

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 10/31/22

Applicant/Agent: Craig Conway

Applicant Email Address: conaway.craig@gmail.com

Phone # 912-6584718

Applicant Mailing Address: 3571 Blue Jay Road

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: CRAIG + Lori Conway
Include Signed & Notarized Authorization of Property Owner

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

Phone # 912.658.4718

Owner's Mailing Address: 3571 Blue Jay Rd Guyton

City: Guyton State: GA Zip Code: 31312

Property Location: Parcel 3 1559th G.M. District

Name of Development/Subdivision: PROPERTY OFF Blue Jay Rd at 3571

Present Zoning of Property AR-1 Tax Map-Parcel # 351-4 Total Acres 37.54

VARIANCE REQUESTED (provide relevant section of code): 6.2.12

Describe why variance is needed: Private road will be serving more than three lots.

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

...there is no possibility that the property can be developed

in strict conformity with the provisions of the zoning ordinance

and the authorization of a variance is necessary to enable reasonable use of the property

Applicant Signature: _____ Date _____

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 17, 2006, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 16 page 113.

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 Craig Conaway

Print Name Craig Conaway

Owner's signature Lori Conaway

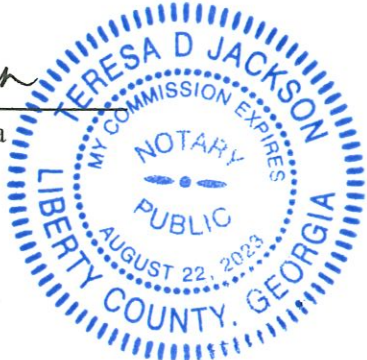
Print Name Lori Conaway

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 1st day of November, 20 22.

Teresa D. Jackson
Notary Public, State of Georgia



REC'D
C.C. CLERK 1471
PAGE NO 100

000100

05 JUN 21 AM 7:50

ELIZABETH Z. NURSEY
CLERK E.C.C.S.C.

Handwritten notes and signatures:
4620
ce-2102
6-21-06

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 17th day of May, 2006, between BETTY LEE CONAWAY of the FIRST PART, and CRAIG T. CONAWAY and LORI J. CONAWAY 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 the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain lot, tract or parcel of land lying situate and being in the 1559th G.M.D., Effingham County, Georgia, consisting of Thirty-Seven and Fifty-Four Hundredths (37.54) acres, designated as Parcel Three (3) on that certain plat of the division of the R.W. Conaway Estate, which plat is recorded in the office of the Clerk of Superior Court in Effingham County in Plat Book 16, page 113 to which reference is hereby made for determining the exact metes and bounds of the property herein conveyed. Said property being bounded generally as follows: on the north by a portion of Parcel 2 of the division of the R.W. Conaway Estate; on the east by land now or formerly of Wesley M. Conaway; on the south by Parcel 4 of the division of the R.W. Conaway Estate; and on the west by portions of lands now or formerly of William Ray Hinely and Harland L. Fetzer.

The above described property being a portion of the property in that certain Assent to Devise recorded in Effingham County Records in Deed Book 174, folio 199 on March 24, 1976 and conveyed subject to all valid rights-of-way, easements, or other encumbrances of record.

This being the same property conveyed by deed from William Woodberry Conaway, Erma Louise Porter and Edith Aleen Rahn to Betty Lee Conaway dated January 21, 1984 and recorded in said Clerk's office in Deed Book 215, page 656.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof to 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 the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the first party, for her heirs, executors and administrators, will warranty and forever defend the right and title to the above described property unto the said parties of the second party, 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 her hand, affixed her seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Betty Lee Conaway (SEAL)
BETTY LEE CONAWAY

Denmond Exley
Unofficial Witness

Denmond Exley
Notary Public
pmj

DENMOND EXLEY
Notary Public, Effingham County, Georgia
My Commission Expires October 28, 2009

ArcGIS Web Map

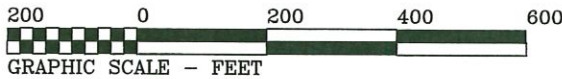


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- Red: Band_1
- Green: Band_2

