

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/28/2022

Applicant/Agent: New Life Worship Center Church

Applicant Email Address: paul.flippo9873@comcast.net (Church Pastor)

Phone # 912-547-2251

Applicant Mailing Address: P.O.Box 1539

City: Rincon State: Ga. Zip Code: 31326

Property Owner, if different from above: _____
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): paul.flippo9873@comcast.net (Church Pastor)

Phone # 912-547-2251

Owner's Mailing Address: P.O.Box 1539

City: Rincon State: Ga. Zip Code: 31326

Property Location: 103 Dogwood Dr. Rincon, Ga. 31326

Proposed Road Access: Dogwood Dr.

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 0450D031 Total Acres: 7.24 Acres to be Rezoned: 1.0

Lot Characteristics: Wooded area with under growth

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: _____

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

North AR-1 South AR-1 East AR-1 West AR-1

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

Wooded area in NW corner of church property not in use

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

None

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

Home dwelling

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

Mini-farm / Home dwellings

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?

Homesite

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: New Life Worship Center Church
/ Pastor, Paul D. Flippo Date 10/28/2022

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

_____, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book _____ page _____.

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 New Life Worship Center Church / Church Pastor, Paul D. Flippo

Print Name New Life Worship Center Church / Pastor, Paul D. Flippo

Owner's signature Paul David Flippo agent for church

Print Name PAUL DAVID FLIPPO

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 28th day of October, 20 22.

Kathleen Erin Dunning
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, New Life Worship Center Church, 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 Rezoning Amendment Approval. 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: New Life Worship Center Church / (Pastor, Paul D. Flippo)

Applicant/Agent Address: P.O.Box 1539

City: Rincon State: Ga. Zip Code: 31326

Phone: 912-547-2251 Email: paul.flippo9873@comcast.net /Church Pastor

Owner's signature New Life Worship Center Church / Pastor, Paul D. Flippo

Print Name New Life Worship Center Church

Personally appeared before me New Life Worship Center Church / (Pastor, Paul D. Flippo) (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 28th day of October, 20 22.

Kathleen Erin Dunnigan
Notary Public, State of Georgia



J. Raymond Dickey
P.O. Box 1099
Rincon, GA 31326

BOOK PAGE
FILED FOR RECORD
BOOK
02075 0042

2012 FEB 21 AM 9: 52

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

STATE OF GEORGIA
COUNTY OF EFFINGHAM

WARRANTY DEED

THIS INDENTURE, made this 14th day of October in the Year of Our Lord Two Thousand and Eleven between Beverly Joyce Duval, of the State of Georgia and the County of Effingham of the first part, and New Life Worship Center Church, Inc., of the State of Georgia of the Second part.

WITNESSETH; that the said party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land to wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, and containing Seven and Twenty-Four Hundredths (7.24) acres, more or less, and being bounded as follows: On the northeast by lands of Jesse W. Exley; on the southeast by unnamed street and on the northwest by lands of Kevin Moore.

Express reference is hereby made to a map or plat of said lands herein described prepared by Paul D. Wilder, R.L.S. No. 1559, dated February 16, 1967, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 9, Page 199, for better determining the metes and bounds of said lands herein described.

Title not searched by scrivener.

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 proper use, benefit and behoof of the said parties of the second part, its heirs and assigns, against the claims of all persons whomsoever.

AND THE SAID party of the first part, for herself and her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above written.

Signed, sealed and delivered in
the presence of

FRD Johnson
Witness
Ronda K. Denison
Notary Public

My Commission Expires:
(Seal Must Be Affixed)

