____

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

residential

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

yes

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

GDOT approved borrow source

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

residential

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

highest and best use, will be used to build Effingham Parkway, benefiting all

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

Applicant Signature: Ernest Zippert

Date 11/14/2022

DOC# 011088
FILED IN OFFICE
12/31/2019 03:09 PM
BK:2565 PG:558-559
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

PT-661 051-2019-003524
19-558

After recording return to:
THE RATCHFORD FIRM
P.O. Box 1039, Springfield, Georgia 31329
STATE OF GEORGIA

COUNTY OF EFFINGHAM

QUITCLAIM DEED

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

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

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

This being a portion of the property conveyed by William H. Zipperer to Chad W. Zipperer and Cody E. Zipperer as evidenced by that certain Deed dated October 26, 1990 and recorded in Deed Book 285, page 644, aforesaid records

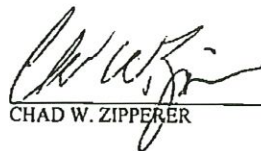
SUBJECT TO any valid easements, restrictive covenants and public rights-of-way of record.

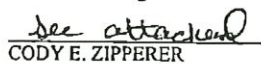
Said property has a current (2019) property tax identification number in the Office of the Tax Assessor of Effingham County, Georgia of 03940-014-000.

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

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

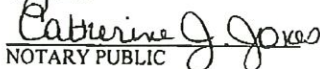
TITLE NOT EXAMINED BY SCRIVENER

 (SEAL)
CHAD W. ZIPPERER

 (SEAL)
CODY E. ZIPPERER

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


WITNESS


NOTARY PUBLIC

Commission Expires: 8/25/21



RETURN RECORDED DOCUMENT TO:

Dan R. Taubee
Franklin, Taubee, Rushing, Bunce & Brogdon, P.C.
12 Siebald Street
Statesboro, GA 30458

457 083
JAN 16 1998
LUCAS Z. JEMSEY
CLERK

STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

DEED OF GIFT

THIS INDENTURE, made this 1st day of January, 1998, between
WILLIAM H. ZIPPERER of Effingham County, Georgia, hereinafter called the Grantor
and **ERNEST W. ZIPPERER**, of Effingham County, Georgia, hereinafter called the
Grantee.

WITNESSETH:

That the said Grantor for and in consideration of his love and affection
and other good and valuable considerations, has given, granted, and conveyed and by
these presents does give, grant, and convey unto the said Grantee, a one-half (1/2)
undivided interest in the following described Tracts No. 1 and No. 2, to-wit:

TRACT NO. 1

All that certain tract or parcel of land situate, lying and being in the 9th
G. M. District of Effingham County, Georgia, containing 61.42 acres,
more or less, and being shown on a plat of survey prepared by James M.
Anderson, Registered Land Surveyor, dated October 22, 1997 and
recorded in Plat Cabinet A, Slide 3978, Effingham County Records. Said
parcel of land is bounded on the Northeast by other lands of Grantor;
Southeast by the 80 foot right of way of County Road #156, a/k/a Blue
Jay Road; Southwest by the 80 foot right of way of County Road #177,
a/k/a Horsepen Road and lands now or formerly of Dean Dunham; and
Northwest by other lands of Grantor.

The aforesaid plat and description thereon are by reference incorporated
herein and made a part hereof.

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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

1/1/98 / 12/27/19, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book ~~457~~ 467 / 2565 page 83 / 558-55

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 Ernest Zipperer

Print Name Ernest Zipperer

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 14th day of November, 20 20.

Kathleen Erin Darragh
Notary Public, State of Georgia



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

June 28, 2022

Jason Schuster, Project Manager
Balfour Beatty Infrastructure Inc.
6018 HWY 21 South
Rincon, Georgia 31326

RE: 0006700, Chatham/Effingham Counties
CID# B3CBA2101501-0
Environmental Approval for Zipperer Borrow Pit
Letter # 22-061

Dear Mr. Schuster,

This letter is to advise Balfour Beatty Infrastructure Inc. that the above referenced borrow pit has been approved. The site can be used for work with the understanding that the additional conditions stated on the attachments are met.

