

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/21/22

Applicant/Agent: Kristy Canas

Applicant Email Address: annemr7@gmail.com

Phone # (912) 660-7205

Applicant Mailing Address: 348 Blandford Rd

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): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 346 Blandford Rd, Rincon GA 31326

Proposed Road Access: listing 50' access easement off Blandford Road

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

Tax Map-Parcel # 04320025 Total Acres: 6.8 Acres to be Rezoned: 1

Lot Characteristics: see plat attached; 6.8 acres to be rezoned into 5.8 acre and 1 acre lots.

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: _____

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.

rental house

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.

rental house

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

my primary home

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?

Would like the parcels separated for insurance

Purposes. Also owner would like the option to sell other home if necessary and keeping her own home.

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: Kristy Canas Date 10/21/22

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

12/7/2020, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2644 page 4-6.

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 Kristy Canas

Print Name Kristy Canas

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 21st day of October, 20 22.

Amy L Hughes
Notary Public, State of Georgia

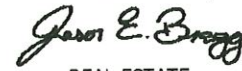
AMY L HUGHES
Notary Public, Effingham County, GA
My Commission Expires September 6, 2023

8914712675
7067927936
PARTICIPANT ID

Return Recorded Document to:
The Newberry Law Firm, PC
Post Office Box 790
Springfield, Georgia 31329

BK:2644 PG:4-6
D2020012810

FILED IN OFFICE
CLERK OF COURT
12/08/2020 02:18 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$270.00

PT-61 051-2020-003582

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF EFFINGHAM

FILE #: 2020-452

THIS INDENTURE made this 7th day of December, 2020, between **Assertive Acquisitions, Inc.**, as party of the first part, hereinunder called Grantor, and **Kristy C. Canas**, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 Grantee:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as 7.95 acres, more or less, as shown and more particularly described on that certain map or plat made by Paul D. Wilder, R.L.S. No. 1559, dated June 12, 1980 and recorded in Deed Book 711, Page 142 in the records of the Clerk of Superior Court of 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.

Less and Except the following parcel of land:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as 1.15 acres, more or less, as shown and more particularly described on that certain map or plat made by Leon A. Zipperer, Jr., R.L.S. No. 2373, dated March 27, 2001 and recorded in Plat Cabinet B125, Page E2 in the records of the Clerk of Superior Court of 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.

Also, conveyed herewith is an access easement which begins at Blandford Road as a 20 foot wide easement, but then widens to a 50-foot wide easement over and across the aforementioned 1.15 acre tract as set forth in plat of survey recorded in Plat Cabinet B125, Page E2, aforesaid records, which easement is for access and utility purposes and for the full enjoyment of the

property described herein without unreasonable interference with the full enjoyment of the
aforedescribed 1.15 acre tract.

Subject, however, to all valid restrictions, easements, and rights of way of record including but
not limited to the 50-foot wide easement referenced above.

This being the same property conveyed by Tax Sale Deed to Assertive Acquisitions, Inc., dated
May 1, 2018, recorded in Deed Book 2472, Page 298, aforesaid records and by Final Order
Pursuant to O.C.G.A. Sec. 23-3-40 to Assertive Acquisitions, Inc., dated March 26, 2020,
recorded in Deed Book 2582, Page 896, aforesaid records.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 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 by, through and under
the above named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this day and year first
above written.

ASSERTIVE ACQUISITIONS, INC.

By: _____ (Seal)

JEFF DUBE

Its: PRESIDENT

Signed, sealed and delivered this
7th day of December, 2020,
in the presence of:



Unofficial Witness

Notary Public

EDWARD L NEWBERRY JR
Notary Public, Effingham County, GA
My Commission Expires June 21, 2024

STATE OF FLORIDA)
COUNTY OF Duval)

**CORPORATE RESOLUTION OF
ASSERTIVE ACQUISITIONS, INC.**

Adopted this 4th day of December, 2020, by the Board of Directors and Shareholders of Assertive Acquisitions, Inc. (hereinafter referred to as "Corporation") organized and existing under the laws of the State of Florida.

Pursuant to the Bylaws and Articles of Incorporation of the Corporation, a special meeting of the Board of Directors and Shareholders was held on this date.

