

**ATTACHMENT A - CONDITIONAL USE APPLICATION**

Application Date: May 10, 2022

Applicant/Agent: Linda Sims

Applicant Email Address: lsims@cci-sav.com

Phone # 912-200-3041

Applicant Mailing Address: 1480 Chatham Parkway, Suite 100

City: Savannah, State: GA Zip Code: 31405

Property Owner, if different from above: Eric Edwards / K & M Effingham Properties, LLC  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): eedwards@actionohd.com

Phone # 912-659-8352

Owner's Mailing Address: P.O. Box 249

City: Rincon, State: GA Zip Code: 31326

Property Location: 1204 Mill Pond Rd. Rincon, GA 31326

Present Zoning of Property I-1 Tax Map-Parcel # 04460007C Total Acres 7.01  
Rezoning to B-3 application submitted 5-10-2022

**CONDITIONAL USE REQUESTED:**

Section 3.15A – Residential Business  
*See Section 3.15A for requirements*

Section 3.15B – Rural Business  
*See Section 3.15B for requirements*

X OTHER (provide relevant section of code): Section 5.11.2

Reason: Conditional Uses in the B-3 Highway Commercial district - Automotive paint/body shops

How does request meet criteria of Section 7.1.6 (see Attachment C): The requested conditional use is for painting and repair of aviation parts and will not be as intensive use as a automotive body shop.

Applicant Signature:  Date 5-10-22

**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

8/25/2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2719 page 270-270.

I hereby certify that I am the owner of the property being proposed for Conditional Use 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 *E. S. Edwards*

Print Name ERIC S. EDWARDS

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 10th day of May, 2022.

*Emily Greene*  
Notary Public, State of Georgia



**AUTHORIZATION OF PROPERTY OWNER**

I, Eric Edwards, 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: Linda Sims / Coleman Company, Inc.

Applicant/Agent Address: 1480 Chatham Parkway, Suite 100

City: Savannah, State: GA Zip Code: 31405

Phone: 912-200-3041 Email: lsims@cci-sav.com


Owner's signature 

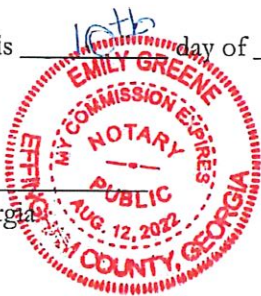
Print Name ERIC S. EDWARDS

Personally appeared before me Eric Edwards (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 10th day of may, 20 22.

  
Notary Public, State of Georgia





8914712675  
7067927936  
PARTICIPANT ID  
Return Recorded Document to:  
The Newberry Law Firm, PC  
129 N. Laurel Street  
Post Office Box 790  
Springfield, Georgia 31329

**BK:2719 PG:270-270  
D2021010486**

FILED IN OFFICE  
CLERK OF COURT  
08/25/2021 02:21 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$140.00

PT-61 051-2021-002853

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

FILE #: 2021-212

**THIS INDENTURE** made this 25th day of August, 2021, between N & W Enterprises, LLC, A Georgia Limited Liability Company, as party of the first part, hereinafter called Grantor, and K & M Effingham Properties, LLC, A Georgia Limited Liability Company, 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 Parcel 3 (7.01 acres, more or less), as shown and more particularly described on that certain map or plat made by Adolph M. Michelis, R.L.S. No. 1323, dated July 16, 2021 and recorded in Plat Book 29, Page 130 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.

Subject, however, to all valid restrictions, easements, and rights of way of record.

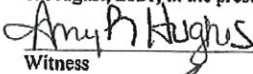
This being a portion of the property conveyed by Warranty Deed from Weston Enterprises, Inc. and Thomas Neidlinger Logging, Inc. to N&W Enterprises, LLC, dated June 8, 2006, recorded in Deed Book 1465, Page 25, aforesaid records.

**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 Grantor's hand and seal this day and year first above written.

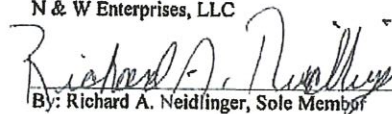
Signed, sealed and delivered this 25<sup>th</sup> day  
of August, 2021, in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public

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

N & W Enterprises, LLC

  
\_\_\_\_\_  
By: Richard A. Neidlinger, Sole Member

8914712675  
7067927936  
PARTICIPANT ID  
Return Recorded Document to:  
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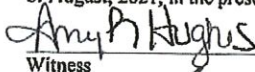
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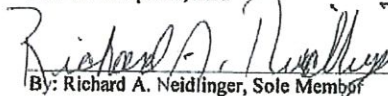
Signed, sealed and delivered this 25<sup>th</sup> day  
of August, 2021, in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public

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

N & W Enterprises, LLC

  
\_\_\_\_\_  
By: Richard A. Neidlinger, Sole Member





