

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 1/30/22

Applicant/Agent: Steven Reid

Applicant Email Address: areid1525@gmail.com

Phone # 912-433-0408

Applicant Mailing Address: 131 Buckskin Ct.

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: PAUL E. BRUNER Paul E Bruner  
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): p44bruner@windstream.net

Phone # 912 425-9719

Owner's Mailing Address: 205 Pitts Rd.

City: Newington State: GA Zip Code: 30446

Property Location: 205 Pitts Rd.

Proposed Road Access: Pitts Rd.

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

Tax Map-Parcel # 244-9 Total Acres: 10.75 Acres to be Rezoned: .8

Lot Characteristics: vacant

**WATER**

NA Private Well

NA Public Water System

**SEWER**

NA Private Septic System

NA Public Sewer System

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

Justification for Rezoning Amendment: Expand existing property

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

North AR-2 South AR-2 East AR-2 West AR-1

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

Property is unused

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.

Pasture for horses (combination with 244-11)

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

Other property will have a house with utilities on it.

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?

No change

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:



Date

1/30/22

**AUTHORIZATION OF PROPERTY OWNER**

I, Paul E. Bruner, 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: Steven Reid

Applicant/Agent Address: 131 Buckskin Ct.

City: Guyton State: GA Zip Code: 31312

Phone: 912-433-0408 Email: \_\_\_\_\_

Owner's signature [Signature]

Print Name Steven Reid

Personally appeared before me Paul E. Bruner (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 16<sup>th</sup> day of March, 20 22.

Kathleen Erin Dunning  
Notary Public, State of Georgia





**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

November 22, 2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2753 page 632-633

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 Paul E. Bruner

Print Name PAUL E. BRUNER

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

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

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

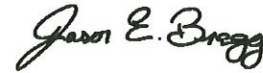
Print Name \_\_\_\_\_

Sworn and subscribed before me this 16<sup>th</sup> day of March, 20 22.

Kathleen Erin Dunning  
Notary Public, State of Georgia



FILED IN OFFICE  
CLERK OF COURT  
12/29/2021 03:03 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



3883633903  
PARTICIPANT ID

Return Recorded Document to:  
THE RATCHFORD FIRM  
1575 Highway 21 S  
Springfield, GA 3329

21-9216

PT-61 051-2021-004232

STATE OF GEORGIA,  
COUNTY OF EFFINGHAM

**JOINT TENANCY WITH SURVIVORSHIP  
GIFT DEED**

This Indenture made this 22 day of **November, 2021** between **PAUL E. BRUNER**, of the County of Effingham, State of Georgia, as party of the first part, hereinafter called "Grantor", and **SUE ANNE BRUNER and PAUL E. BRUNER**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called "Grantees" (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the love and affection they have for Grantees and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, have granted, given, conveyed and confirmed, and by these presents do grant, give, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that certain lot, tract, or parcel of land to situate, lying and being in the 12th G.M. District, Effingham County, Georgia, containing Nine and Ninety-Five Hundredths (9.95) acres, more or less, known and designated as Parcel 1, that is shown and more particularly described by a plat of survey made by Paul D. Wilder, R. L. S. 1559, dated August 17, 1982 recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia and Plat Record Book 15, page 206, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by ROC Enterprises, Inc. to Paul E. Bruner, as evidenced by that certain Warranty Deed dated April 5, 2004, recorded in Deed Book 1102, page 82, aforesaid records.

Said parcel being more commonly known as 205 Pitts Rd, Newington, GA 30446, and having Parcel Number 02440009, as recognized by the Effingham County Tax Assessor.

Subject However to all restrictive covenants, easements and rights of way of record.

\*\*\*TITLE NOT EXAMINED BY SCRIVENER\*\*\*

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises and all indebtedness secured by said property.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

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

Paul E. Bruner (Seal)  
PAUL E. BRUNER

Signed, Sealed, and Delivered  
this 22 day of November, 2021  
in the presence of:

[Signature]  
Unofficial Witness

Aimee Ecker  
Notary Public  
My commission expires \_\_\_\_\_

(Notary Public Seal Affixed)







## Coastal Health District

Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350

Springfield, Georgia 31329

Phone: 912-754-6850 | Fax: 912-754-0078

April 5, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
Steven Reid  
205 Pitts Road, Newington GA 30446  
Pin: 244-9  
Total Acres: 10.75 Acres to be rezoned: 10.75

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to AR-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the 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.



