

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 5/3/2022

Applicant/Agent: Braly Investments / Brandon Long

Applicant Email Address: jbrandonlong@gmail.com

Phone # 912-655-6724

Applicant Mailing Address: PO Box 1655

City: Springfield State: GA Zip Code: 31329

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

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: 5457 HWY 119 N

City: CLYO State: GA Zip Code: 31303

Property Location: Courthouse Road

Proposed Road Access: Courthouse Road

Present Zoning of Property: AR-1 Proposed Zoning: R-6

Tax Map-Parcel # 03900001 Total Acres: 89.87 (GIS) 96.42 (SURVEY) Acres to be Rezoned: 15.32

Lot Characteristics: wooded, undeveloped

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: _____

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

North R-1, R-6 South AR-1, AR-2 East AR-1 West AR-1

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

The property is currently wooded and undeveloped.

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

It has limited economic use as timber land. Several single family residential developments have recently been constructed in close proximity to this parcel and City of Springfield utilities are available so it would have more reasonable economic use as single family residential

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

The intended use of the property is R-6 single family residential development

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


Properties adjacent to the south and east have been being used as timberlands. Properties across Courthouse Rd have been being used as residential and timberlands. Properties adjacent to the north have recently been developed into residential communities.

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?

Several residential developments have been constructed in close proximity of this property over the last few years on surrounding properties.

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?

More residential units will increase traffic, add more taps for utilities, and potentially put more children in school, however, due to the small size of this development these increases are not considered excessive or burdensome. City of Springfield has adequate capacity to serve the development with water and sewer.

Applicant Signature: 

Date

5/5/22

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

12/29/2021, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2753 page 682.

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 F. Saman Allen

Print Name _____

Owner's signature _____

Print Name _____

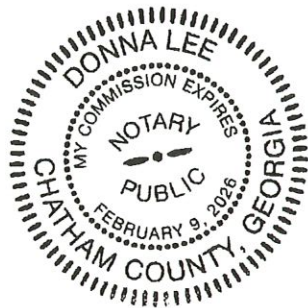
Owner's signature _____

Print Name _____

Sworn and subscribed before me this 9 day of MAY, 20 22.

Donna Lee

Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Lamar Allen, 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: BRALY INVESTMENTS

Applicant/Agent Address: PO BOX 1655

City: SPRINGFIELD State: GA Zip Code: 31329

Phone: 912-655-6724 Email: jbrandonlong@gmail.com

Owner's signature: *F. Lamar Allen*

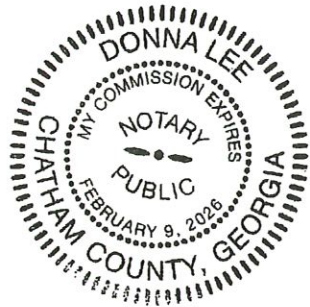
Print Name: _____

Personally appeared before me _____ (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 9 day of MAY, 20 22.

Donna Lee
Notary Public, State of Georgia



FILED IN OFFICE
CLERK OF COURT
12/29/2021 04:31 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

PT-61 051-2021-004238

8849504050
PARTICIPANT ID

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
PO BOX 385
SPRINGFIELD, GA 31329

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 29th day of December, 2021 between JAG OF EFFINGHAM COUNTY, LLC, a Limited Liability Company organized and existing under the Laws of the State of Georgia, of the FIRST PART, and F. LAMAR ALLEN of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby bargain, sell, and by these presents remise, release, and forever QUITCLAIM to the SECOND PARTY, his heirs, executors, administrators and assigns, all the right, title, interest, claim, options and demands, which the said FIRST PARTY has or may have in and to the following real estate, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing ~~Ninety-Six and Forty-Two hundredths (96.42)~~ acres, more or less, and being designated as Parcel One (1) as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the North by lands of John Charles Unlimited, LLC; on the East-Southeast by Parcel Two (2), being lands of Thomas G. Allen and by lands of Shirley B. Palmer Estate; on the South by lands of Nettles, by lands of Newton and by lads of Paulk; on the West-Northwest by Courthouse Road.

