

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 2/28/2022

Applicant/Agent: Braly Investors (Brandon Long) Investments (b7k)

Applicant Email Address: jbrandonlong@gmail.com

Phone # 2/28/2022

Applicant Mailing Address: PO Box 1655

City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: Robert M North Jr

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: 215 North Ln

City: Rincon State: GA Zip Code: 31326

Property Location: Zittrouer Road

Proposed Road Access: Zittrouer Road

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

Tax Map-Parcel # 03520079 Total Acres: 85.81 Acres to be Rezoned: 85.81

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: To achieve highest and best use of the property.

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

North AR-1 South AR-1 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. It is currently zoned R-1 but not being used for single family residential.

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

The intent is to utilize the property for R-6 single family residential development on County utilities.

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

The adjacent properties are AR-1 and mostly used for residential purposes. Subdivisions with similar lot sizes are in the close proximity (1800'). The property has access to County roads, County utilities, and S.R. 30.

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?

The adjacent properties are used for residential purposes. Subdivisions with similar lot sizes are in the close proximity (1800'). Buffers will be provided for adjacent properties, roadway improvements and County utility extensions will be done to enhance the area.

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?

Buffers will be provided for adjacent properties, roadway improvements and County utility extensions will be done to provide for the addition of the development. The development will increase traffic, increase families, and increase school children in local schools.

Applicant Signature:



Date

3/2/22

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 1/16/85, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 223 page 168.

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 Steve North

Print Name Steve North for Estate of Robert North

Owner's signature _____

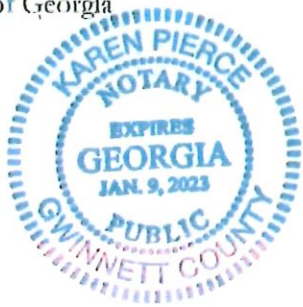
Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 2 day of March, 20 22.

Karen Pierce
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Steve North, 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: J. Brandon Long (Brady Investments)

Applicant/Agent Address: 103 Wilson Circle

City: Springfield State: GA Zip Code: 31329

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

Owner's signature Steve North

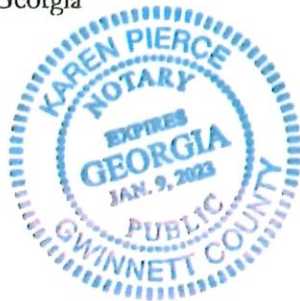
Print Name Steve North for Estate of Robert North

Personally appeared before me Steve North (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 2 day of March, 20 22.

Karen Pierce
Notary Public, State of Georgia



FROM: JANETTE C. BAILEY, JOYCE C. MADDOX AND JAMES RALPH CONAWAY, JR.
TO: ROBERT M. NORTH, JR.

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

WARRANTY DEED

THIS INDENTURE, made this 16th day of January 1985, between JANETTE C. BAILEY of Muscogee County, Georgia, JOYCE C. MADDOX of Johnson County, Indiana, and JAMES RALPH CONAWAY, JR. of DeKalb County, Georgia, as Parties of the First Part, hereinafter called Grantor, and ROBERT M. NORTH, JR. 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: Grantor, for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars, and other valuable considerations, 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 1559th G.M. District, Effingham County, Georgia, being a portion of the James Ralph Conaway Estate containing 83.41 acres, more or less, shown and more particularly described by the map or plan thereof made by Wilder Surveying & Mapping, dated May 10, 1982, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 13, page 175, which is incorporated into this description by specific reference thereto.

This being a portion of the property conveyed by J. Richard Fetzer and Lowell H. Dasher as Co-Executors under the Last Will and Testament of James Ralph Conaway to Janette C. Bailey, Joyce C. Maddox, and James Ralph Conaway, Jr. described in the Assent to Devise, dated October 30, 1982, recorded in Deed Book 208, page 74, aforesaid records.

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 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 whomsoever.

