

**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 Road

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Ernest Zipperer  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): ernestzipperer52@gmail.com

Phone # 912-213-9308

Owner's Mailing Address: 1790 Blue Jay Rd

City: Rincon State: GA Zip Code: 31326

Property Location: 1790 Blue Jay Rd Rincon, GA 31326

Proposed Road Access: Blue Jay Rd

Present Zoning of Property: AR2 ARI Proposed Zoning: AR1 AR2

Tax Map-Parcel # 394-12X Total Acres: 14.82 Acres to be Rezoned: 1.10

Lot Characteristics: home

**WATER**

Private Well

Public Water System

If public, name of supplier: \_\_\_\_\_

**SEWER**

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: tax purposes (combine with 394-12A)

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

North AR1 South AR1 East AR1 West AR1

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

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 Zipperer 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

8-12-22, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 1830 page 327.

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 Ernest W. Zipperer

Print Name Ernest W Zipperer

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

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

Sworn and subscribed before me this 14<sup>th</sup> day of October, 20 22.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia



PT-01051-2019-003523

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 27<sup>th</sup> day of December, 2019, between **CODY ERNEST ZIPPERER AND CHAD WILLIAM 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 lot, tract and parcel of land situate, lying and being in the 9<sup>th</sup> G.M. District, Effingham County, Georgia, containing 4.00 acres, more or less, known as Parcel 5 B-2, that is shown and more particularly described by the plat of survey made by Jeffrey Wayne Mock, R.L.S. #2992, dated December 6, 2008, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Cabinet D, slide 39C-1, which is incorporated into this description by specific thereto.

This being a portion of the property conveyed by Ernest W. Zipperer to Cody Ernest. Zipperer and Chad William. Zipperer as evidenced by that certain Deed dated December 23, 2009 and recorded in Deed Book 1906, page 178, 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-CUV.

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 27<sup>th</sup> day of December, 2019  
in the presence of:

See attached (SEAL)  
CODY ERNEST ZIPPERER

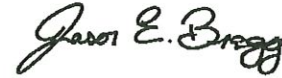
Chad William Zipperer (SEAL)  
CHAD WILLIAM ZIPPERER

Kylie Bechal  
WITNESS  
Catherine J. Jones  
NOTARY PUBLIC

Commission Expires: 8/25/21



FILED IN OFFICE  
CLERK OF COURT  
09/21/2022 10:42 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



PT-61 051-2022-002833

3883633903  
PARTICIPANT ID

After recording return to:  
The Ratchford Firm  
P.O. Box 1039,  
Springfield, GA 31329

File No.

STATE OF GEORGIA )  
 )  
COUNTY OF EFFINGHAM )

QUITCLAIM DEED

THIS INDENTURE, made this 12<sup>th</sup> day of August, 2022 between Chad William Zipperer of Effingham County, Georgia (collectively, hereinafter referred to as "Grantor"), as party or parties of the first part, and Ernest W. Zipperer, of Effingham County, Georgia, as party or parties 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).

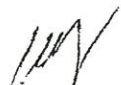
WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto the said Grantee, his heirs, executors, administrators and assigns, all of his right, title, and interest in and to the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 1.10 acres, more or less, that is shown and more particularly described by the plat of survey made by Jeffrey Wayne Mock, R.L.S. #2992, dated November 19, 2008, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D, slide 17 E-1, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Ernest W. Zipperer and Sharon Z. Robinson to Chad William Zipperer as evidenced by that certain Deed of Gift dated December 30, 2008 recorded in Deed Book 1830, page 327, aforesaid records.

SUBJECT HOWEVER to all restrictive covenants, easements and rights of way of record.

TOGETHER with non-exclusive rights in and to the full enjoyment of that certain Sixty (60) foot wide road easement shown on the aboverferenced plat running from



Blandford Road & Blue Jay Road to the easternmost property line of the 1.10 acre tract as shown and described in Plat Cabinet D, Slide 17 E-1, said easement conveyed hereunder for the purpose of ingress, egress and for the location of any and all utility installations benefiting the said property and maintenance of same.

Said property has a current property tax identification number of 03940012A00 with a street address of 1794 Blue Jay Road, Guyton, Georgia, 31312.

AND ALSO, All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 9.00 acres, more or less, known as Parcel 3B, that is shown and more particularly described by the plat of survey made by Jeffrey Wayne Mock, R.L.S. #2992, dated December 6, 2008, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D, slide 39C-1 which is incorporated into this description by specific reference thereto.

Together with a right of way at all points being 60 feet in width and extending westerly from the easternmost boundary line as shown on the hereinreferenced plat extending east and north from the 1.10 acre tract shown and more particularly described on that certain plat recorded in Plat Cabinet D, Slide 17 E-1, all as shown on the certain plat dated December 6, 2008, it being the intention of both Grantors to convey this property in fee simple to Grantee so as to connect the smaller 1.10 acre and the above referenced Parcel 3 B in fee simple and to convey all interest of Grantor, except as reserved in said 60 foot strip such that Grantee is the owner in fee simple of the described 60 foot right of way.

