

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 11/14/22

Applicant/Agent: Jesse Edwards

Applicant Email Address: jedwards394@gmail.com

Phone # 912-657-3142

Applicant Mailing Address: 400 Hadden Lake Road

City: Clyo State: GA Zip Code: 31303

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: Clyo

Proposed Road Access: Hadden Lake Road

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

Tax Map-Parcel # 04560003 Total Acres: 6 Acres to be Rezoned: 2

Lot Characteristics: \_\_\_\_\_

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

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

Justification for Rezoning Amendment: \_\_\_\_\_

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.

Recreational

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.

let my brother build a house on it.

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

Recreational / 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?

let my brother be closer to family

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

11/14/22

**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 March 5, 2019, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book \_\_\_\_\_ page \_\_\_\_\_.

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 \_\_\_\_\_  
Print Name Jesse Edwards

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_  
Print Name \_\_\_\_\_

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

Chelsie Fernald  
Notary Public, State of Georgia



PF-11 051-2019-000550

✓  
BE

RETURN TO:  
REDDICK & EXLEY  
ATTORNEYS AT LAW  
P. O. BOX 385  
SPRINGFIELD, GA 31329

GIFT DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 5<sup>th</sup> day of March, 2019, between MARTY I. EDWARDS of the FIRST PART, and JESSE I. EDWARDS of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his son, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M District of Effingham County, Georgia, containing Six (6) acres, more or less, and being known and designated as Tract 3A as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the northeast by Tract 2 as shown on said plat, on the southeast by lands of George P. Rahn; on the southwest by Tract 3B and on the northwest by lands of R. H. Reiser (the center of the private access road being shown as the line).

Express reference is hereby made to the plat of said lands made by Paul D. Wilder, R.L.S. #1559 dated June 9, 1986 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 20, page 37, for better determining the metes and bounds of said lands herein conveyed.

This being the same deed conveyed to Marty I. Edwards from James E. Edwards and Jane S. Edwards which was dated August 17, 1999 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 585, page 291.

SUBJECT, to restrictive covenants and easements of record.

**SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.**

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, his heirs, executors, administrators and assigns, in FEE-SIMPLE.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his and, affixed his seal, and delivered these presents, the day and year first above written.

Marty I. Edwards (SEAL)  
MARTY I. EDWARDS

Signed, sealed and delivered in  
the presence of:

Belinda M. Bellott  
Unofficial Witness

Lynsey P. Burns  
Official Witness - Notary Public  
LB





PLAT OF  
DIVISION OF PROPERTY OF  
JAMES E. EDWARDS

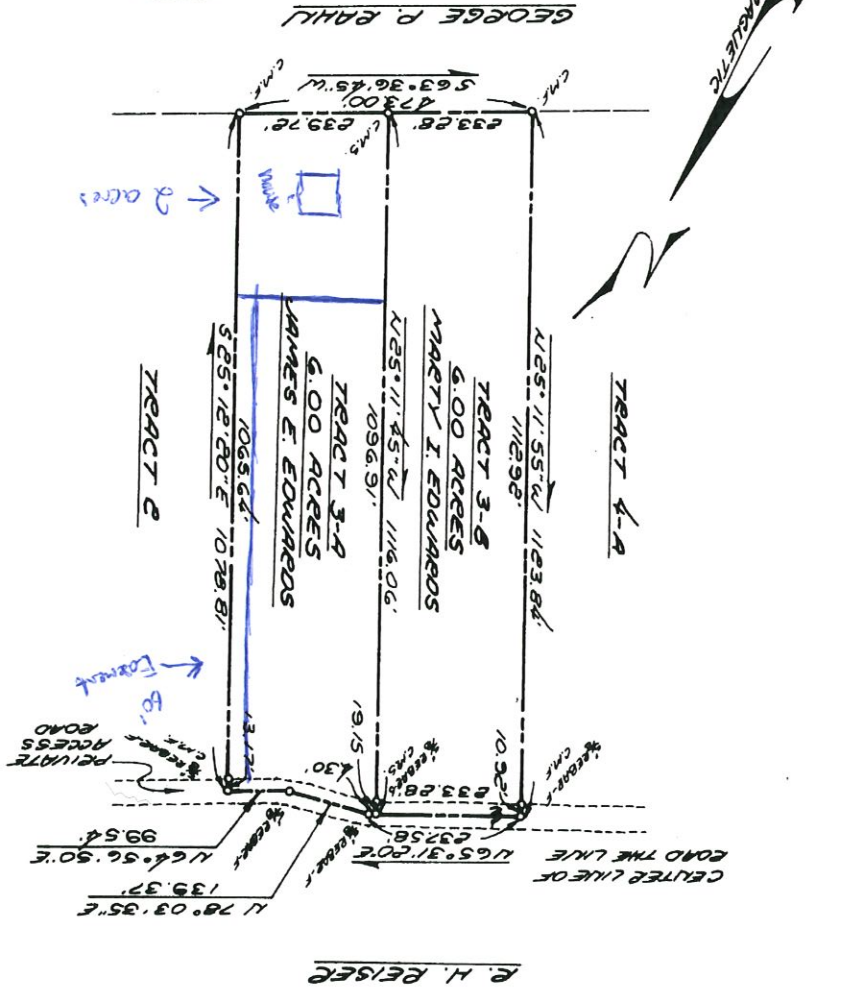
LOCATION: G.M.D. 11,  
SPRINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 500 FEET