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

Signed, sealed and delivered in the presence of:

Janette C. Bailey (SEAL)
JANETTE C. BAILEY

John S. Bailey
WITNESS

T. W. Starlin
NOTARY PUBLIC Muscogee County, Georgia
my commission expires 7-6-85
Signed, sealed and delivered in the presence of:

Joyce C. Maddox (SEAL)
JOYCE C. MADDOX

Horace L. Cheek, Jr.
WITNESS
NOTARY PUBLIC HORACE L. CHEEK, JR.
Notary Public, Georgia, State at Large
My Commission Expires June 13, 1987

James Ralph Conaway, Jr. (SEAL)
JAMES RALPH CONAWAY, JR.

Shub Ludd
WITNESS

D. H. Childers
NOTARY PUBLIC
Notary Public, Georgia, State at Large
My Commission Expires Apr. 4, 1987

Effingham County, Georgia
Real Estate Transfer Tax

Paid \$ 62.60
Date 1-23-85

Elizabeth S. Hursey
Clerk of Superior Court

THIS INDENTURE, made this 16th day of January 1985, between JANETTE C. BAILEY of Muscogee County, Georgia, JOYCE C. MADDOX of Johnson County, Indiana, and JAMES RALPH CONAWAY, JR. of Dekalb County, Georgia, as Parties of the First Part, hereinafter called Grantor, and ROBERT M. NORTH, JR. 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: Grantor, for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars, and other valuable considerations, 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:

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JANETTE C. BAILEY

John D. Bailey
WITNESS

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NOTARY PUBLIC Muscogee County, Georgia
my commission expires 7-6-85
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JOYCE C. MADDOX

Robert M. North, Jr.
WITNESS

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NOTARY PUBLIC HORACE L. CHEEK, JR.
Notary Public, Georgia, State at Large
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JAMES RALPH CONAWAY, JR.

Shub L. Lusk
WITNESS

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Real Estate Transfer Tax

Paid \$ 62.60
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Robert M. North, Jr.
NOTARY PUBLIC

Robert M. North, Jr.
NOTARY PUBLIC
Notary Public, Georgia, State at Large
My Commission Expires Apr. 4, 1987

Robert M. North, Jr.
NOTARY PUBLIC
Notary Public, Georgia, State at Large
My Commission Expires Apr. 4, 1987

Elizabeth G. Hursey
Clerk of Superior Court

RECORDED JANUARY 23, 1985 Ruth W. Mable DEPUTY CLERK



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
Braly Investments c/o Brandon Long
Zittrouer Road Guyton, GA 31312
Pin: 352-79
Total Acres: 85.81 Acres to be rezoned: 85.81

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 R-1 to R-6. The proposed rezoning request is given final approval based on this parcel being serviced by a public water and sewer system.

