

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 10/14/22

Applicant/Agent: Ernest Zipperer

Applicant Email Address: ernestzipperer52@gmail.com

Phone # 912-213-9308

Applicant Mailing Address: 1790 Blue Jay Rd

City: Rincon State: GA Zip Code: 31326

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

Owner's Email Address (if known): same

Phone # same

Owner's Mailing Address: same

City: _____ State: _____ Zip Code: _____

Property Location: ~~1886 Blue Jay Rd~~ ^{835 Horsepen Road} Guyton, GA 31312

Proposed Road Access: Blue Jay Rd

Present Zoning of Property: ~~AR1~~ Proposed Zoning: AR1

Tax Map-Parcel # 394-14⁵ Total Acres: ~~10.03~~ ^{80.90} Acres to be Rezoned: ~~10.03~~ ^{80.90}

Lot Characteristics: agricultural and residential

WATER

Private Well
 Public Water System

SEWER

Private Septic System
 Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: tax purposes (tax combination with 394-14)

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

North RI South RI East RI West RI

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

agricultural and residential

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

no

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

no change

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

agricultural and residential

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?

continue residential and agricultural use

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: Ernest Zipper Date 10/14/22

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

12/27/2019, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1906 page 178.

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 Ernest W. Zipperer

Print Name Ernest W. Zipperer

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 14th day of October, 20 22.

Kathleen Erin Dunnigan
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Ernest W. Zipperer, 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: Judith D. Zipperer

Applicant/Agent Address: 1886 Blue Jay Road

City: Guyton State: Ga Zip Code: 31312

Phone: 912-655-5839 Email: Judith Z 46@aol.com

Owner's signature Ernest W. Zipperer

Print Name Ernest W. Zipperer

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 _____ day of _____, 20 _____.

Notary Public, State of Georgia

After recording return to:
THE RATCHFORD FIRM
P.O. Box 1039, Springfield, Georgia 31329
STATE OF GEORGIA

19-558

COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of December, 2019, between **CHAD W. ZIPPERER AND CODY E. ZIPPERER**, residents of the State of Georgia, as Party of the first part, hereinafter called Grantor, and **ERNEST W. ZIPPERER**, resident of the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto the said Grantee, its successors and/or assigns, all of his/her right, title, and interest in and to the following described property, to wit:

All that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Six and Two Hundredths (6.02) acres, more or less, and being known and designated as Parcel Four (4) as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the southwest, northwest and northeast by Parcel 3, as shown on said plat hereinafter referred to and on the southeast by Blandford Public Road.

This being a portion of the property conveyed by William H. Zipperer to Chad W. Zipperer and Cody E. Zipperer as evidenced by that certain Deed dated October 26, 1990 and recorded in Deed Book 285, page 644, aforesaid records

SUBJECT TO any valid easements, restrictive covenants and public rights-of-way of record.

Said property has a current (2019) property tax identification number in the Office of the Tax Assessor of Effingham County, Georgia of 03940-014-000.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Signed this 27th day of December, 2019
in the presence of:

