

**ATTACHMENT A - REZONING AMENDMENT APPLICATION**

Application Date: 12/5/2000

Applicant/Agent: JOHNNY E BRANNEN

Applicant Email Address: NONE

Phone # 912 7778949

Applicant Mailing Address: P. O. BOX 34

City: GUYTON State: GA Zip Code: 31312

Property Owner, if different from above: \_\_\_\_\_  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 749 Keith Rd.

Proposed Road Access: Keith Rd.

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

Tax Map-Parcel # 270-28 Total Acres: 4.5 Acres to be Rezoned: 4.5

Lot Characteristics: Vacant/Residence

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

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

Justification for Rezoning Amendment: Insufficient acreage for AR-1

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

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

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

VACANT LOT

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.

SELL

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

Home site

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?

New Home site

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:

Johnny E Blanner

Date

12-2-2022

**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

5/21/1986, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 234 page 11.

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 Johnny E Branner

Print Name JOHNNY E BRANNER

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

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

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

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

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

Crissa Fort  
Notary Public, State of Georgia



STATE OF GEORGIA )  
 )  
COUNTY OF EFFINGHAM )

WARRANTY DEED

THIS INDENTURE, made this 21st day of May 1986, between CHARLES GARY MORGAN and EVELYN H. MORGAN of the County of Effingham, and State of Georgia, as Parties of the First Part, hereinafter called Grantors, and JOHNNY EUGENE BRANNEN 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: Grantors, for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars, and other 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 10th G.M. District, Effingham County, Georgia, containing Four and five tenths (4.5) acres, more or less, and being known as Parcel One (1), more particularly described on a plat by Warren E. Poythress, R.L.S. No. 1953, dated April 28, 1986, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 20, page 12, which plat is specifically incorporated herein as part of this description.

This being a portion of the property conveyed by Warranty Deed from Charles Gary Morgan to Evelyn H. Morgan and Charles Gary Morgan, dated March 25, 1980, recorded in Deed Book 194, page 370, 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 Grantors 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 Grantors have signed and sealed this Deed, the day and year above written.

Effingham County, Georgia  
Real Estate Transfer Tax  
Paid \$ 13.50  
Date 5-23-86  
Elizabeth J. Hursey  
Clerk of Superior Court

*Charles Gary Morgan* (SEAL)  
CHARLES GARY MORGAN

*Evelyn H. Morgan* (SEAL)  
EVELYN H. MORGAN

Signed, sealed and delivered in the presence of:

