

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 12/7/22

Applicant/Agent: Cynthia + Charles Drown

Applicant Email Address: cindydrownnp@comcast.net

Phone # (912) 667-5573

Applicant Mailing Address: 3154 Midland Rd

City: Guyton State: GA Zip Code: 31912

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): 3154 Midland Rd

Phone # (912) 667-557

Owner's Mailing Address: same

City: Guyton State: GA Zip Code: 31312

Property Location: 3154 Midland Rd

Name of Development/Subdivision: NA

Present Zoning of Property R-1 Tax Map-Parcel # 374-16 Total Acres 6.18

VARIANCE REQUESTED (provide relevant section of code): _____

Describe why variance is needed: more than 3 homes on
a private easement. Creating 1+ acre
home site for family member

How does request meet criteria of Section 7.1.8 (see Attachment C): _____

Applicant Signature: Cynthia Drown Date 12/7/22

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

10/15/19, on file in the office of the Clerk of the Superior Court of
Effingham County, in Deed Book 2550 page 881-882.

I hereby certify that I am the owner of the property being proposed for Variance 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 [Signature]
Print Name Charles Drown

Owner's signature Cynthia Drown
Print Name Cynthia Drown

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 7th day of December, 2020.

[Signature]
Notary Public, State of Georgia



Return To:
Elizabeth F. Thompson
Rubnitz Thompson Ziblut, LLC
617 Stephenson Avenue Suite 202
Savannah, GA 31405
File 191219

DOC# 008602
FILED IN OFFICE
10/15/2019 10:42 AM
BK:2550 PG:881-882
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY
REAL ESTATE TRANSFER
TAX PAID: \$430.00

PT-01 051-2019-002732

STATE OF GEORGIA

COUNTY OF EFFINGHAM

**LIMITED WARRANTY DEED
(WITH RIGHT OF SURVIVORSHIP)**

THIS INDENTURE is made this 9th day of October, 2019, by and between ROBERT O.E. RAMMOSER AND TAMMY JO RAMMOSER, ("Grantor") and CHARLES E. DROWN, JR. AND CYNTHIA C. DROWN ("Grantees") ("Grantor" and "Grantees" to include their respective successors, legal representatives and/or assigns where the context requires or permits),

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees, 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, and to the heirs and assigns of said survivor, the following described Property (the "Property") to wit:

ALL that certain tract or parcel of land situate, lying and being in the 1559th G.M. District of Effingham County, Georgia, containing Six and Eighteen Hundredths (6.18) acres, more or less, and being bounded on the Northeast by lands now or formerly of White; on the Southeast by lands now or formerly of White; on the Southwest by lands now or formerly of William J. Hughes, Jr., and on the Northwest by lands now or formerly of Joseph L. Glick.

Express reference is hereby made to the plat of said lands made by Leon A. Zipperer, Jr., R.L.S. #2373, dated February 13, 2002 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 159-F, for better determining the metes and bounds of said lands herein conveyed.

ALSO, a perpetual, non-exclusive right-of-way easement for a road for ingress and egress and for utility purposes over and across that certain existing Sixty (60) foot wide access easement shown on said plat which extends from the Northeasterly boundary line of said property and meanders in a Northeasterly direction to a point where it intersects with the Midland Road, known as County Road No. 157.

Said property having an address of 3154 Midland Road, Guyton, GA 31312, and a property tax number of 03740-016.

This being the same property conveyed to Robert O.E. Rammoser and Tammy Jo Rammoser by Warranty Deed from Robert O.E. Rammoser and Tammy J. Rammoser, dated January 12, 2005, and recorded in Deed Book 1222, Page 384, Effingham County records.