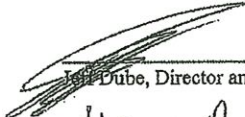
That due notice having been given, that the special meeting having been duly held and constituted pursuant to the charter and bylaws of the Corporation, all directors and shareholders being present and acting, that said meeting and resolution comply and conform in all respects with the charter and bylaws of Corporation.

BE IT RESOLVED that JEFF DUBE is hereby authorized to sell the real property located at 350 Blandford Road, Rincon, Georgia 31326 (6.8 acres, more or less) for a sales price of \$270,000.00. Said individual is further authorized to execute, without attestation, such other instruments as may be necessary or proper to consummate said transaction including and not limited to the settlement statement, owner's affidavit, and limited warranty deed. Further, Jeff Dube is authorized to receive the proceeds from the sale of the above-referenced property. The Corporate Seal affixed hereto is adopted by the Corporation for the purpose of this transaction.

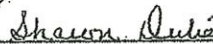
<u>Name of Officers</u>	<u>Official Title</u>
Jeff Dube	President



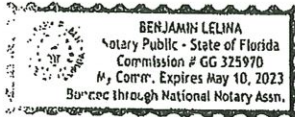
APPROVED:



 Jeff Dube, Director and Shareholder

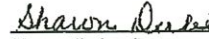


 Sharon Dube, Director and Shareholder



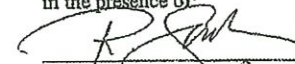
CERTIFICATE:

I certify that the foregoing Resolution was duly adopted at the time and place therein set forth, and the persons named are duly qualified as set forth therein. I further certify that all required notice of said meeting was duly given, and that said transaction fully complies with the rules and bylaws of said Corporation.