[Signature]
WITNESS

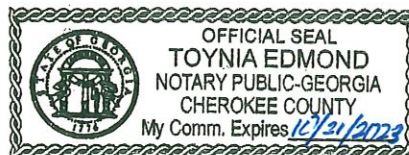
[Signature]
NOTARY PUBLIC

Commission Expires: 10/21/2023

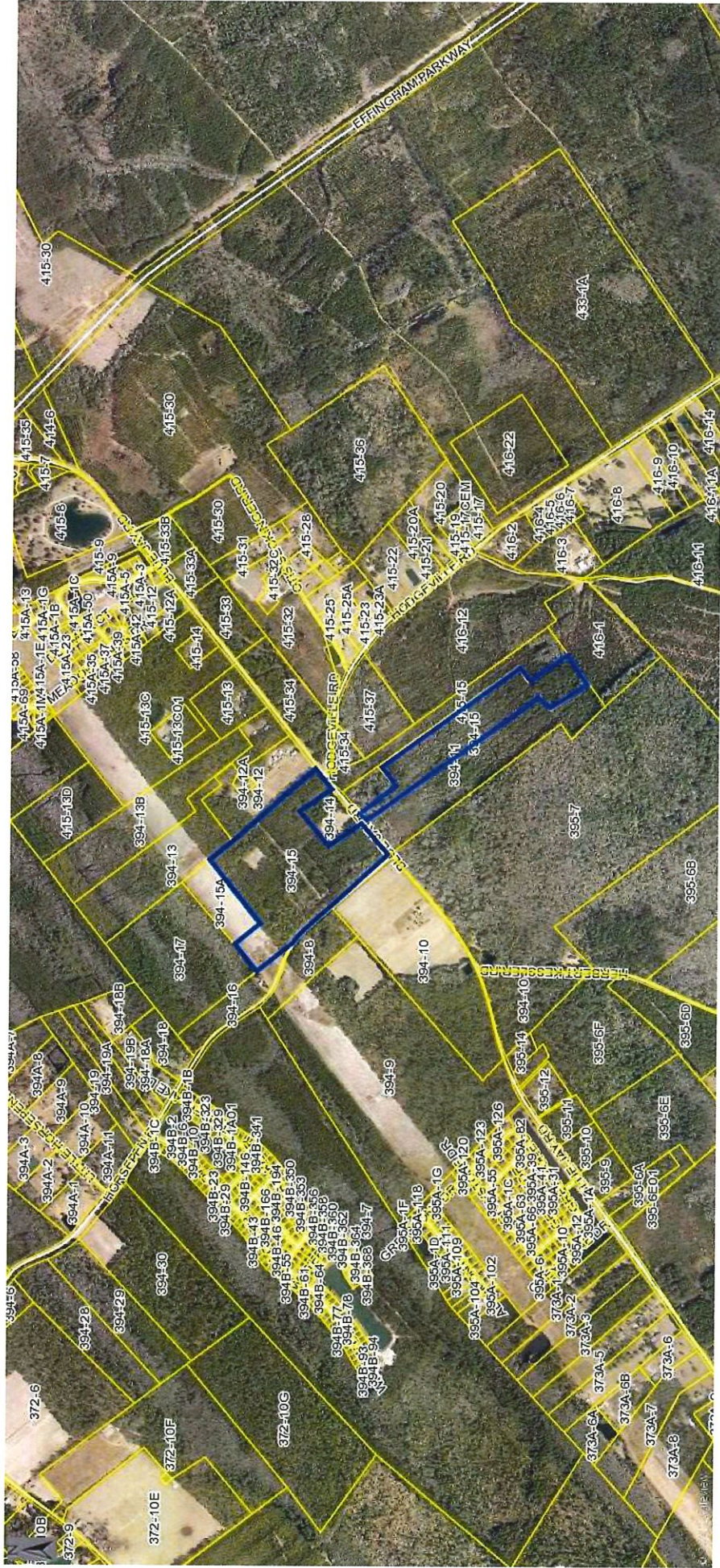
(Affix Notary Seal)