BOOK PAGE

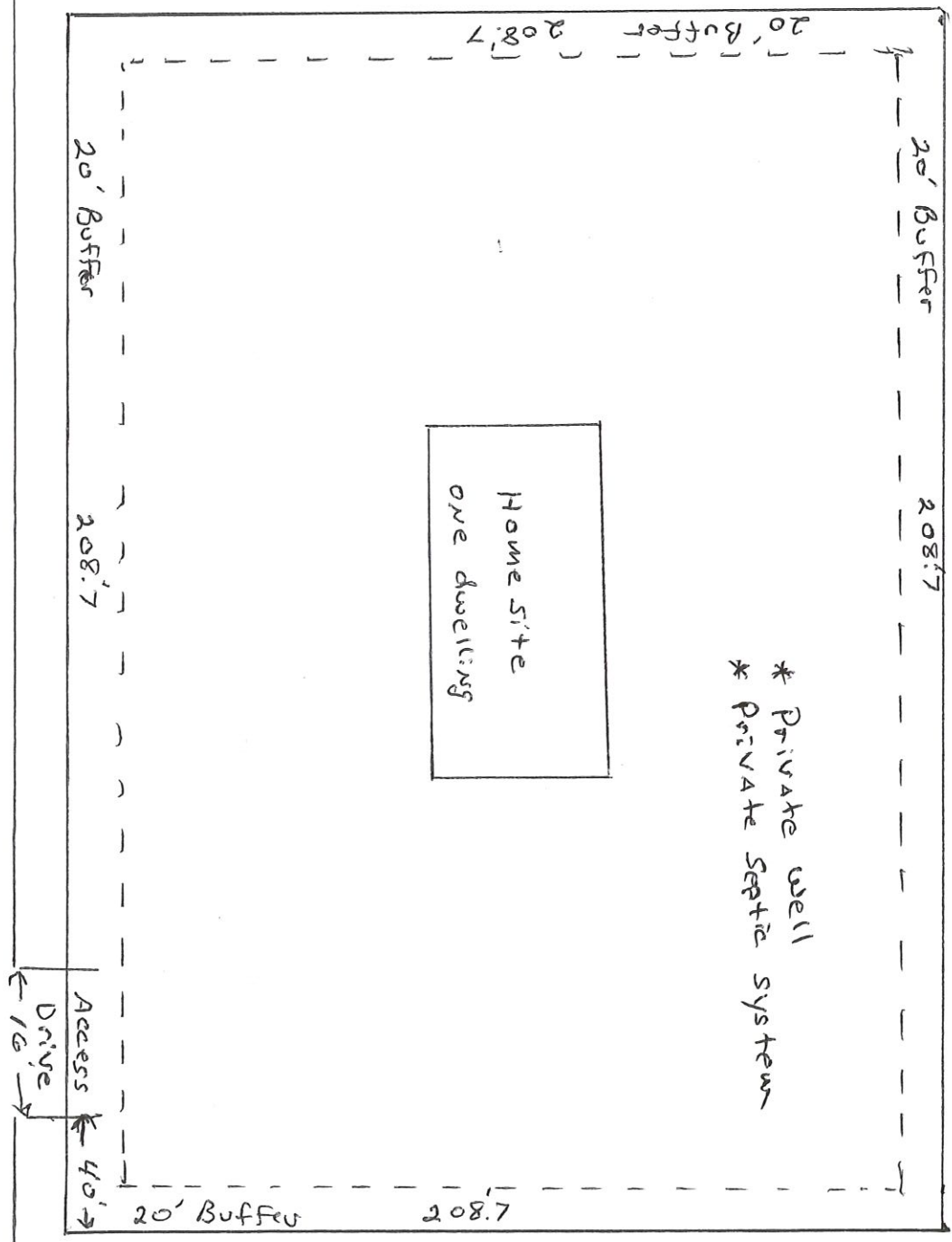
02075 0043

Beverly Joyce Duval L.S.
Beverly Joyce Duval