Effingham County BOC, Maxar

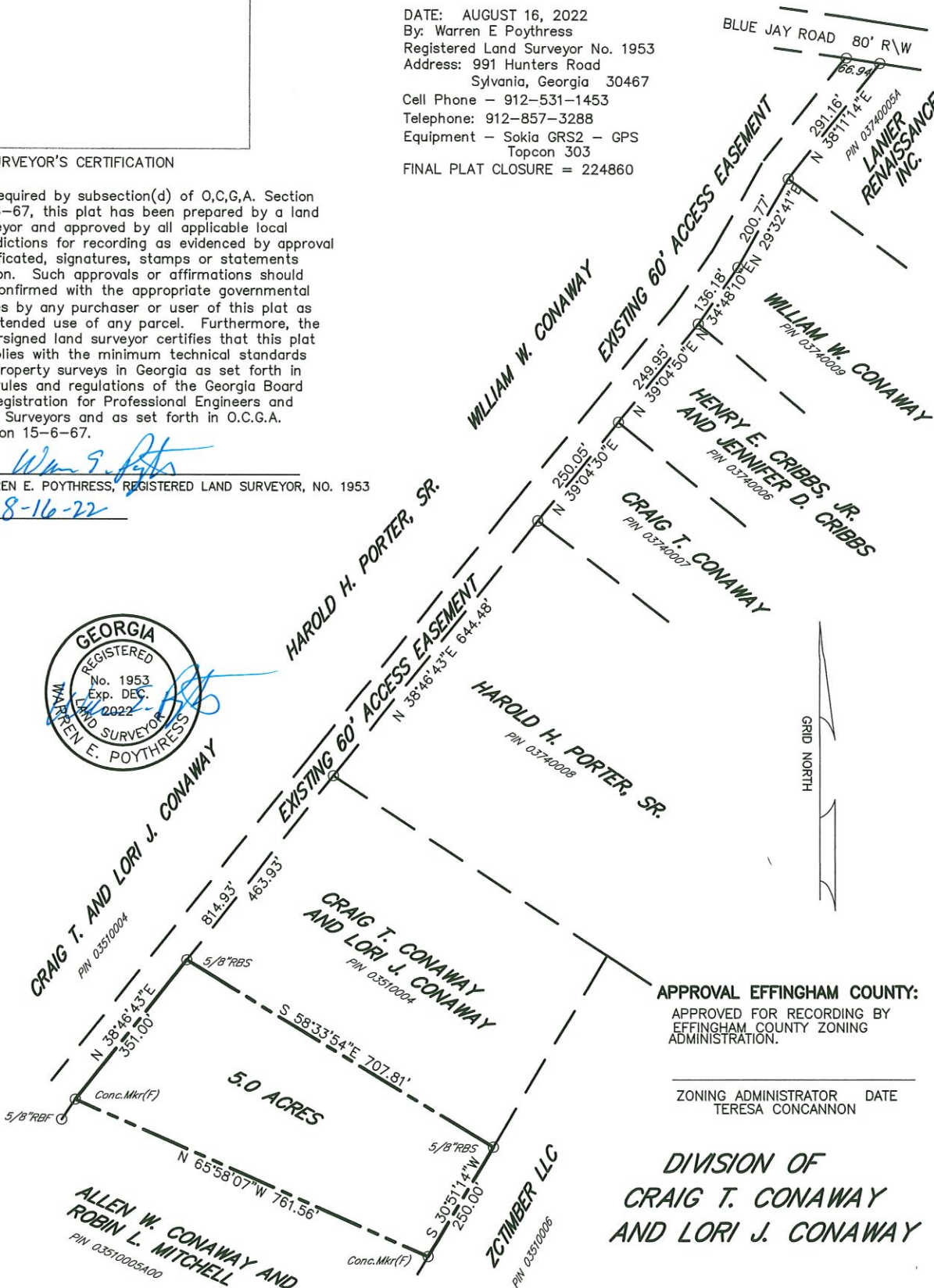


DATE: AUGUST 16, 2022
 By: Warren E Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road
 Sylvania, Georgia 30467
 Cell Phone - 912-531-1453
 Telephone: 912-857-3288
 Equipment - Sokia GRS2 - GPS
 Topcon 303
 FINAL PLAT CLOSURE = 224860

SURVEYOR'S CERTIFICATION

As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificated, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Warren E. Poythress
 WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953
 8-16-22
 DATE



APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.