Express reference is hereby made to the plat of said lands made by Warren E. Poythress, R.L.S. #1953, dated November 28, 2021 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, Page 230, for better determining the metes and bounds of said lands herein conveyed.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said described real estate to the said SECOND PARTY so that neither the FIRST PARTY nor its successors or assigns, nor any person claiming under them shall at any time, by any means, have claim or demand or right or title to the aforesaid real estate or appurtenances, or right thereof.

IN WITNESS WHEREOF, FIRST PARTY has caused this QUITCLAIM deed to be duly executed by its appropriate officers thereto duly authorized, its corporate seal affixed and delivered these presents the day and year first above written.

JAG OF EFFINGHAM COUNTY, LLC

By: F. Lamar Allen (SEAL)
F. LAMAR ALLEN, Managing Member

By: Betty A. Sikes (SEAL)
BETTY A. SIKES, Managing Member

By: Thomas G. Allen (SEAL)
THOMAS G. ALLEN, Managing Member

Signed, sealed and delivered
In the presence of:

Wendy P. Burt
Unofficial Witness

R. Edward Reddick Jr.
Official Witness - Notary Public
lb



8849504050
PARTICIPANT ID

BK:29 PG:230-230
P2021000256

FILED IN OFFICE
CLERK OF COURT
12/22/2021 02:36 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

SURVEYOR'S CERTIFICATION

The plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATION OR REQUIREMENTS OR SUITABILITY FOR ANY USE FOR PURPOSE OF THE LAND. 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.

DATE: NOVEMBER 28, 2021
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 - Sokkia GRS2 - GPS
Topcon 303
FINAL PLAT CLOSURE = 41244

Warren E. Poythress
WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953
11-28-21
DATE TAX PARCEL - 03900001