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

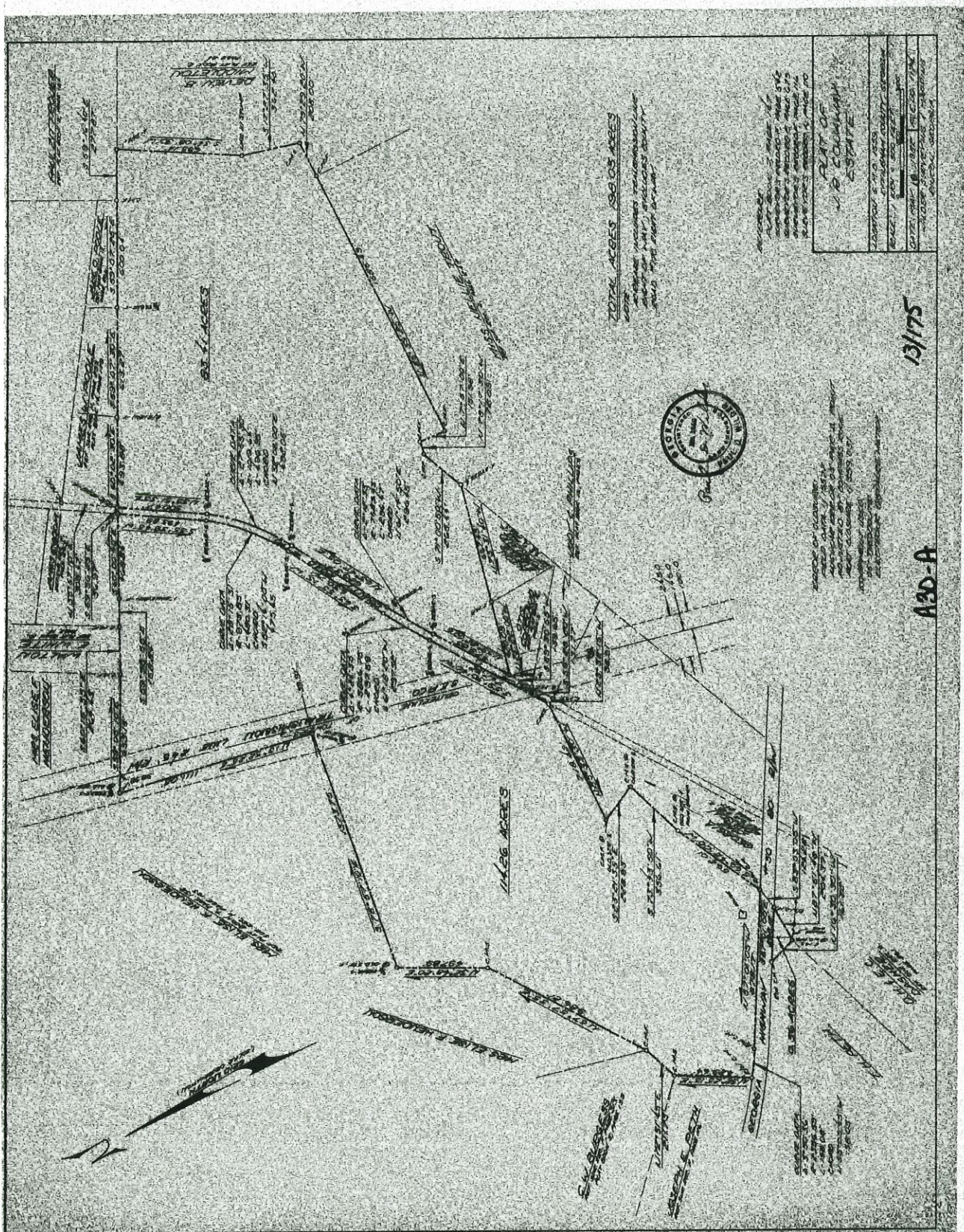
Sincerely,

A handwritten signature in black ink that reads 'Darrell M. O'Neal'.

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



We Protect Lives.



TOTAL ACRES 198105 ACRES
 (This figure includes the acreage of the land shown on this map, including the land shown on the map and the land shown on the map.)