**SUBJECT HOWEVER** to all restrictive covenants, easements and rights of way of record.

**TOGETHER** with non-exclusive rights in and to the full enjoyment of that certain Sixty (60) foot wide road easement shown on the abovereferenced plat running from County Road 156 (Blandford Road) to the southeasternmost property line of the 1.10 acre tract as shown and described in Plat Cabinet D, Slide 17 E-1, said easement conveyed hereunder for the purpose of ingress, egress and for the location of any and all utility installations benefiting the said property and maintenance of same.

**RESERVING** unto Grantor the right of easement over, across, and under the said 60 foot right of way for any and all purposes.

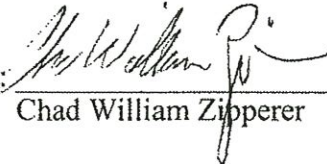
Said property has a current property tax identification number 03940015A00.

**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.

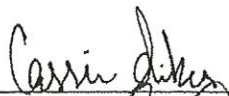


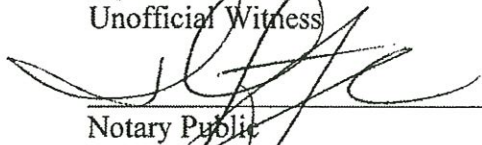
IN WITNESS WHEREOF, said GRANTOR has signed and sealed this Deed, the day and year first above written.

\*\*\*Title Not Examined by Scrivener\*\*\*

By:  (SEAL)  
Chad William Zipperer

Signed, sealed and delivered this 12<sup>th</sup>  
day of August, 2022, in the presence of:

  
Unofficial Witness

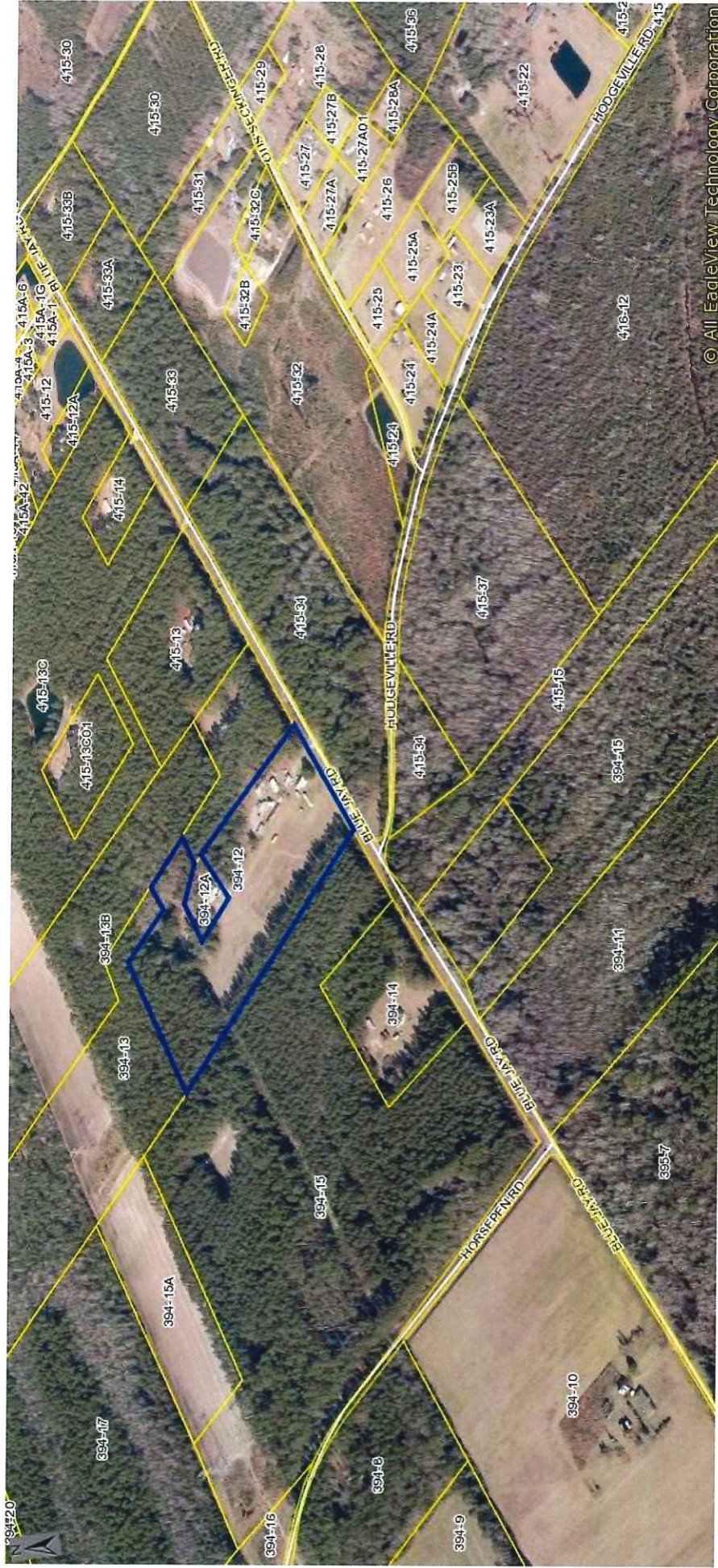
  
Notary Public

My Commission Expires:

[NOTARY SEAL]

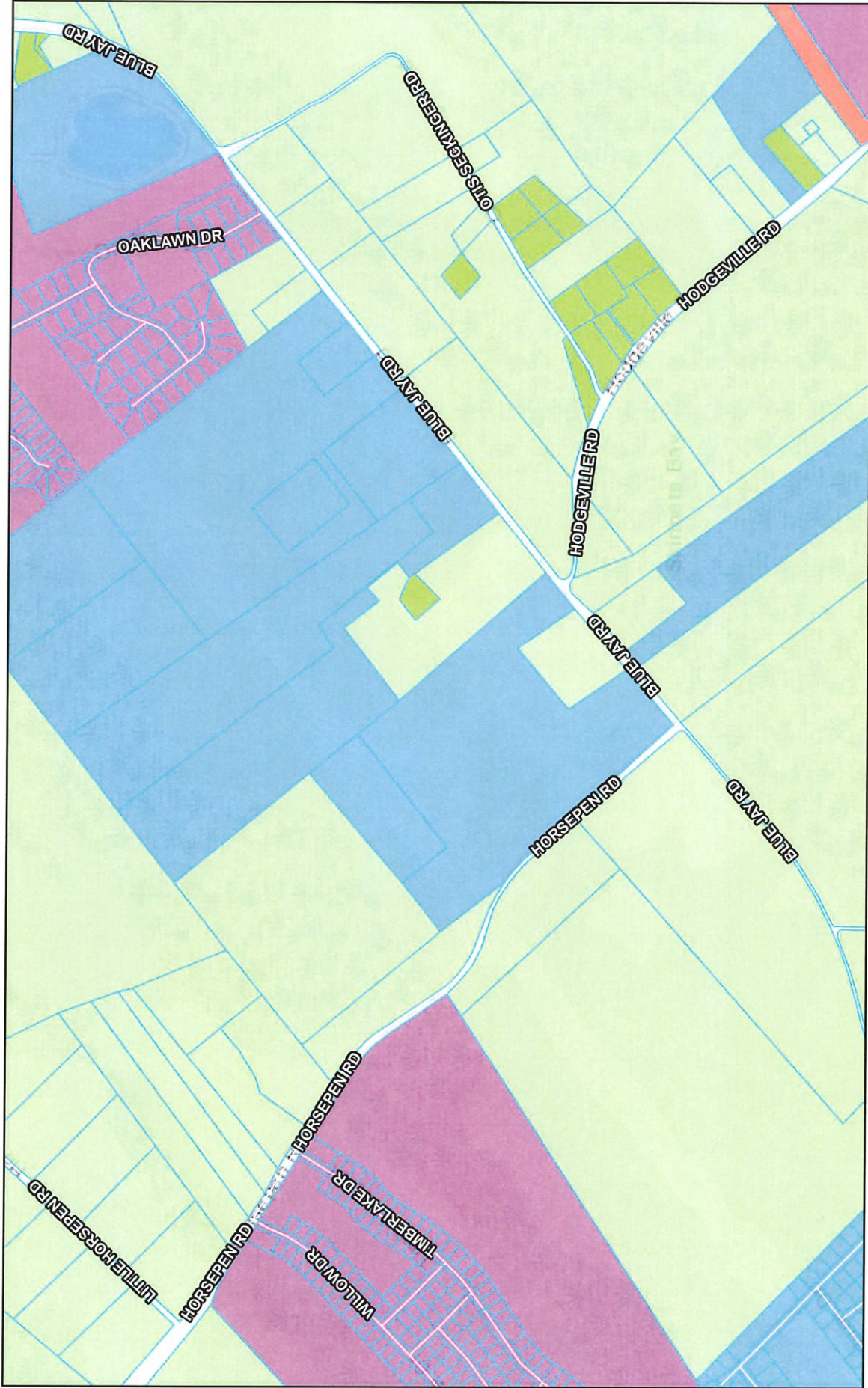


# 394-12





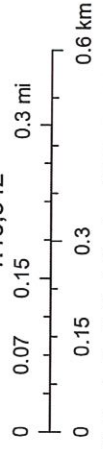
394-12



11/18/2022

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

1:13,542



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# 12)** 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?

PEH

EFFINGHAM COUNTY REZONING CHECKLIST

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APPROVAL

DISAPPROVAL

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Yes  No?  8. Do other conditions affect the property so as to support a decision against the proposal?

DB

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APPROVAL  \_\_\_\_\_ DISAPPROVAL \_\_\_\_\_



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- Yes  No  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
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- Yes  No  8. Do other conditions affect the property so as to support a decision against the proposal?

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AR

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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11/21/22

BKS.