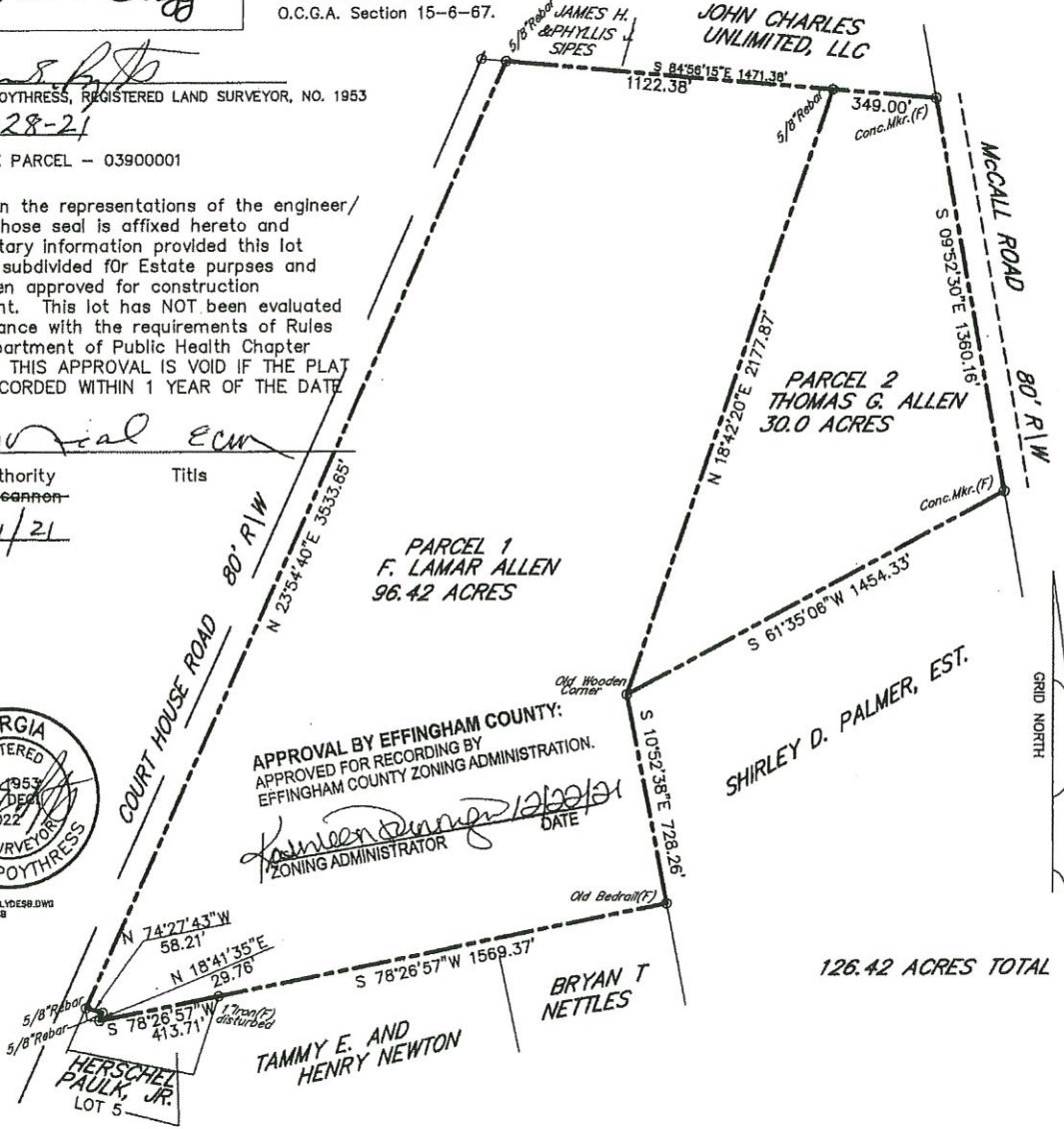
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided this lot us being subdivided for Estate purposes and is NOT been approved for construction development. This lot has NOT been evaluated for compliance with the requirements of Rules of the Department of Public Health Chapter 511-3-1. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW:

Terese Concannon
Signing Authority Titis
~~Terese Concannon~~
12/21/21
date



2:\C-D\CLYDES9.DWG
07/10/2021

APPROVAL BY EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING ADMINISTRATION.
Kathleen Dunning
ZONING ADMINISTRATOR
DATE *12/22/21*