ZONING ADMINISTRATOR DATE
 TERESA CONCANNON

**DIVISION OF
 CRAIG T. CONAWAY
 AND LORI J. CONAWAY**

**LOCATED IN THE 1559TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA**

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

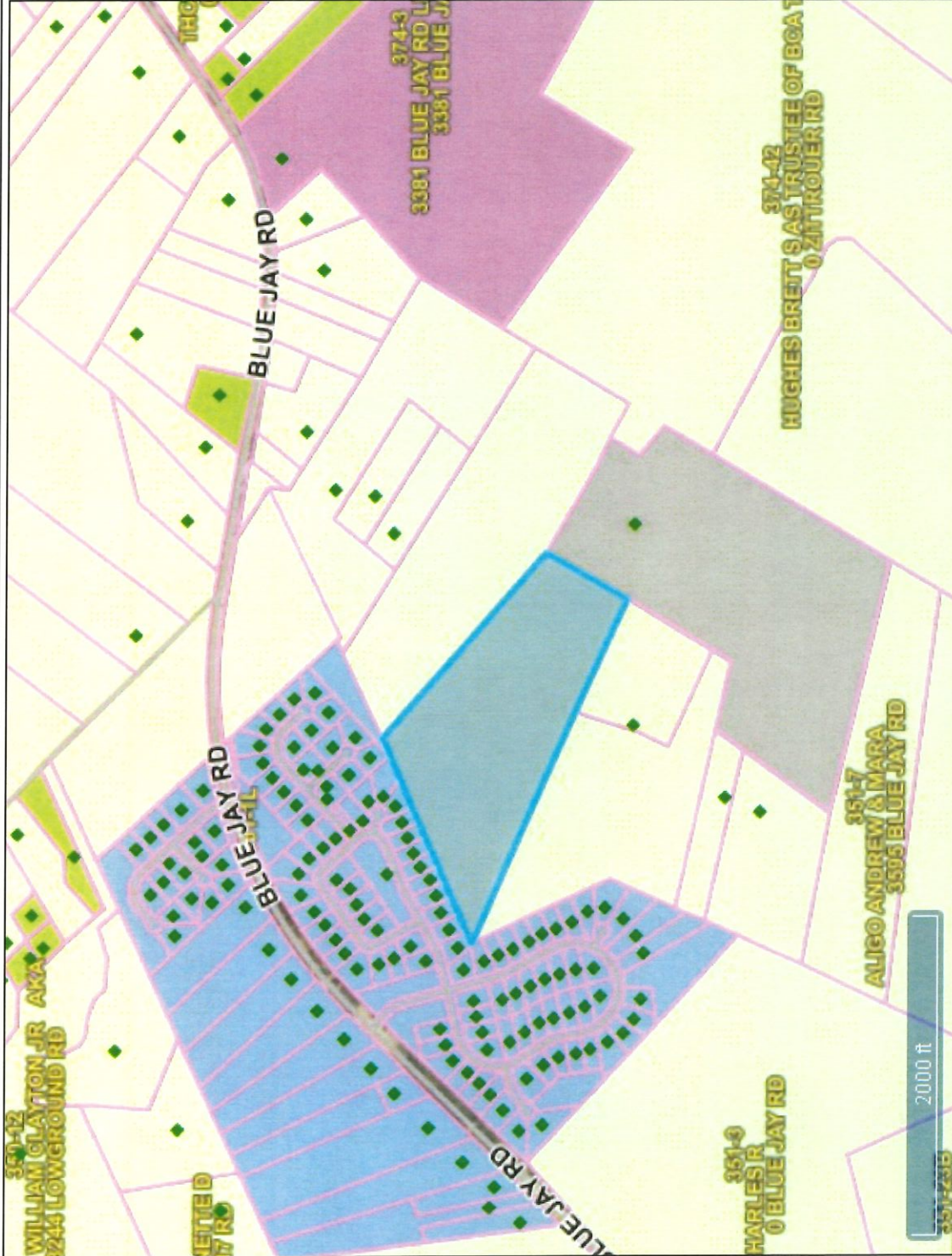
Darrell Oneal
 Signing Authority DARRELL ONEAL Title

351-4





351-4



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
- CP
- FH
- PD
- Other
- Road Names
- Road Centerlines

This map is a user generated static output from [rightspot.spartang.com](https://spot.spartang.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