If you have any questions or need additional information, please contact the Statesboro Area Office by phone at (912)-871-1103 or mail at 17213 Hwy 301 N. Statesboro, Ga 30458.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Branum', with a small 'For R:' written below it.

Dustin Branum
Area Manager

DLB:pzm
Attachments

c: Bryan G. Czech, E.I.T, District Construction Engineer
Trevor Brown, Assistant District Construction Engineer
Kevin Weitman, Assistant Area Manager-Construction
Phillip Mydell, Civil Engineer II
Area 4 Project Files
ProjectWise



Interoffice Memo

FILE PI No. 0006700, Effingham County

OFFICE Environmental Services

EAD/LMW

DATE June 24, 2022

FROM Eric Duff, State Environmental Administrator

TO Troy Pittman, District Engineer, Jesup
Attention: Greg Leggett, District Materials Engineer

SUBJECT Environmental Approval of the Zipperer Borrow Site

The above referenced 8.96± acre borrow site is located at 1886 Blue Jay Road in Guyton, Effingham County, Georgia. This site has been reviewed, first in-house then by field reconnaissance, for the presence of wetlands and other waters of the U.S., waters of the state, protected species, and cultural resources. This site is approved for use with the understanding that the conditions stated below are met:

- It is the responsibility of the Contractor to obtain any and all applicable local, state, and federal authorizations and permits. Copies of all authorizations and permits are to be supplied to the Department's Area Engineer and the Office of Environmental Services.
- The Area Engineer is required to provide the Contractor with a hard copy of this approval letter prior to the start of any work on the subject pit.

The Contractor will give particular attention to Section 107.23 and Section 201.3.05.E of the appropriate Georgia Standard Specifications for the project. All pertinent erosion and sedimentation control measures as per Section 161 through Section 171 and Section 700 through Section 715 of the appropriate Georgia Standard Specifications for the project should be followed. All reclamation procedures should follow Section 160 of the Georgia Standard Specifications for the project.






Any and all changes to the above site including expansion, utilization for purposes other than that indicated in the original submittal, haul road construction including location, etc. that is contrary to this approved submission, must be submitted to the Office of Environmental Services for environmental review and approval per Section 107.23 before use of the site can begin by the Contractor.

If archaeological resources are encountered during the use of this site, all activities should stop immediately and the Project Engineer shall immediately contact Heather Mustonen of the Office of Environmental Services at 404.631.1166. As with cultural resources, if any previously unidentified wetlands, streams, or protected species are found during activities associated with this site, all activities shall stop immediately and the Project Engineer should contact Chris Goodson at 404.631.1850.

EAD/LMW/RD

cc: Dustin Branum, Area Engineer
Daryl Williams, ECB
Larre Holland, Statewide Materials Coordinator