126.42 ACRES TOTAL

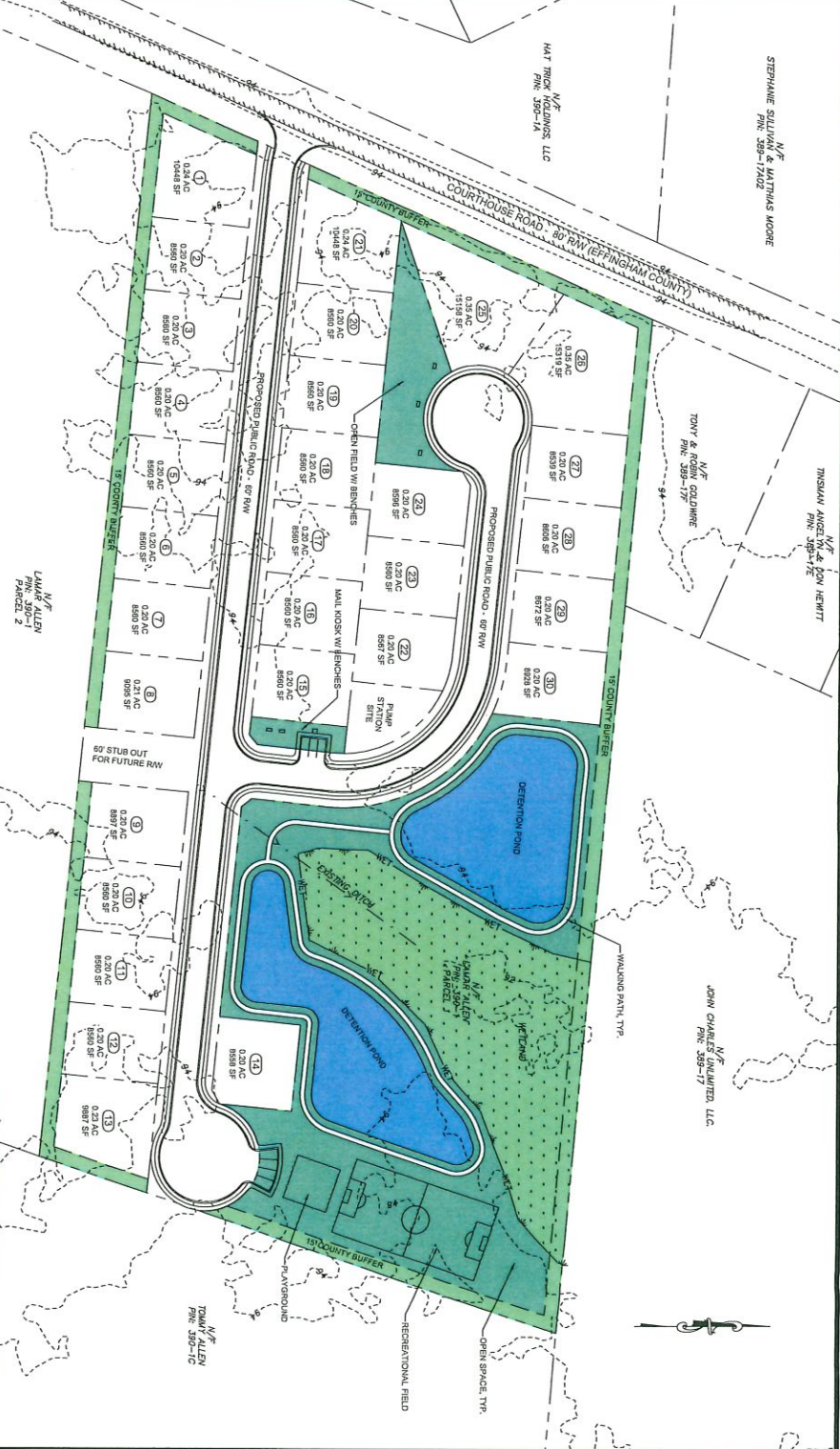


DIVISION OF
JAG OF EFFINGHAM COUNTY, LLC

LOCATED IN THE 11TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA

PROPERTY OWNER: 390-1 (PARCEL 1)
PROPERTY ADDRESS: LAMAR ALLEN (APPLICANT: BRALY INVESTMENTS)
COURTHOUSE ROAD
TOTAL PROPERTY ACREAGE: 96.42 ACRES
PARCEL 1: 15.32 ACRES
PARCEL 2: 81.10 ACRES
FLOOD ZONE: ZONE X
EX ZONING & USE: AR-1, WOODLANDS
PRE ZONING & USE: R6, SINGLE FAMILY
BUILDING SETBACKS:
FRONT: 15' STAIRS BUT NOT PORCHES MAY ENCRoACH UP TO 5' INTO FRONT SETBACK
SIDE (STREET): 15'
REAR: 25'
MAX DENSITY: 4.5 DWELLING UNITS PER ACRE
DENSITY PROVIDED: 2 DWELLING UNITS PER ACRE
MAX BUILDING HEIGHT: 35 FT
MAX LOT COVERAGE: 45%
MINIMUM LOT AREA: 8,800 SF (0.19 ACRES)
MIN LOT WIDTH AT BLDG: 60 FT