 Sharon Dube, Secretary

Signed, sealed and delivered
in the presence of

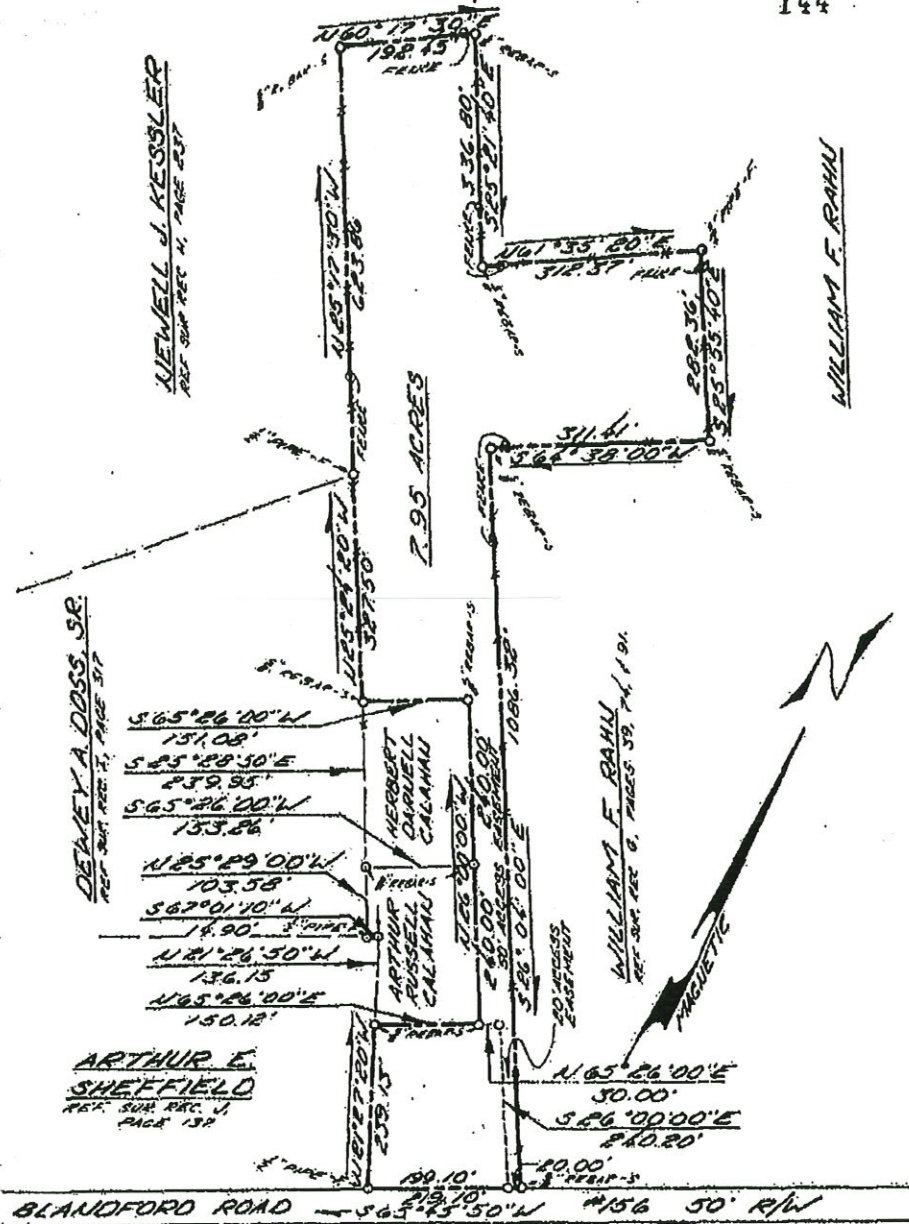


 Witness Roger Medina



 Notary Public





ERROR OF CLOSURE:

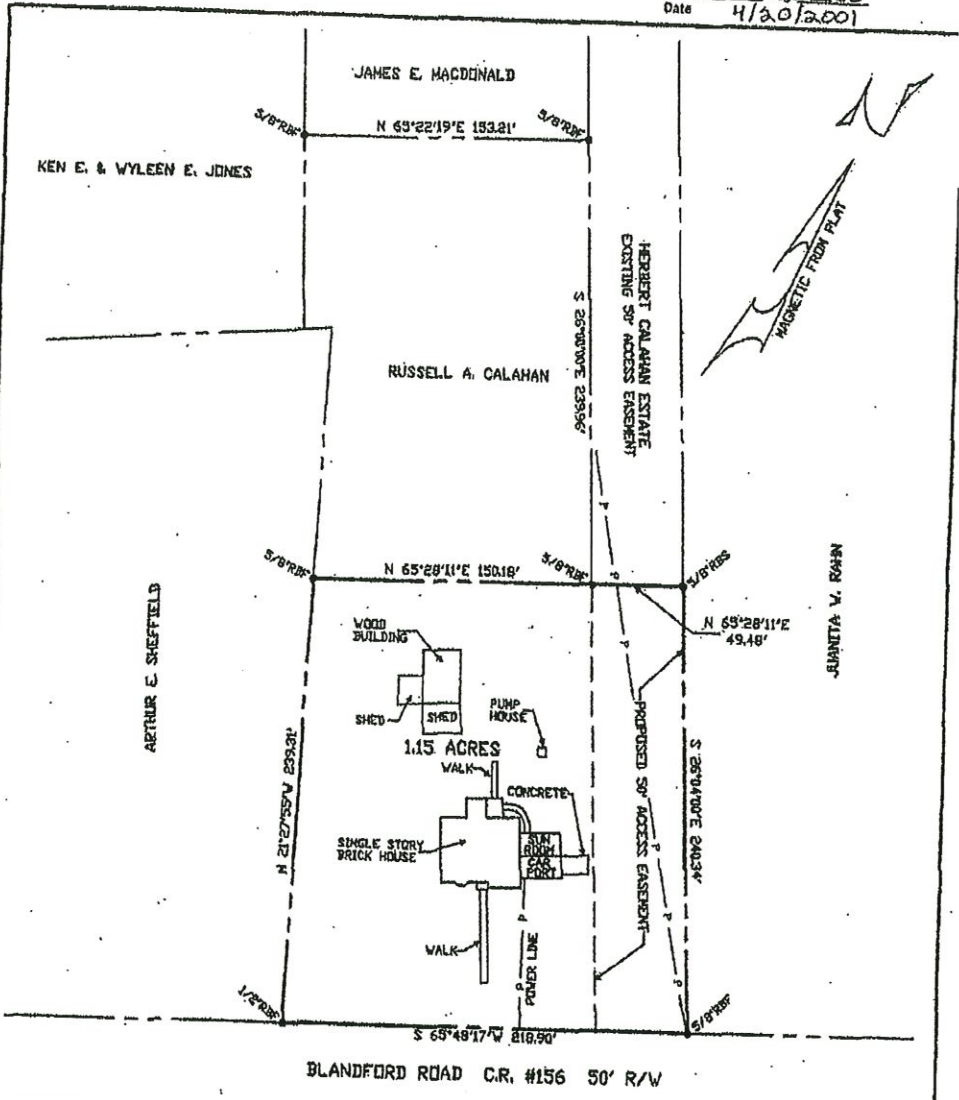
FIELD DATA 1/ 86,562
 ANGULAR ERROR 1/2\" PER Δ POINT
 PLAT CLOSURE 1/ 339,839
 ADJUSTED BY COMPASS RULE