*Morgan H. Beant*  
WITNESS

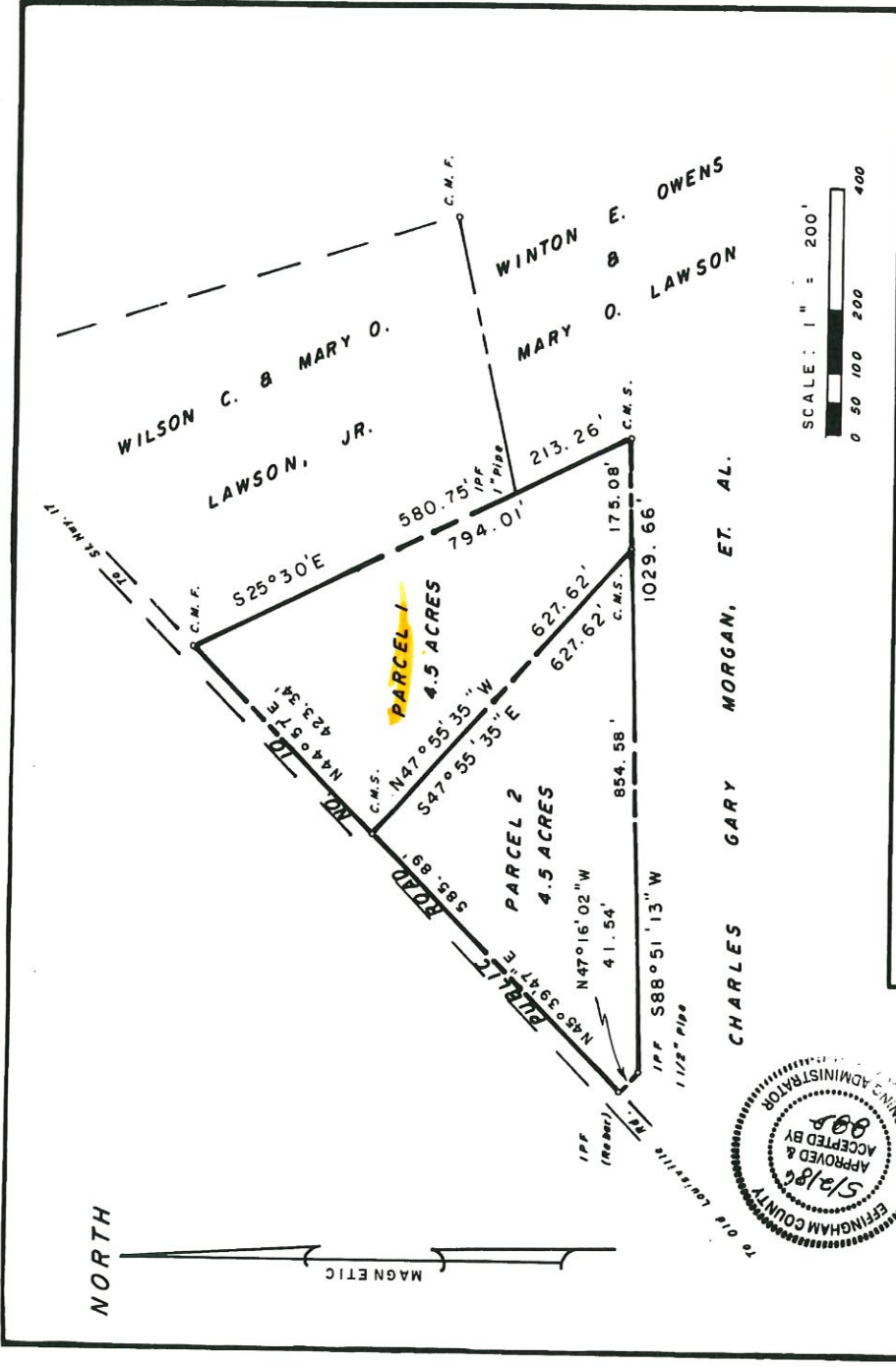
*Jessie B. Chavis*  
NOTARY PUBLIC 5-21-76

Notary Public, Georgia, State at Large  
My Commission Expires Dec 27, 1988



RECORDED 5-23-1986  
*Elizabeth J. Hursey*  
Clerk Superior Court

BK 20 PG 12



DATE: APRIL 28, 1986

BY:

*W. E. Poynthress*  
 WARREN E. POYNTHRESS  
 R. L. S. 1953  
 EQUIP: LIETZ SDM3E  
 FIELD E.O.C. - 1/16, 8x2  
 ANGULAR - 00" / Ang.  
 PLAT E.O.C. - 1/27, 488  
*Complete*