COMMON OUTDOOR OPEN SPACE REQUIRED: 15% OF NET USABLE AREA
 = 0.15 x 13.69 AC = 2.05 AC
GREENSPACE REQUIRED: 10% OF COMMON SPACE
 = 0.10 x 2.05 AC = 0.21 AC
COMMON OUTDOOR OPEN SPACE PROVIDED: 2.27 AC
GREENSPACE PROVIDED: 0.24 AC
ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF COURTHOUSE ROAD
WATER AND SEWER SERVICES TO BE PROVIDED BY CITY OF SPRINGFIELD
WETLANDS HAVE BEEN DELINEATED BY RESOURCE + LAND CONSULTANTS. CONTOUR INFORMATION
TAKEN FROM EFFINGHAM COUNTY GIS. PROPERTY LINES ARE APPROXIMATE.
BUFFER PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED.
AMENITIES: MALL KIOSK, PLAYGROUND, GRASS FIELD, PICNIC AREA
SIDEWALK REQUIREMENT:
STREETS SHALL HAVE SIDEWALKS ON ANY SIDE OF ANY STREET THAT CONTAINS HOUSES. A TREE NO
LESS THAN 2" DBH MUST BE PLANTED AT A RATE OF ONE FOR EVERY (2) HOUSES BETWEEN THE
SIDEWALK AND THE STREET.
PARKING REQUIREMENT:
(2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE-FAMILY DWELLING. THESE
SPACES CAN BE IN GARAGE, CARPORT, OR DRIVEWAY ACCESSED FROM THE FRONT OR REAR OF THE
PARCEL.



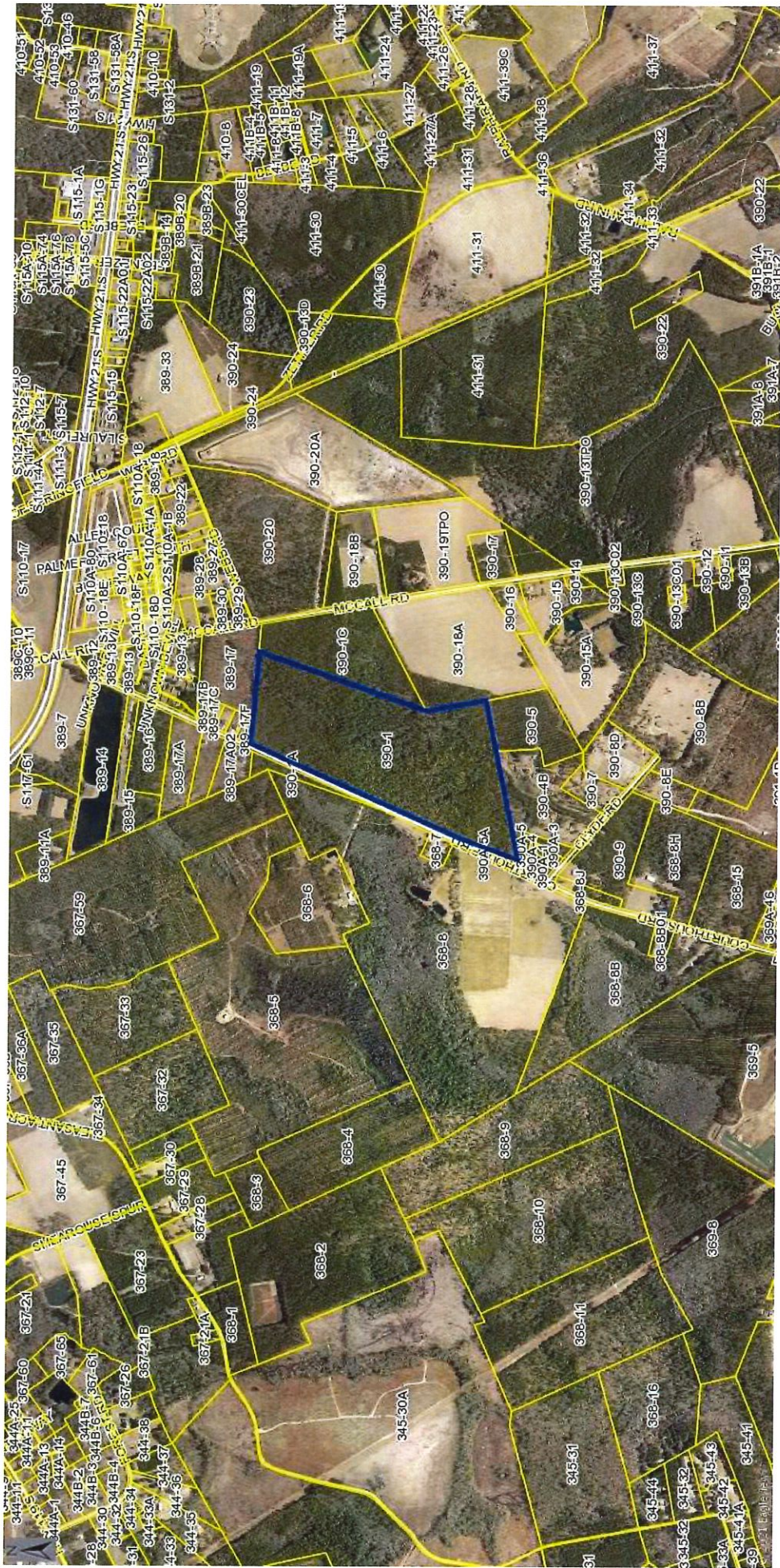
SKETCH PLAN
390-1 TRACT SUBDIVISION
COURTHOUSE ROAD
EFFINGHAM COUNTY, GA
 Prepared for:
BRALY INVESTMENTS