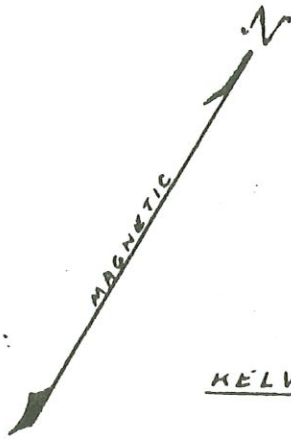


Proposed Site Plans

1 Sq Acre 208'7" X 208'7"



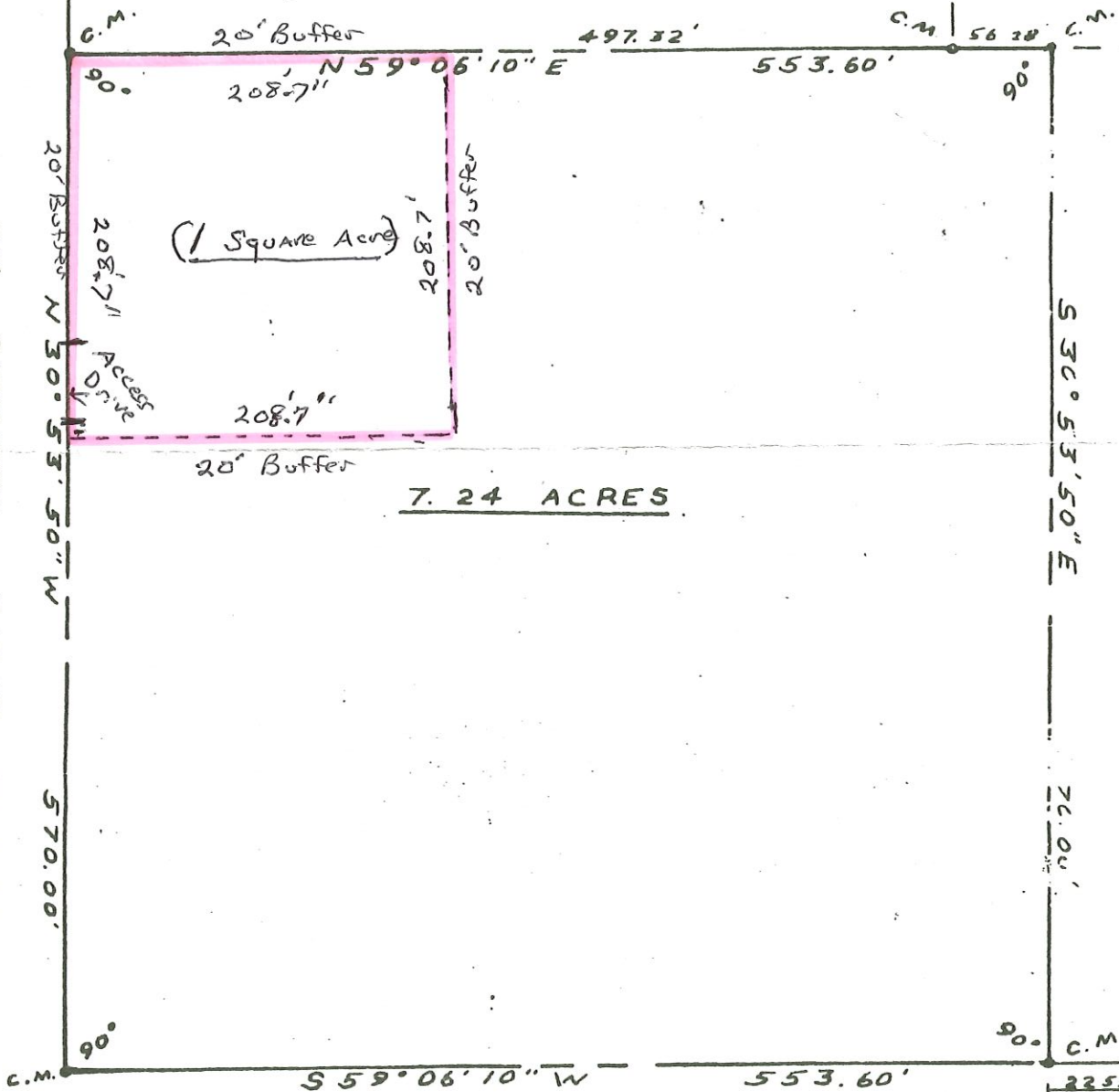
Dogwood DR.