PROPERTY SURVEY  
 FOR

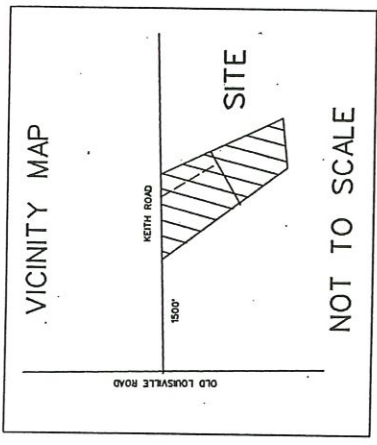
CHARLES GARY MORGAN

LOCATED IN THE 10TH G.M.D.,  
 EFFINGHAM COUNTY, GEORGIA

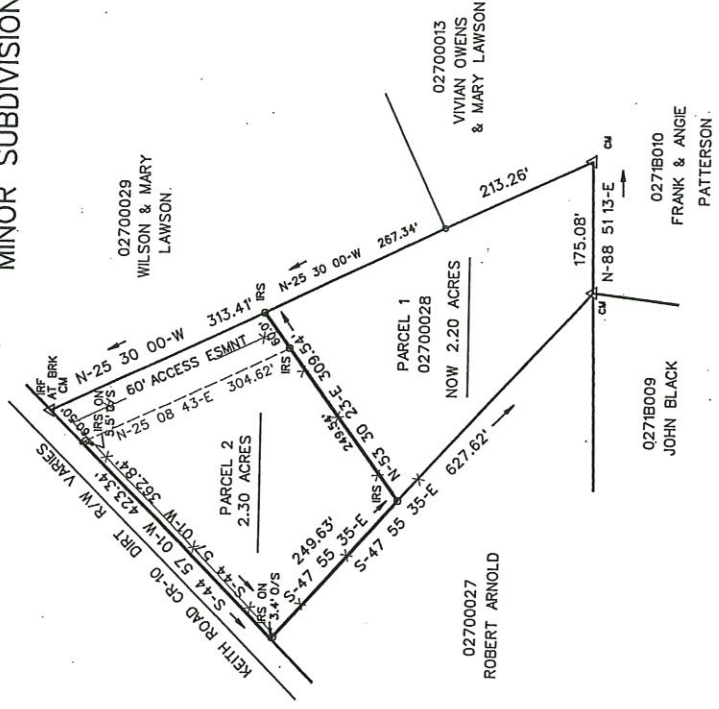


NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0270 0028 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)



MINOR SUBDIVISION



LEGEND:  
 IRF 5/8" REBAR FOUND  
 IRS 3/4" REBAR SET  
 PL PROPERTY LINE  
 CMF CONC MON. FOUND  
 N/F NOW OR FORMERLY  
 PP POWER POLE  
 EQUIP. USED TOTAL STATION  
 TOPCON 303  
 ERROR OF CLOSURE  
 1:24,000 PLAT NOT ADJUSTED  
 ADOLPH N. MICHELIS & ASSO.  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

(I) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a duly licensed and approved surveyor and approved by applicable local jurisdiction for recording hereon. I, the undersigned, certify that the plat complies with the rules and regulations of the Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-97.

*Adolph N. Michelis*  
 DATE: 12-01-22

GA REG. L.S. LIC. NO. 1323



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

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 or finds that this plat complies with the applicable regulations for a typical size residence of 3 or 4 bedrooms with 1.5 bathrooms. This plat must be reviewed and approved for On Site Sewage Management. Modifications or changes to the site designation may void this approval. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Signing Authority \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**SURVEY FOR**  
**JOHNNY E BRANNEN**  
 SURVEY OF 2:30 ACRES FROM A  
 4.50 ACRE TRACT, MAP & PARCEL  
 MAP & PARCEL 02700028  
 LOCATED IN THE 10TH. G.M.D.  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 01 DEC 2022  
 PLAT DRAWN 01 DEC 2022