***We Protect Lives.***

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

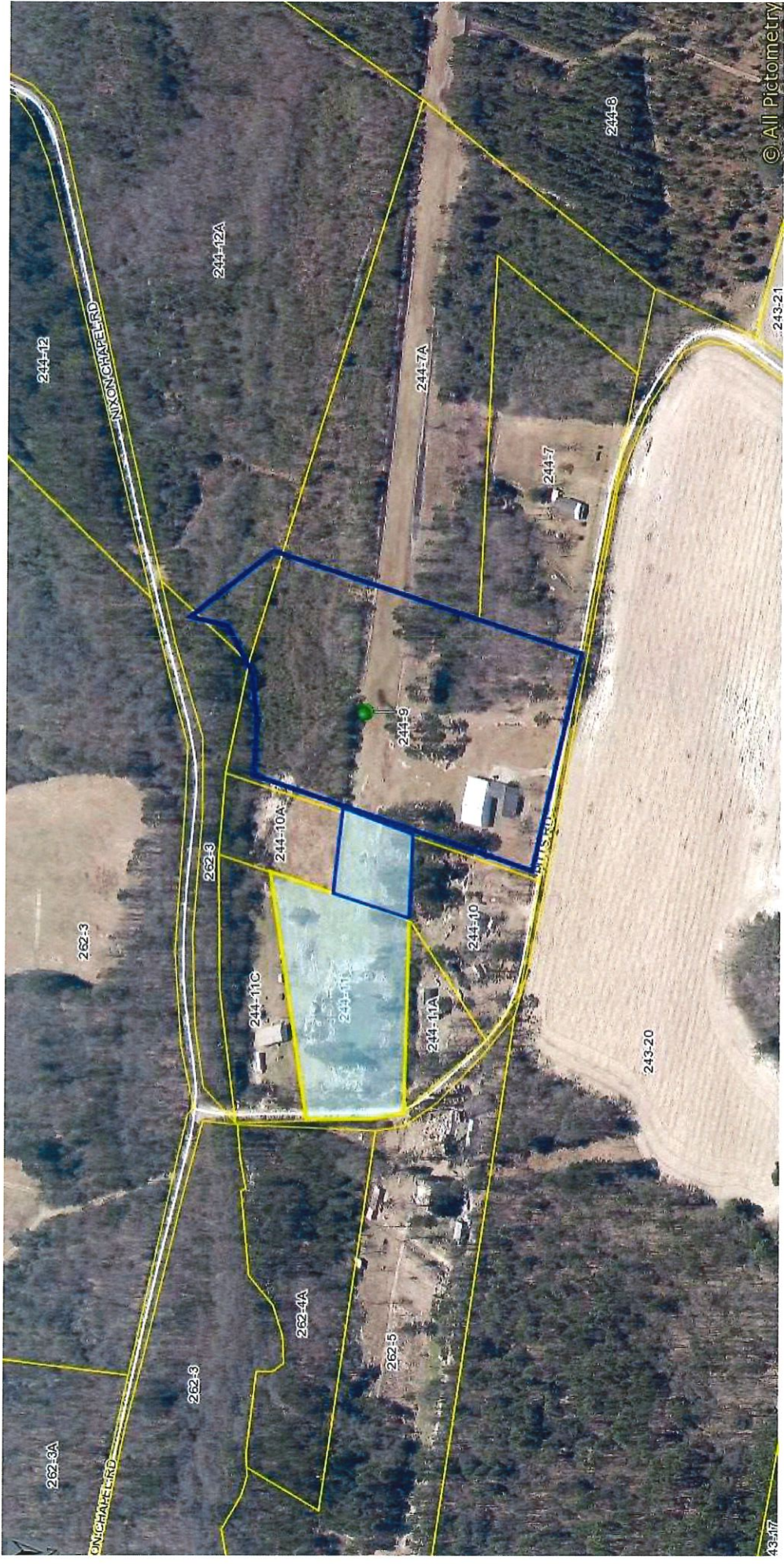
Sincerely,



Darrell M. O'Neal, MPA  
Environmental Health County Manager  
Effingham County Health Department