DATE: JULY 9, 1986 FILE NO. 1999

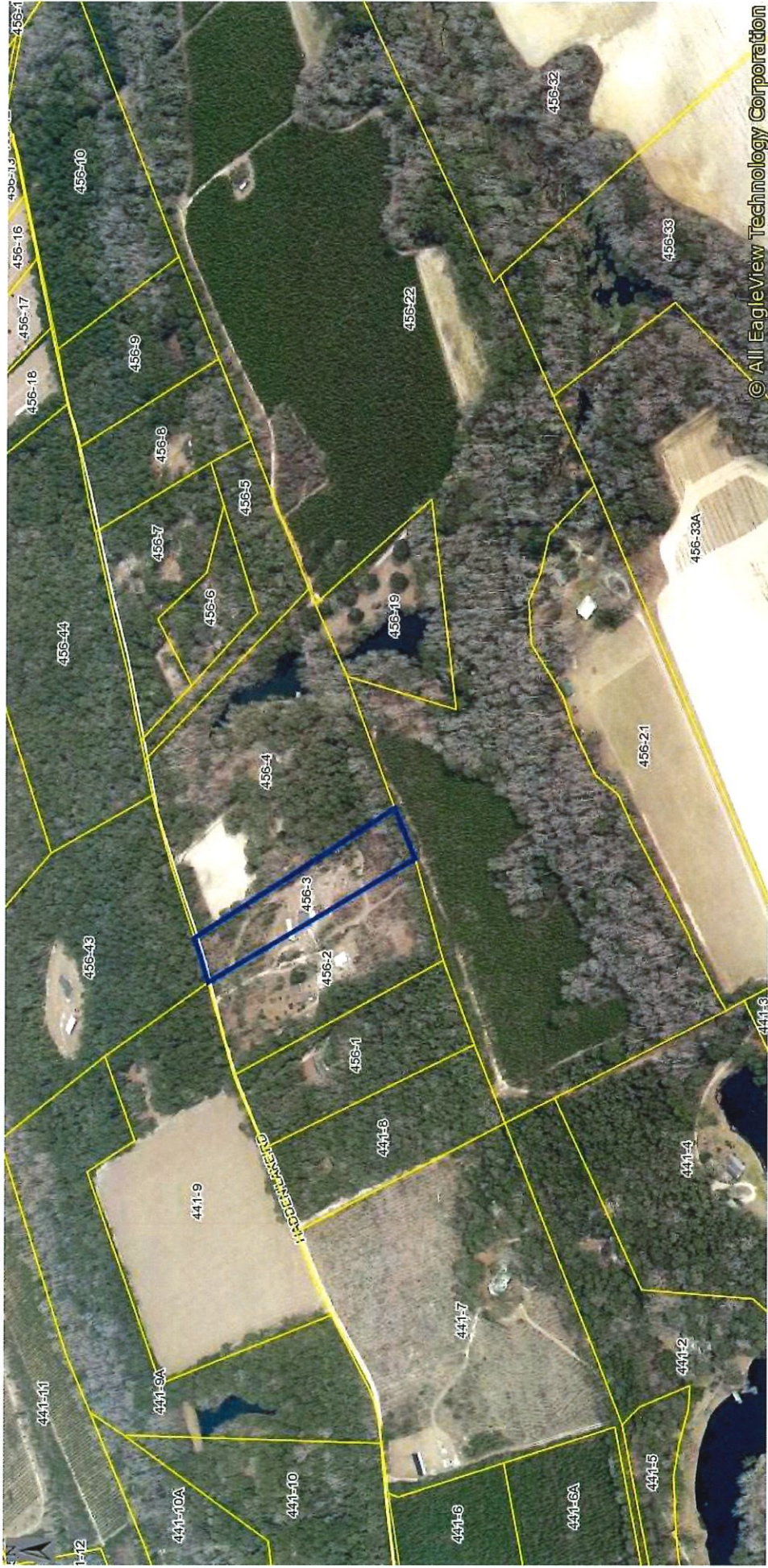
WILDER SURVEYING & MAPPING  
RINCEN, GEORGIA

ERROR OF CLOSURE  
FIELD DATA // 807.605  
ANGULAR ERROR 09 PER Δ POINT  
PLAT CLOSURE // 805.826  
ADJUSTED BY **COMBES FILE**  
EQUIPMENT USED  
05" THEODOLITE  
ELECTROBIC DISTANCE METER