JOHN82.DGN DEC2022

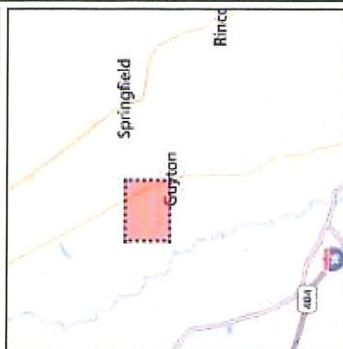
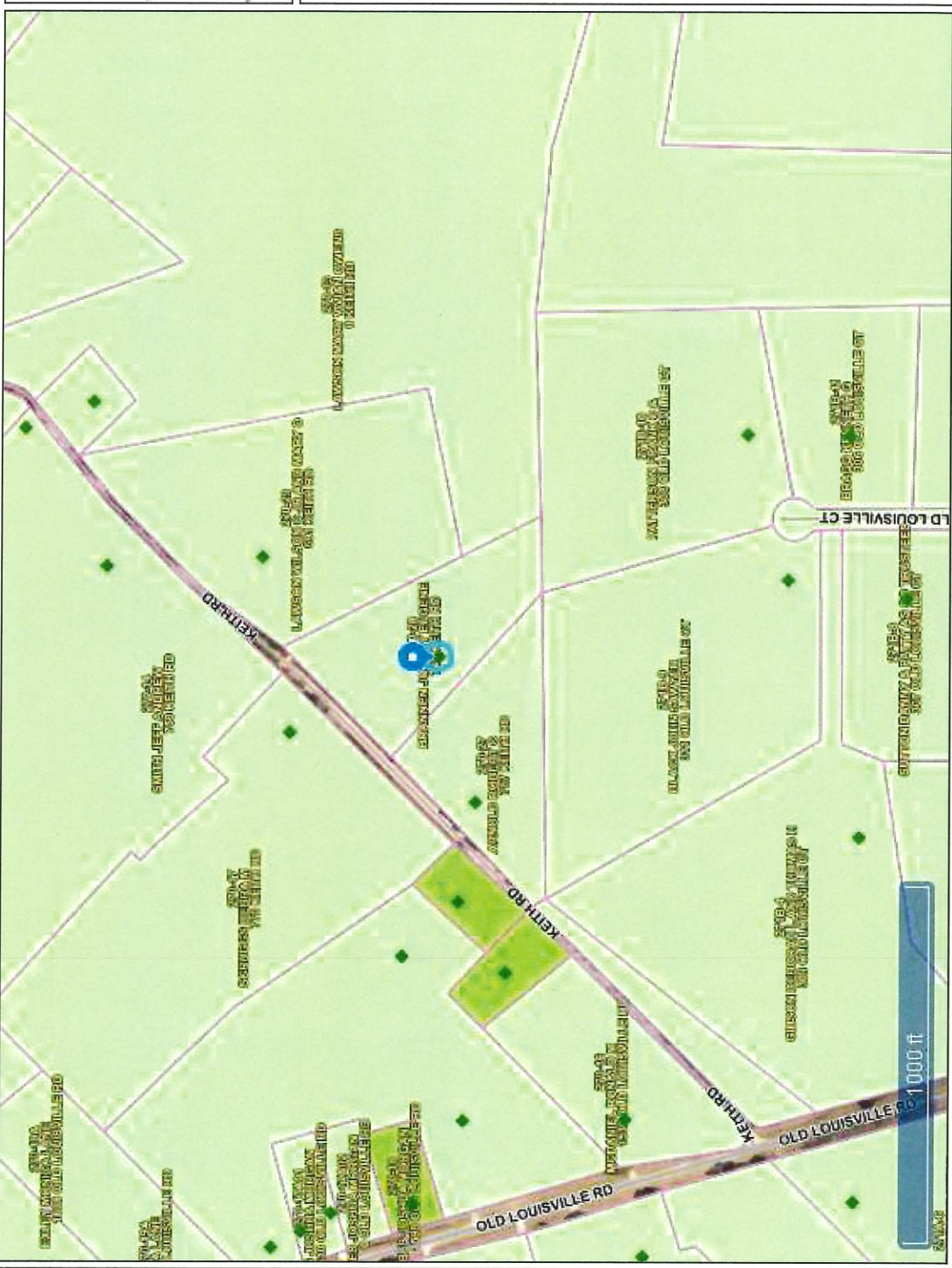


REFERENCES:  
 PB-1 PAGE 390  
 PB-E PAGE 340  
 PCAB C36 E

# 749 Keith Road



# 749 KEITH ROAD



**Legend**

- Address Points
- Tax Parcels With Labels

**Zoning**

AR-1
AR-2
R-1
R-2
R-3
R-4
R-5
R-8
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 [rightsplot.spating.com](https://rightsplot.spating.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**



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 X DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Johnny Brannen – (Map # 270 Parcels # 28)** 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?

*DKS 1/18/22*

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APPROVAL PSH

DISAPPROVAL \_\_\_\_\_

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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DB

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APPROVAL X

DISAPPROVAL \_\_\_\_\_

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APPROVAL

DISAPPROVAL

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AR2