KELVIN MOORE

ARTHUR S. DUFF

JESSE W. EXLEY



80' STREET RIGHT OF WAY
DODWOOD AVE

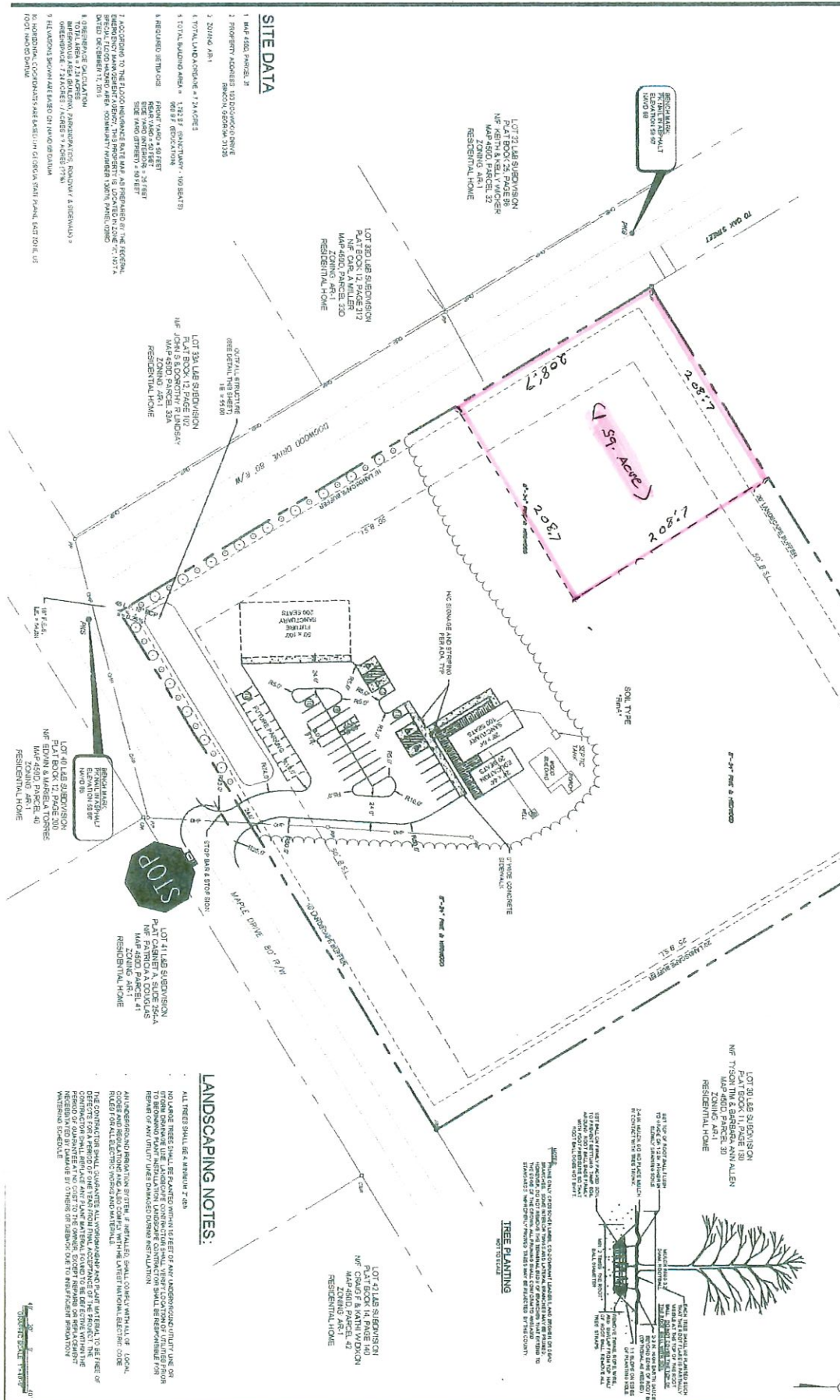
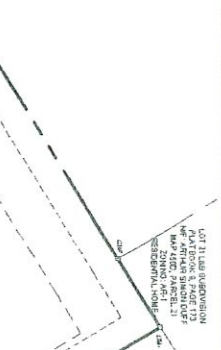
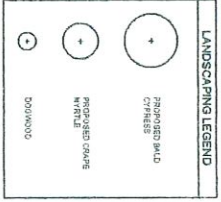
80' STREET RIGHT OF WAY
MAPLE

2259.70'
GOLDEN DRIVE

File # = 1205 - 03



10 Dec - 24500031



STAKING, UTILITY AND LANDSCAPE PLAN

NO.	DATE	REVISION
1	11/11/15	ISSUED FOR PERMITS
2	11/11/15	ISSUED FOR PERMITS
3	11/11/15	ISSUED FOR PERMITS
4	11/11/15	ISSUED FOR PERMITS