PLAT OF
 J. B. COLUMBIA
 ESTATE

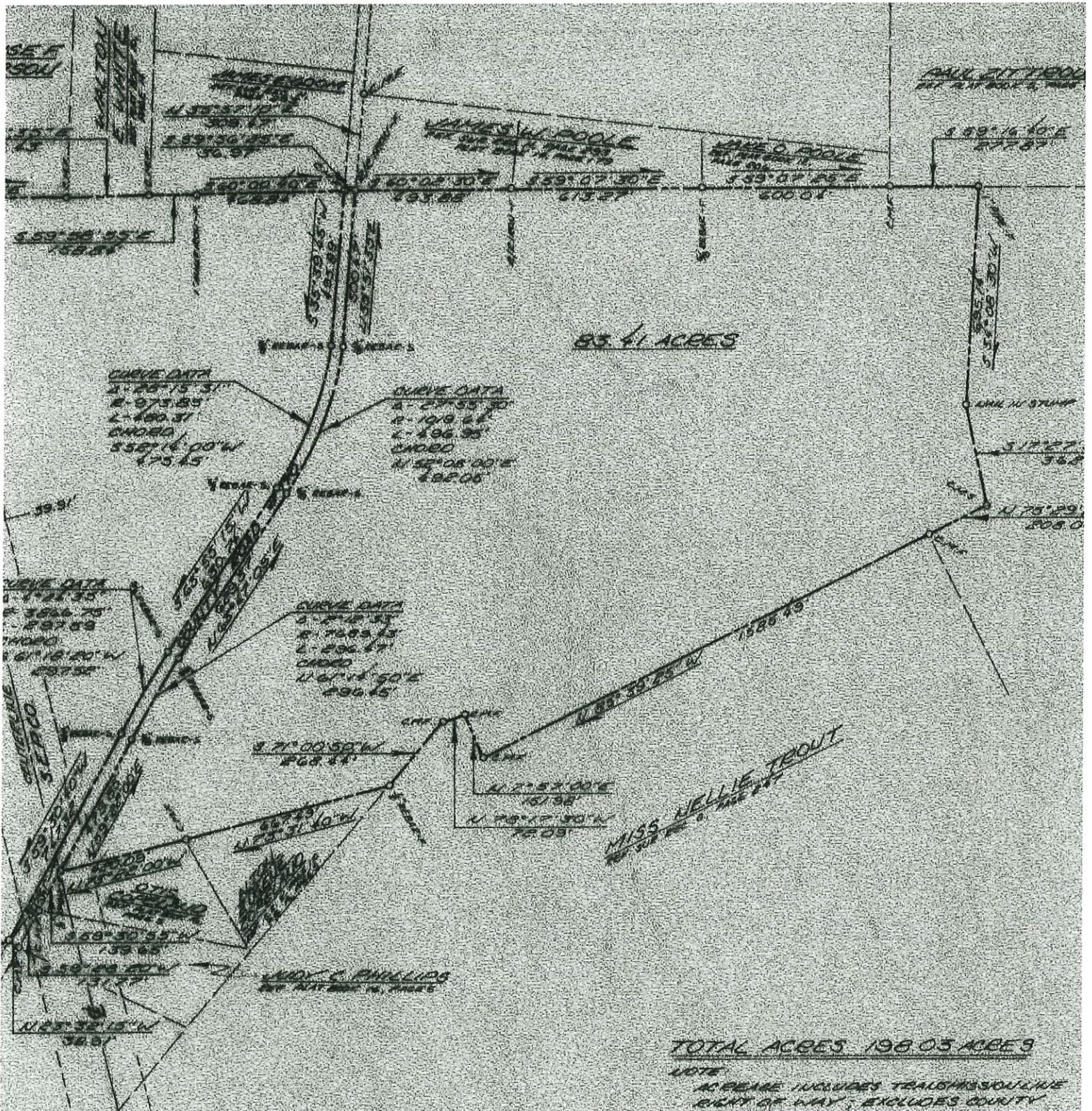
TOTAL ACRES	198105
ACRES IN THIS PLAT	198105
ACRES IN OTHER PLATS	0
TOTAL ACRES IN THIS COUNTY	198105