EQUIPMENT USED:

20" TRANSIT
 ELECTRONIC DISTANCE METER

PLAT OF	
7.95 ACRES PROPERTY OF HERBERT CALAHAN	
LOCATION: <u>S. 17 D. 9,</u> <u>EFFINGHAM COUNTY, GEORGIA</u>	
SCALE: 1 INCH = 400 FEET	
DATE: <u>JULIE 18, 1980</u>	FILE NO. <u>867-2</u>
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

DB 711/142



APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Arthur E. Sheffield 3/20/01
 ZONING ADMINISTRATOR DATE



REFERENCES:
 SURVEYOR'S RECORD G, PAGE 39,74 & 91
 SURVEYOR'S RECORD H, PAGE 237
 SURVEYOR'S RECORD J, PAGE 137
 SURVEYOR'S RECORD I, PAGE 317

ERROR OF CLOSURE
 FIELD DATA 1/ 35,893
 ANGULAR ERROR 14\"/>

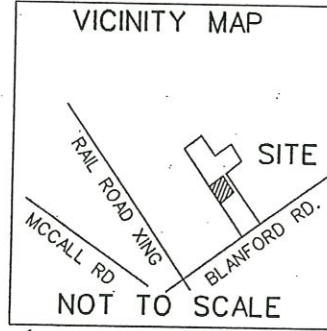


PLAT OF 1.15 ACRES DIVIDED FROM THE HERBERT CALAHAN ESTATE SURVEYED FOR JANE CALAHAN	
LOCATION G.M.D. 9, EFFINGHAM COUNTY, GEORGIA	
DATE: MARCH 27, 2001	FILE NO. 0130
WILDER, STONE & ZIPPERER LAND SURVEYORS, INC. (912) 826-5412, PO BOX 1490 RINCON, GA 31926	

B125-E2

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.



ZONING ADMINISTRATOR _____ DATE _____

04320034

04320034

04320025
N/F
KRISTY C CANAS
FORMERLY 6.8 AC
NOW 5.8 ACRES

PARCEL 1

04320021
JUANITA RAHN

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0432 0025 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. A 1.0 ACRE DIVISION FROM MAP & PARCEL 04320025

LEGEND:

- IRF 5/8" REBAR FOUND
- IRS 3/4" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE

EQUIP. USED TOTAL STATION TOPCON 303

ERROR OF CLOSURE 1:24,000 PLAT NOT ADJUSTED

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, this lot is NOT 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. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

ADOLPH N. MICHELIS Title Date 11/8/22

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

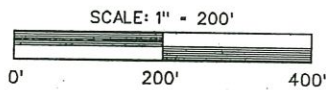
SURVEYORS CERTIFICATION

(1) 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 certificates, 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.



Adolph N. Michelis
GA. REG. LS. DC. NO. 1323 DATE: 10-12-22

REFERENCES:
DEED BK 711 PG 144
PCAB B125 B



CANAS.DGN OCT2022

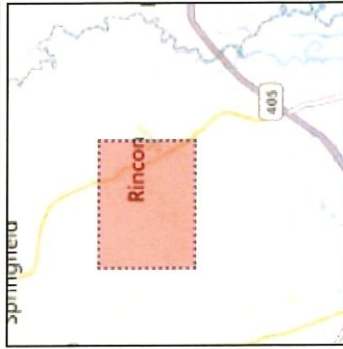
SURVEY FOR
KRISTY C CANAS

A DIVISION OF 1.0 ACRE FROM
A 6.8 ACRE TRACT. MAP &
PARCEL 04320025

LOCATED IN THE 09TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 04 OCT 2022
PLAT DRAWN 05 OCT 2022



346 BLANDFORD ROAD



- 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
 - L-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

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 **Kristy Canas – (Map # 432 Parcels # 25)** from AR-1 to AR-2 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?

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