Legend - Exhibit B

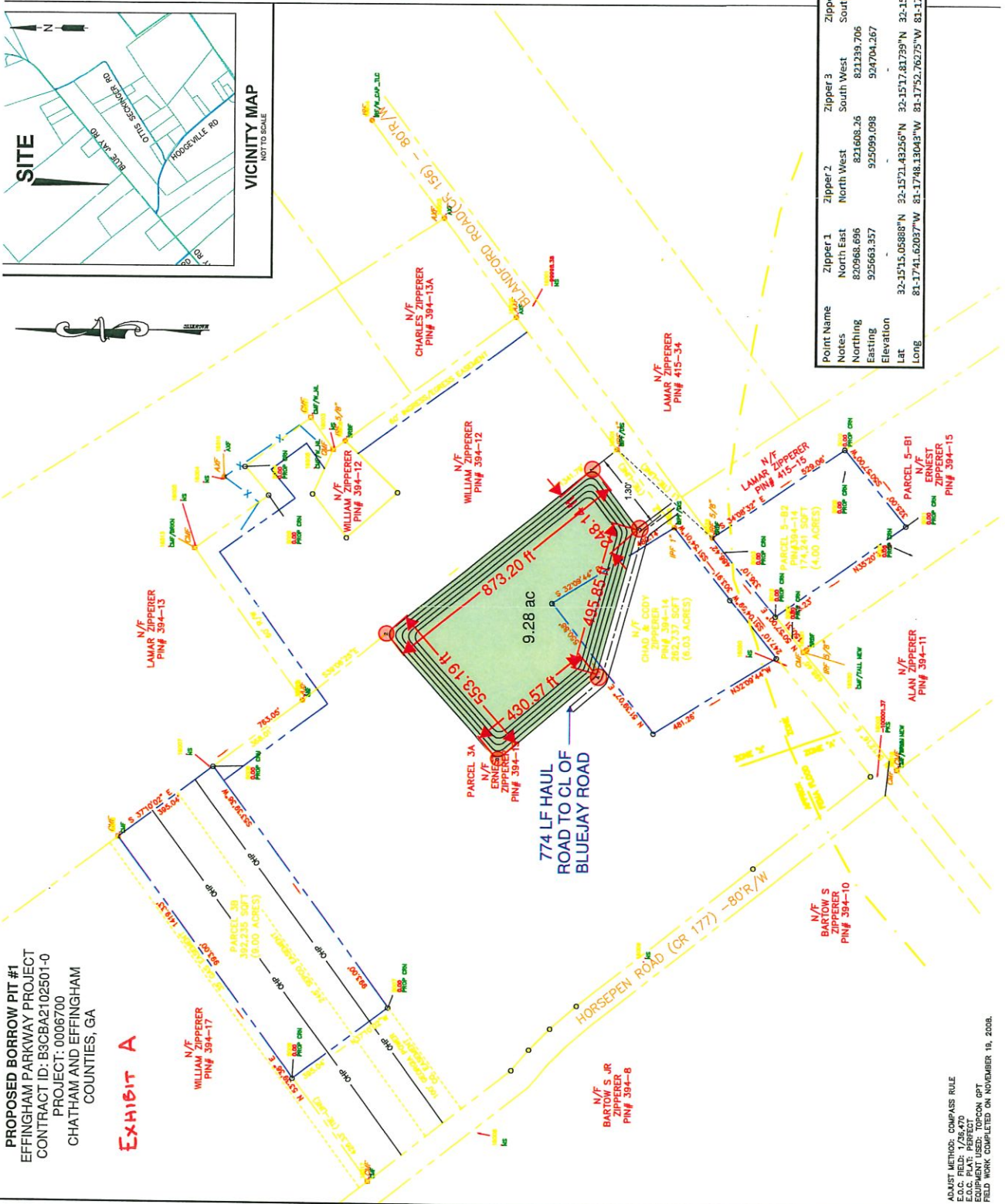
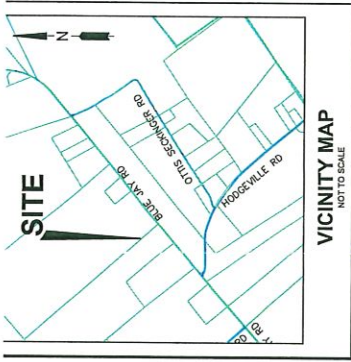
-  AE REQD RW
-  DISTANCE TO PROJECT
-  INTERSECTION
-  PROPOSED BORROW PIT
-  PT

ZIPPERER PIT



PROPOSED BORROW PIT #1
EFFINGHAM PARKWAY PROJECT
 CONTRACT ID: BSCBA2102501-0
 PROJECT: 0006700
 CHATHAM AND EFFINGHAM
 COUNTIES, GA