EMC ENGINEERING SERVICES, INC.
 27 Chatham Center S, Suite A
 Savannah, GA 31405
 P: (912) 233-6933
 F: (912) 233-4580
 www.emc-eng.com
 CIVIL ENGINE ENVIRONMENTAL
 ALBANY • ATLANTA • AUGUSTA • BRUNSWICK
 COLUMBUS • GREENVILLE • SAVANNAH
 STATESBORO • THOMASTON

NO.	BY	DATE

PROJECT NO.: 22-0050
 DRAWN BY: TGB
 SURVEYED BY: ABM
 SURVEY DATE: ABM
 CHECKED BY: ABM
 SCALE: 1" = 80'
 DATE: MAY 2022

COURTHOUSE ROAD



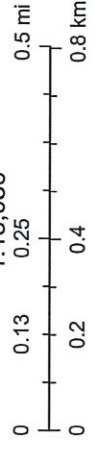
390-1 TRACT SUBDIVISION



5/18/2022, 2:53:05 PM

- Municipal Boundaries
- Roads
- Future Land Use - Plan Date 10/1/2019
- Agriculture
- Commercial
- Conservation/Recreation
- Residential
- Transportation/Utilities
- Undeveloped

1:18,056



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

390-1 TRACT SUBDIVISION



5/18/2022, 2:50:56 PM

- Municipal Boundaries
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-3
- R-4
- R-6
- B-1
- B-2
- B-3
- Other

1:18,056

0 0.13 0.25 0.4 0.5 mi

0 0.2 0.4 0.8 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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 _____

A2

Of the rezoning request by applicant **Braly Investments as Agent for Lamar Allen – (Map # 390 Parcel # 1)** from AR-1 to R-6 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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APPROVAL REH DISAPPROVAL _____

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REH

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CHECK LIST:

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APPROVAL X DISAPPROVAL _____

Of the rezoning request by applicant **Braly Investments as Agent for Lamar Allen – (Map # 390 Parcel # 1)** from AR-1 to R-6 zoning.

RT

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____ DISAPPROVAL _____

DB

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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