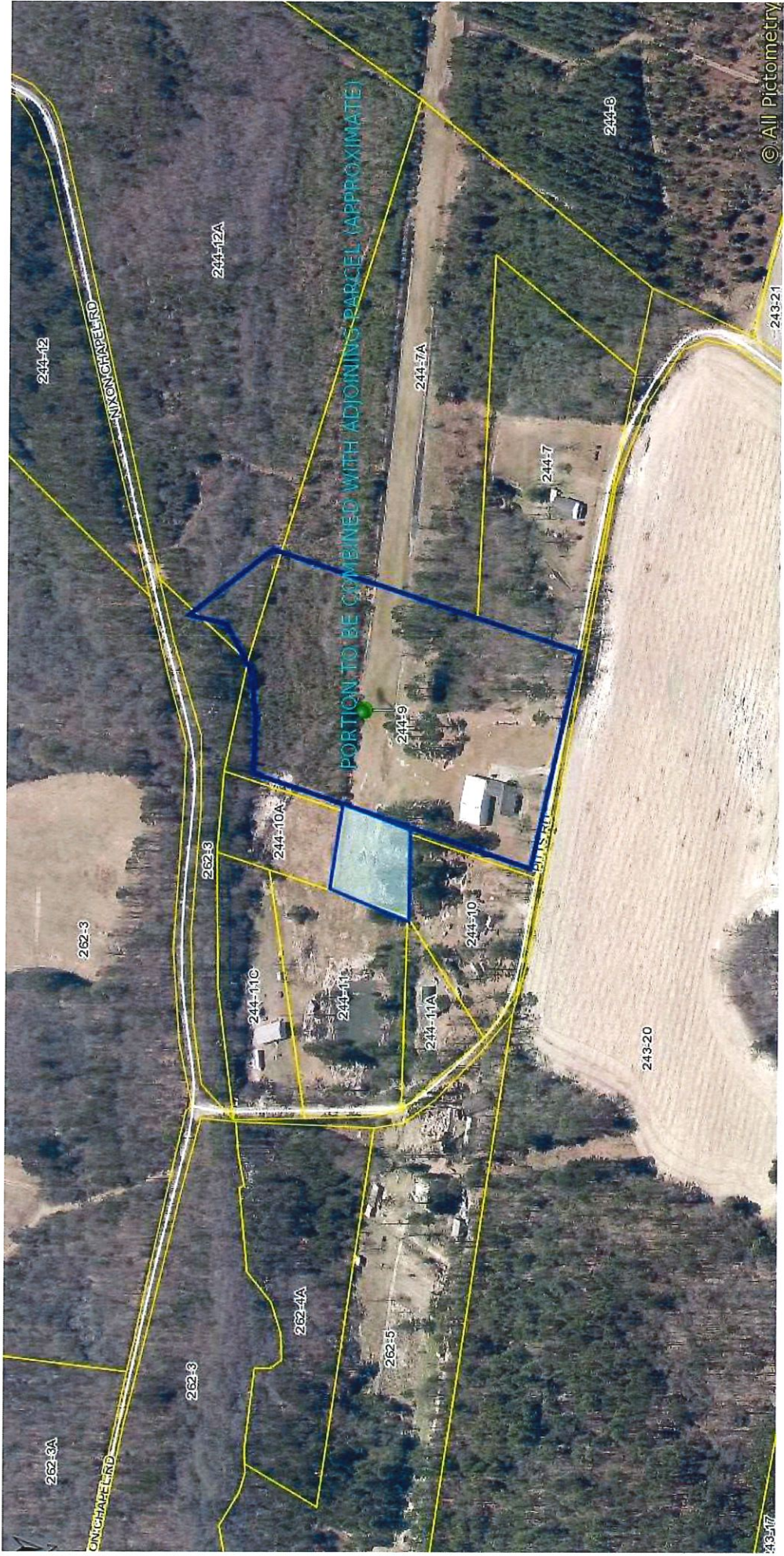


**Approximately .8 acres (shaded blue) to be combined with 244-11 (shaded yellow)**





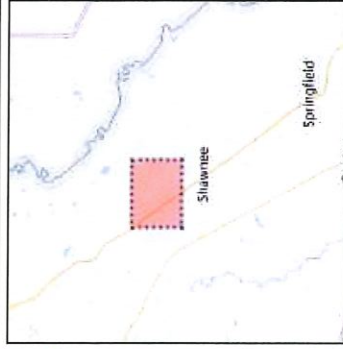
# 205 PITTS ROAD







# 205 PITTS 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
  - I-1
  - FH
  - CP
  - PD
  - Other
- Road Names
- Road Centerlines

This map is a user generated static output from [rightspot.com](https://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**

16 Mar, 2022





DB

9.5

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 **Steven Reid** as Agent for **Paul E. Bruner** – (**Map # 244 Parcel # 9**) 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?

EFFINGHAM COUNTY REZONING CHECKLIST

RT

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CHECK LIST:

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APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Steven Reid** as Agent for **Paul E. Bruner** – (Map # 244 Parcel # 9) 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?

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APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

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- AZ
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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL   *JST*   DISAPPROVAL \_\_\_\_\_

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Yes   No  ? 7. Are nearby residents opposed to the proposed zoning change?

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*PEH*

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X. DISAPPROVAL \_\_\_\_\_

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BKS 4/18/22