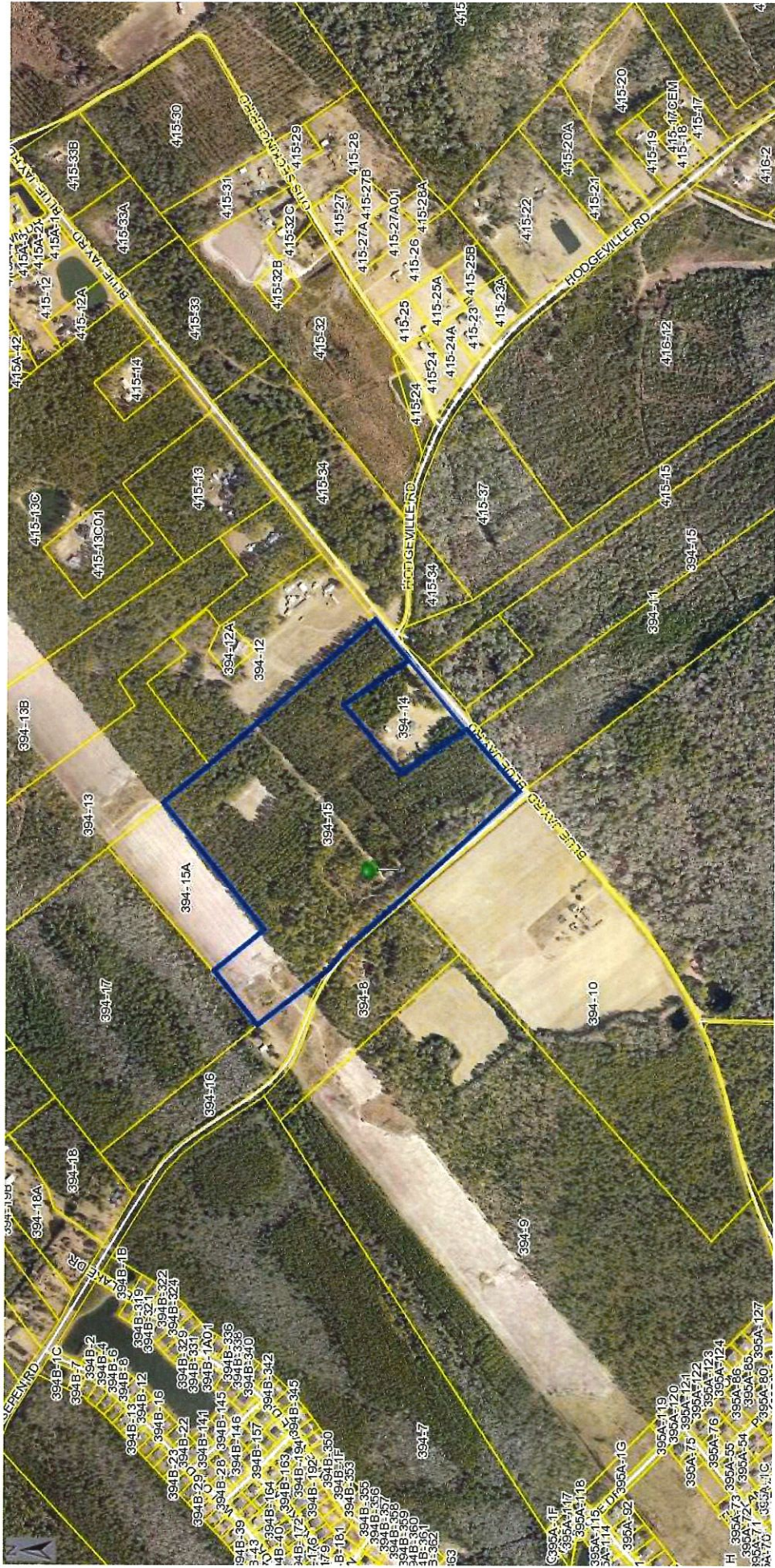
EXHIBIT A



Point Name	Zipper 1	Zipper 2	Zipper 3	Zipper 4	Zipper 5
Notes	North East	North West	South West	South East	South East
Northing	820968.696	821608.26	821289.706	820931.424	820813.158
Easting	925663.357	925099.098	924704.267	924994.42	925464.359
Elevation					
Lat	32-1515.05888°N	32-1517.43256°N	32-1517.81729°N	32-1514.74454°N	32-1513.53581°N
Long	81-1741.62037°W	81-1748.13043°W	81-1752.76275°W	81-1749.52560°W	81-1743.94944°W