[Signature] (SEAL)
CHAD W. ZIPPERER

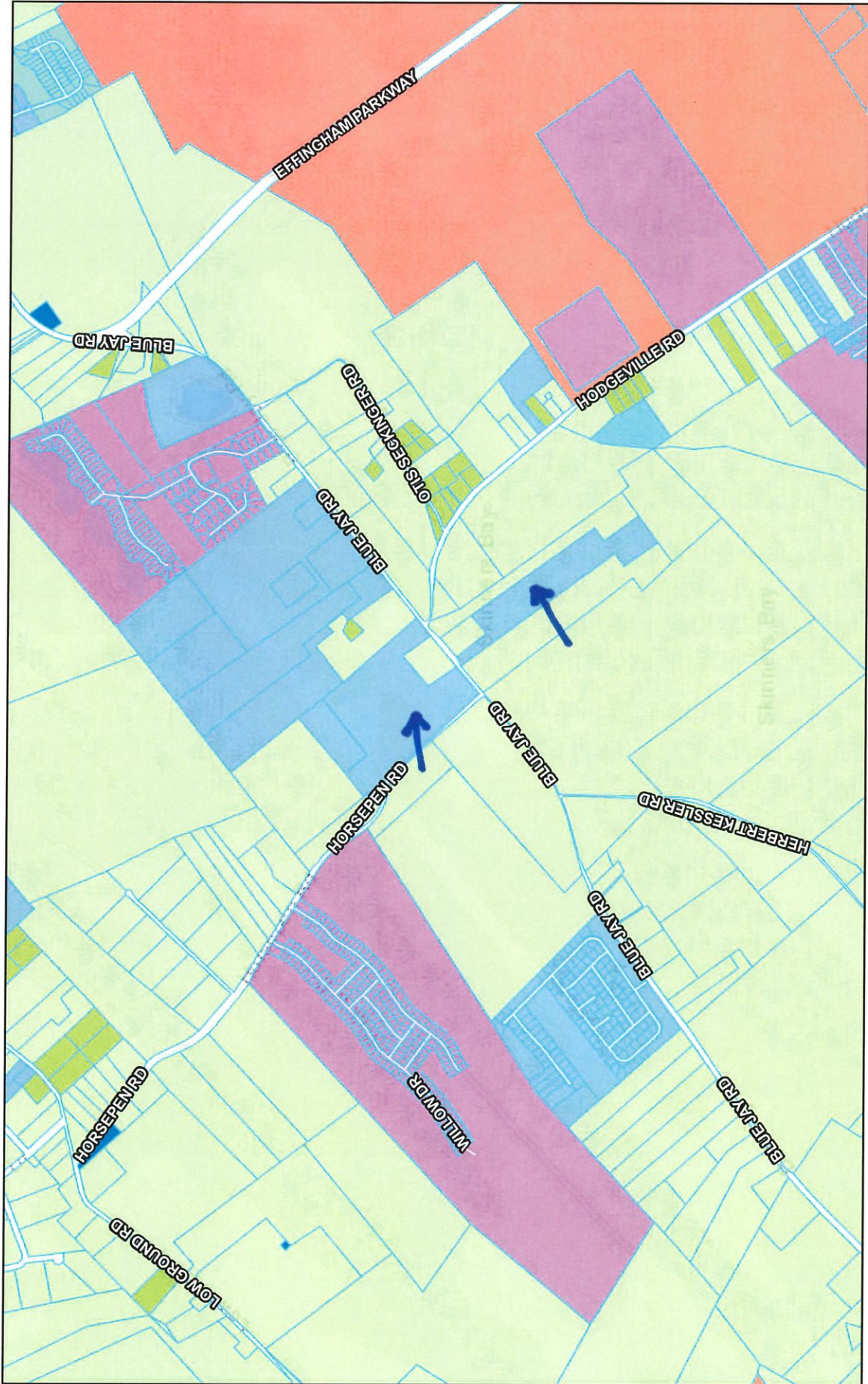
[Signature] (SEAL)
CODY E. ZIPPERER



394-15



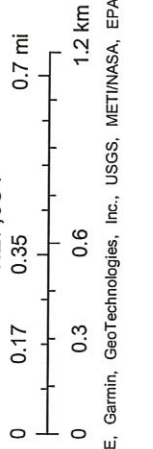
394-15



11/18/2022

- Tax Parcel Labels Effingham County Zoning
- AR-1
 - AR-2
 - R-1
 - R-6
 - B-2
 - B-3
 - I-1
 - PD
- Tax Parcels
- Roads

1:27,084



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA

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 PEH

DISAPPROVAL _____

Of the rezoning request by applicant **Ernest Zipperer – (Map # 394 Parcel# 15)** from **R-1** to **AR-1** zoning.

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

Yes — ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes — ? 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 — ? 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 — ? 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 — ? 8. Do other conditions affect the property so as to support a decision against the proposal?

PEH

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APPROVAL ✓

DISAPPROVAL

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DB

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AZ

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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- 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?
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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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BKS. 11/21/22.