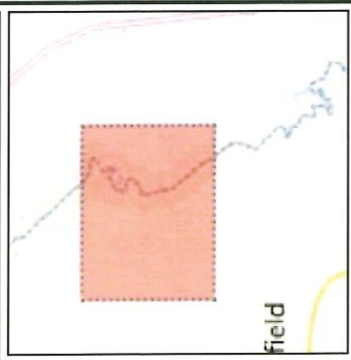
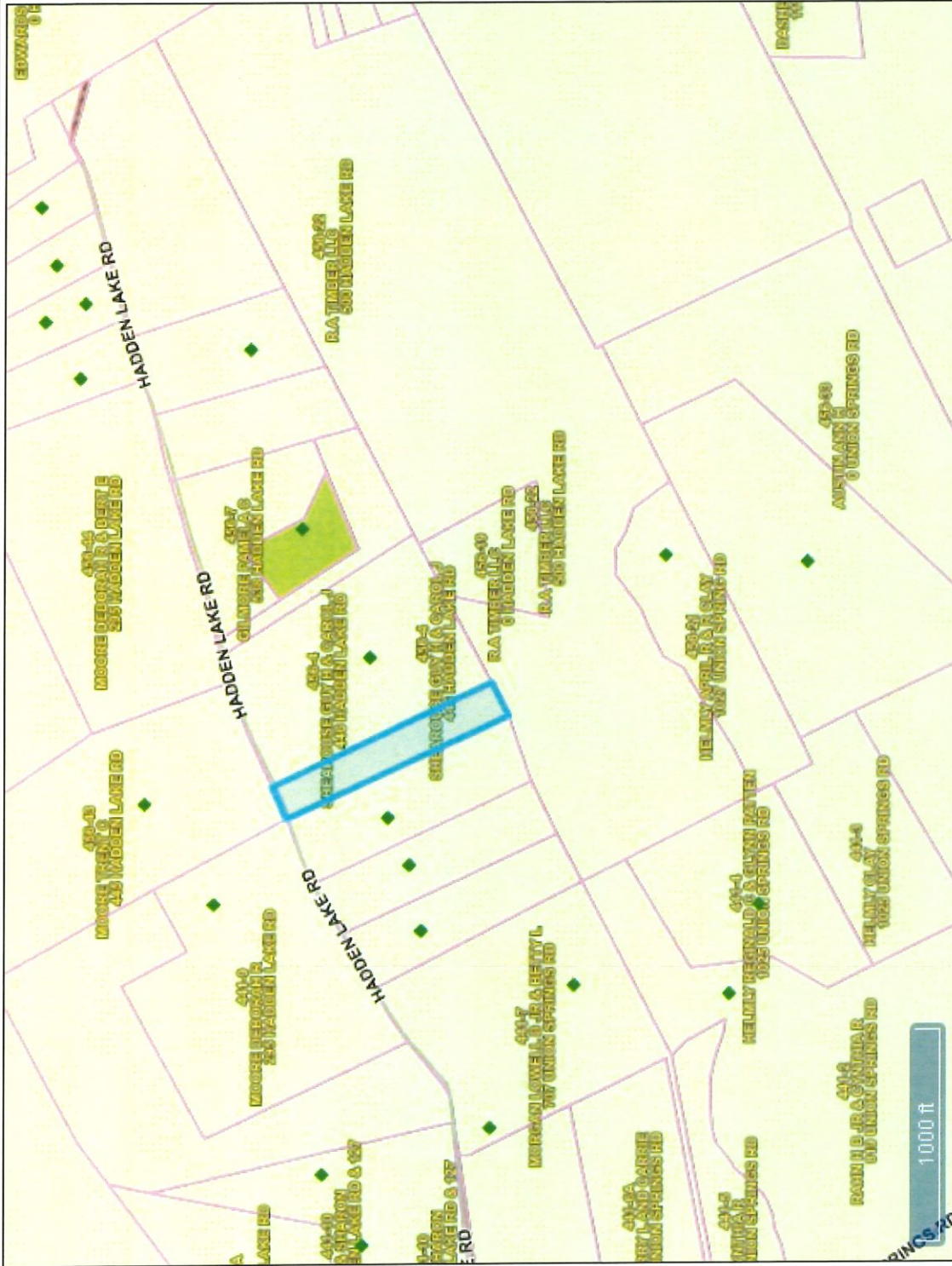
# 400 HADDEN LAKE ROAD







# 400 HADDEN LAKE 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.spauteng.com](http://rightspot.spauteng.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**

28 Nov, 2022



1000 ft

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 X

Of the rezoning request by applicant **Jesse Edwards – (Map # 456 Parcels # 3)** 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?

BKS. 12/19/22.



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DISAPPROVAL ✓

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AZ

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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?

*One man w/ issues resulting the roads being private.*

*4- total against it.*

*Planning Board Meeting – December 19, 2022*  
*Two others (parents of the applicant spoke against it)*

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DISAPPROVAL \_\_\_\_\_ ✓

DB

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