13/175

A30-A



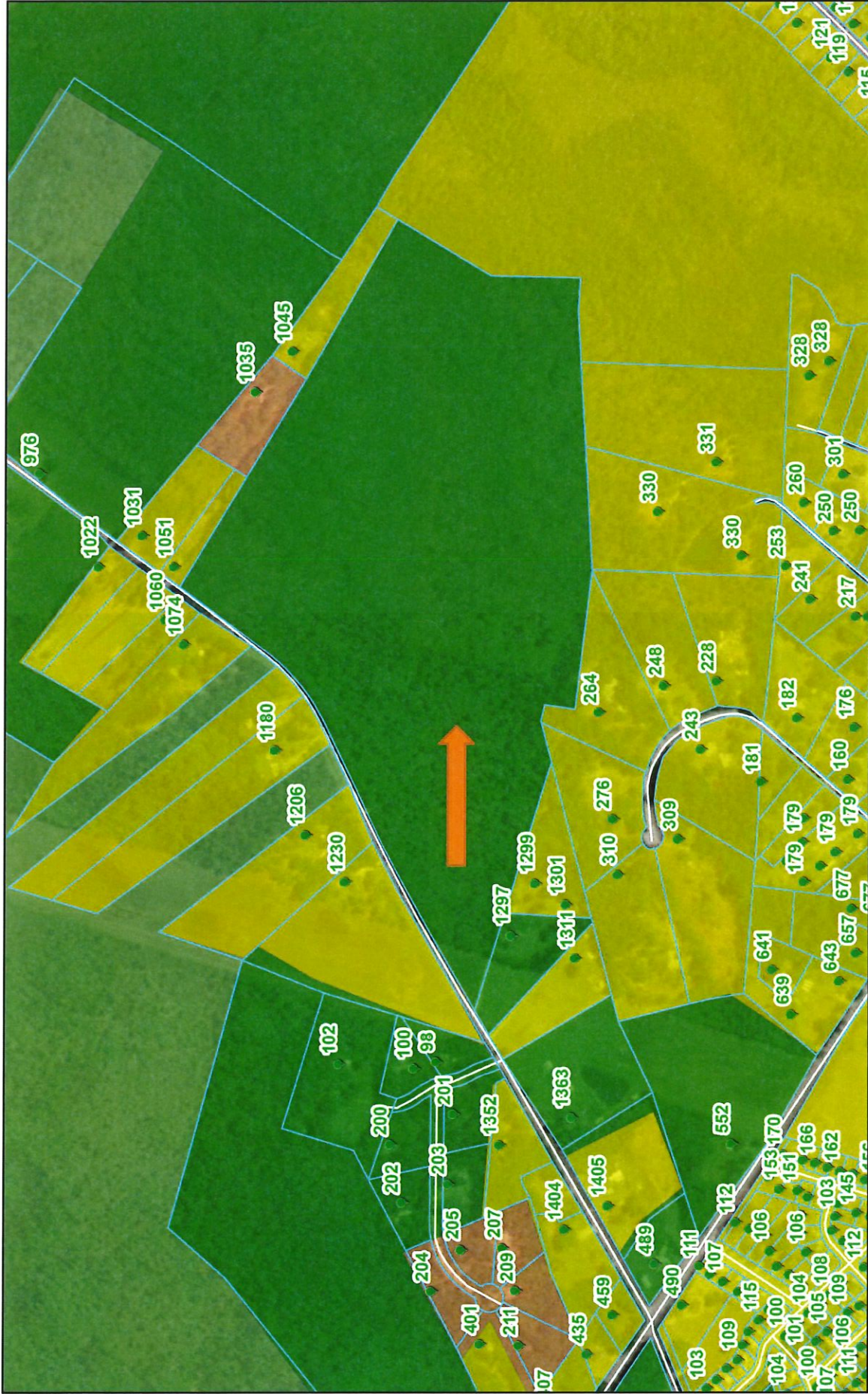
PLAT OF
 J. B. COLUMBIA
 ESTATE



352-79



352-79



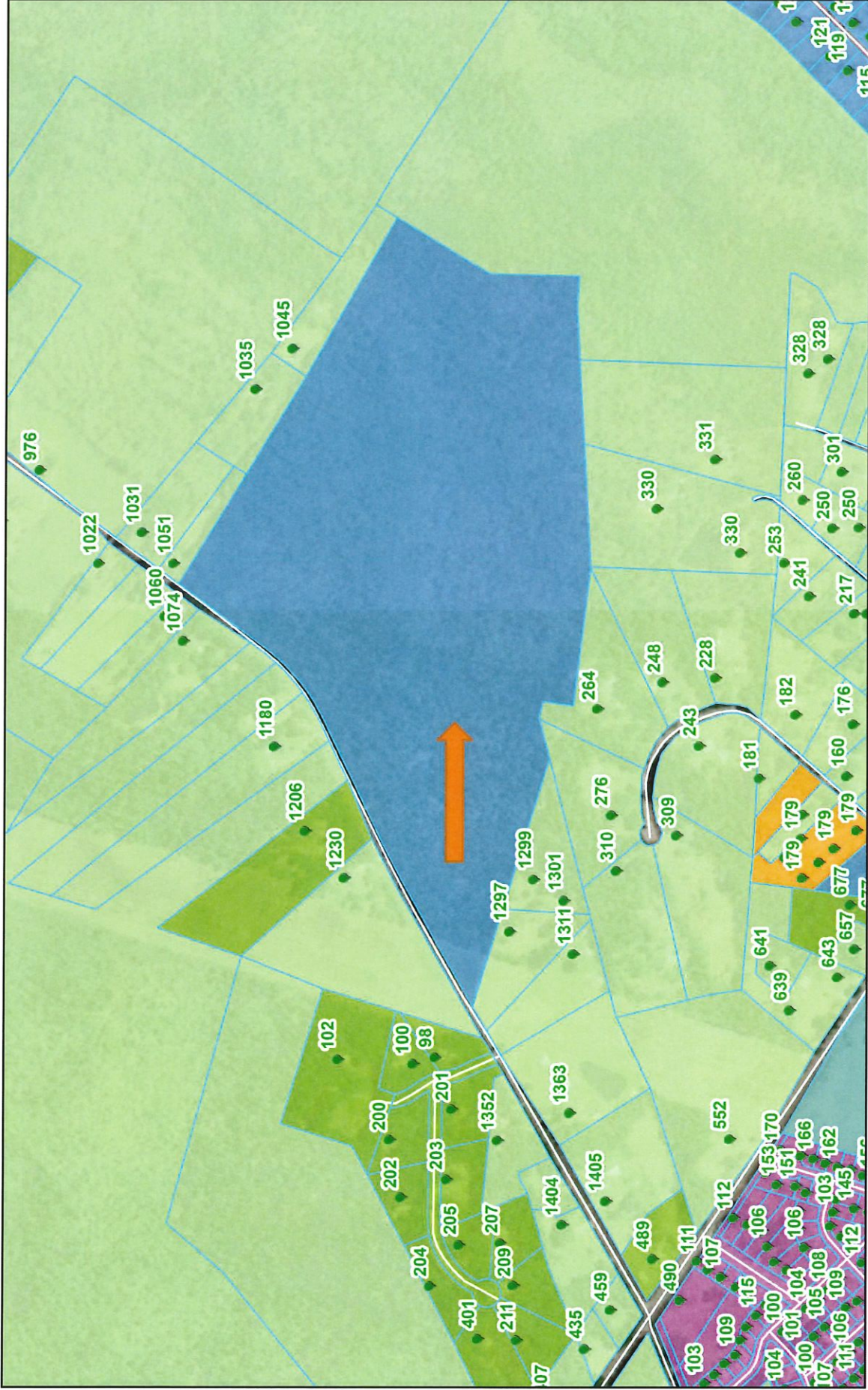
3/15/2022, 10:10:44 AM

- Address Points
- Parcels2020
- Roads
- Agriculture
- Conservation/Recreation
- Residential
- Transportation/Utilities
- Undeveloped

Scale: 0 0.05 0.1 0.2 mi / 0 0.1 0.2 0.4 km

Maxar

352-79



3/15/2022, 10:08:58 AM

Legend:

- Address Points (Green dot)
- Parcels2020 (Light blue outline)
- Roads (Grey line)
- Effingham County Zoning:
 - AR-1 (Light green)
 - AR-2 (Medium green)
 - R-1 (Blue)
 - R-4 (Orange)
 - R-6 (Light blue)
 - PD (Purple)

Scale:

0 0.05 0.1 0.2 0.4 mi

0 0.1 0.2 0.4 km

Maxar

1:9,028

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.

DB

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 **Braly Investments as Agent for the Estate of Robert North – (Map # 352 Parcel # 79)** from R-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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RT

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The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

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

lots of adjacent parcels on the PLM

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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this with the info requested a traffic study

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APPROVAL

DISAPPROVAL

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AZ

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL *PEA* DISAPPROVAL _____

Of the rezoning request by applicant **Braly Investments as Agent for the Estate of Robert North – (Map # 352 Parcel # 79)** from R-1 to R-6 zoning.

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

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APPROVAL X DISAPPROVAL _____

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BKS 4/18/22