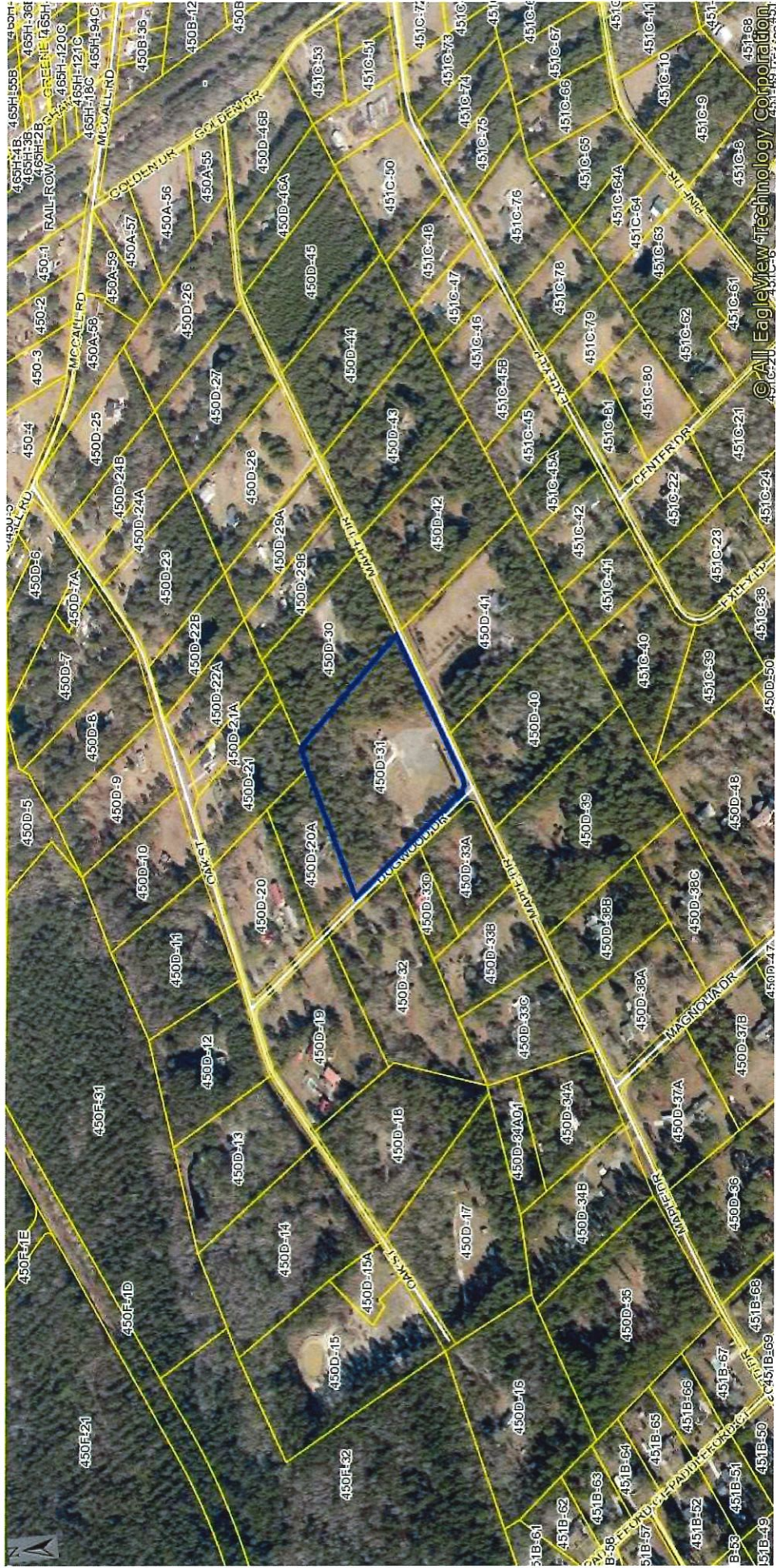
NEW LIFE CHURCH
EFFINGHAM COUNTY, GEORGIA
 prepared for:
MR. PAUL FLIPPO



36 Courtland Street, Suite B
 Statesboro, Georgia 30458
 Phone: 912-764-7722
 Fax: 912-764-6960

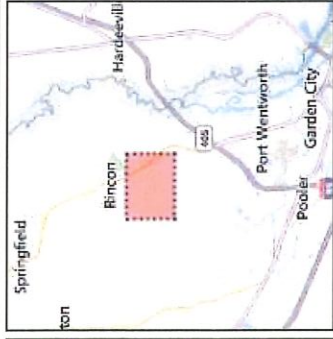


103 Dogwood Drive





103 DOGWOOD DRIVE



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.spateng.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

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 **New Life Worship Center Church – (Map # 450D Parcels # 31)** from AR-1 to AR-2 zoning.

BS

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 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?

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AZ

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH

DISAPPROVAL _____

Of the rezoning request by applicant **New Life Worship Center Church – (Map # 450D Parcels # 31)** from AR-1 to AR-2 zoning.

Yes No ? 1. Is this proposal inconsistent with the county’s master plan?

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PEH

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The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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DB

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