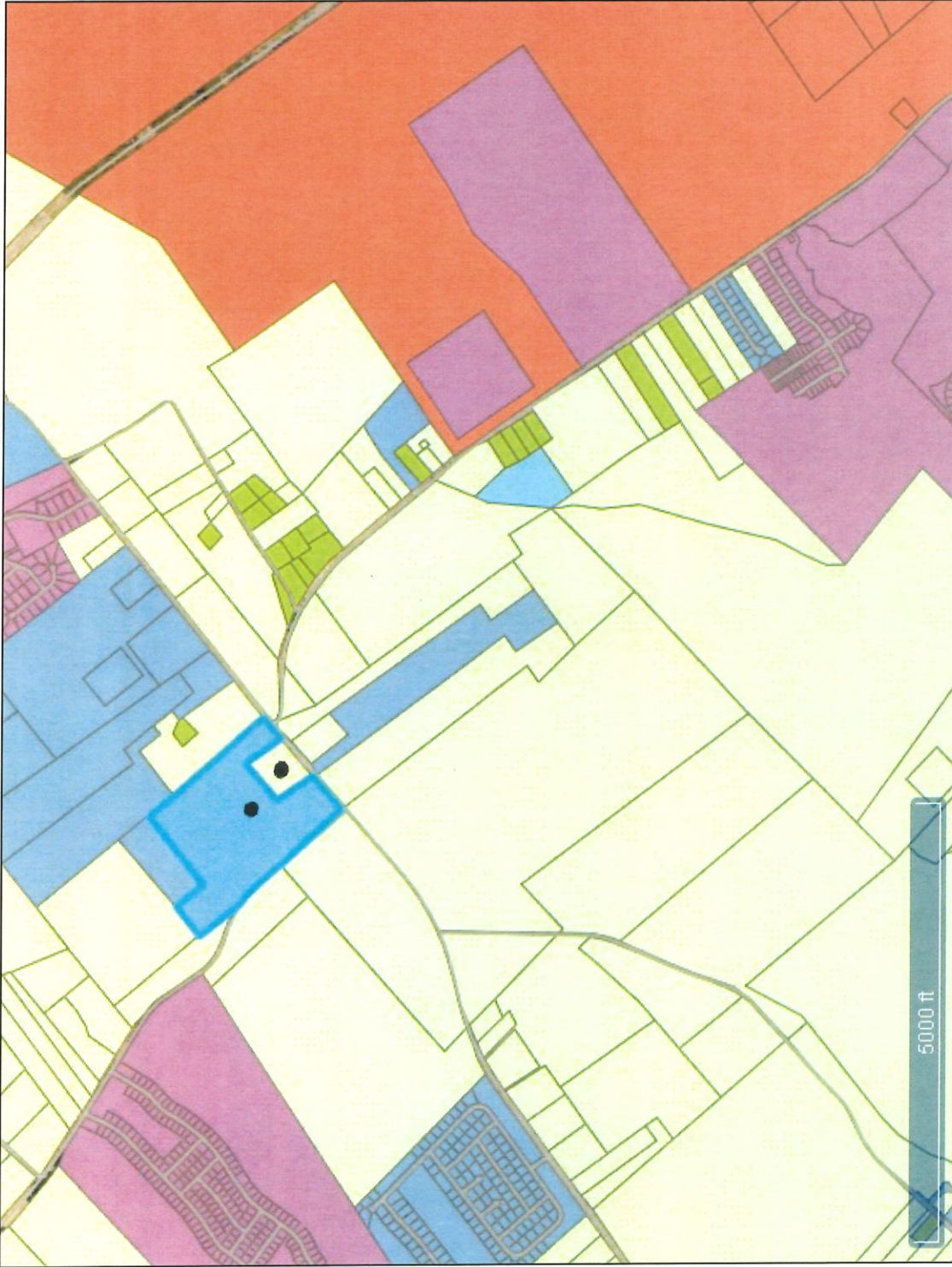
ADJUST METHOD: COMPASS RULE
 E.C.C. FIELD: 1/25/470
 EQUIPMENT USED: TOPCON GPT
 FIELD WORK COMPLETED ON NOVEMBER 15, 2008.

394-14&15





394-14&15



Legend

- ◆ Address Points
- Tax Parcels With Labels

Zoning

- AR-1
- AR-2
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- B-1
- B-2
- B-3
- I-1
- FH
- CP
- PD
- Other

- Road Names
- Road Centerlines

This map is a user generated static output from rightspot.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



28 Nov, 2022

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 X

DISAPPROVAL _____

Of the rezoning request by applicant **Earnest Zipperer** – (Map # 394 Parcels # 14&15) from AR-1 to I-1 zoning.

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
- Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

BKS. 12/19/22.

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Handwritten initials

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APPROVAL PEJ

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PEJ

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APPROVAL

DISAPPROVAL

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DB

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