Subject, however, to all valid restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the Property together 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 Grantee, or to the survivor of them, forever in Fee Simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed, or has caused its duly authorized representative to execute, this Limited Warranty Deed under seal, and deliver this Limited Warranty Deed, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

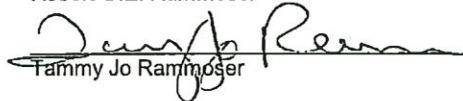


Notary Public
My Commission Expires
[notarial seal]





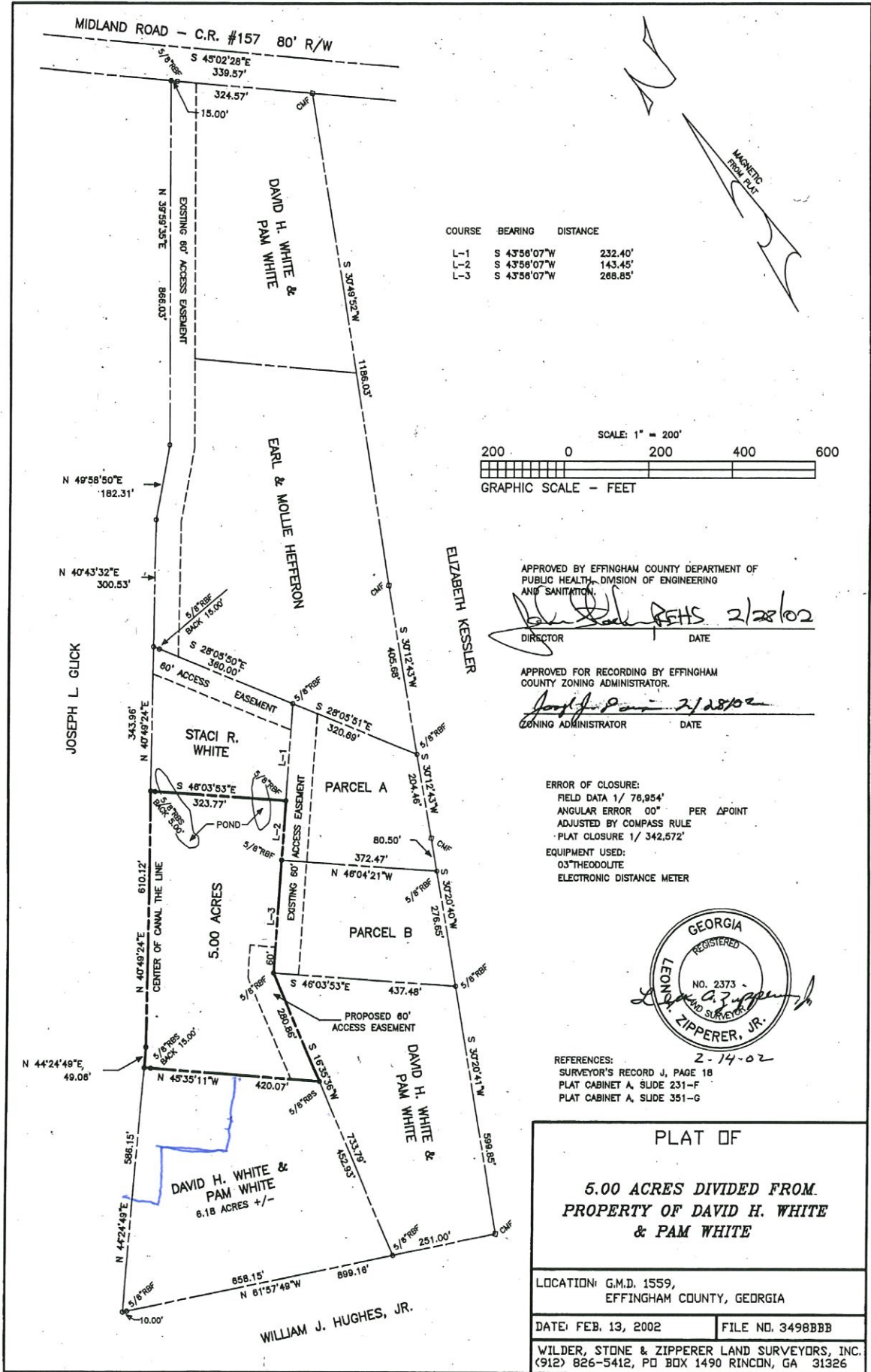
Robert O.E. Rammoser



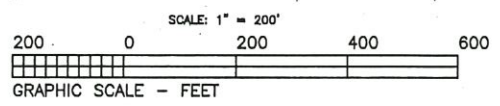
Tammy Jo Rammoser

(seal)

f



COURSE	BEARING	DISTANCE
1-1	S 43°58'07"W	232.40'
1-2	S 43°58'07"W	143.45'
1-3	S 43°58'07"W	268.85'



APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.
[Signature] 2/28/02
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.
[Signature] 2/28/02
 ZONING ADMINISTRATOR DATE

ERROR OF CLOSURE:
 FIELD DATA 1/ 76,954'
 ANGULAR ERROR 00" PER ΔPOINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/ 342,572'

EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER



REFERENCES:
 SURVEYOR'S RECORD J, PAGE 18
 PLAT CABINET A, SLIDE 231-F
 PLAT CABINET A, SLIDE 351-G

PLAT OF
 5.00 ACRES DIVIDED FROM
 PROPERTY OF DAVID H. WHITE
 & PAM WHITE

LOCATION: G.M.D. 1559,
 EFFINGHAM COUNTY, GEORGIA

DATE: FEB. 13, 2002 FILE NO. 3498BBB

WILDER, STONE & ZIPPERER LAND SURVEYORS, INC.
 (912) 826-5412, PO BOX 1490 RINCON, GA 31326

SURVEY OF 1.00 ACRE BEING SUBDIVIDED FROM PARCEL #:(03740016), LOCATED IN THE 1559th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S45°35'21"E	230.00'	L5	N45°35'40"W	73.30'
L2	S44°25'11"W	130.00'	L6	S45°40'21"E	15.00'
L3	N45°35'40"W	171.70'	L7	S45°35'40"E	174.96'
L4	S44°25'11"W	160.00'			

FLOOD INFORMATION:
 FEMA FLOOD MAP (13103C0355E)
 EFFECTIVE DATE: (03/16/2015)
 THIS AREA IS LOCATED IN A FLOOD HAZARD AREA

FLOOD ZONE:
 "A" SPECIAL FLOOD HAZARD AREA WITH OUT A BEFEE ZONING:
 R-1



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 OGSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. EACH LOT MUST BE PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS, MODIFICATIONS OR CHANGES IN SUBDIVISION MAPS, THIS APPROVAL.

SIGNING AUTHORITY: *[Signature]* DATE: *12/14/22*

THIS THESE LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR ACCEPTED AS A PUBLIC ROAD UNLESS SUCH ROAD, AT PROPERTY OWNERS EXPENSE, IS BROUGHT IN COMPLIANCE WITH COUNTY STANDARDS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING BUT NOT LIMITED TO, DRAINAGE, EASEMENTS, AND ROAD STANDARDS. THIS ROAD IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS. IF THE ROAD REMAINS PRIVATE, ALL MAINTENANCE OF THE RIGHT-OF-WAY OR EASEMENT, INCLUDING DRAINAGE AND ROAD SURFACE, SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. ROAD SURFACE SHALL BE NOT LESS THAN 18 FEET WIDE. FURTHER, I ME UNDERSTAND THAT THIS ROAD IS NOT TO BE USED FOR ANY OTHER PURPOSES. SEPARATE EASEMENT AGREEMENT TO ANY TRANSFER OF THE PROPERTY, THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE THREE LOTS. IF LOCATION OF EASEMENT ON PLAT CHANGES, I ME SHALL REVISE THE PLAT AND RESUBMIT IT TO EFFINGHAM COUNTY. THIS PLAT AND ALL ASSOCIATED REGULATIONS AND RULES ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

SIGNING AUTHORITY: _____ TITLE _____ DATE _____

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

REFERENCES:
 1. DB 2850 PG 881
 2. PB B159 PG F

SURVEY FOR: TRAVIS H. & CAROLITA R. CROCKETT	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 1559th	
DATE: 09/06/2022	SCALE: 1" = 150'
FILE NUMBER: 22391	DRAWN BY: KJ
TOTAL AREA: = 6.180 ac.	
FIELD SURVEY DATE: 08/31/2022	



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 626 - 5269 CLAXTON: (912) 282 - 7052
 WMGLISSON@BELLSOUTH.NET

BRETT S. HUGES AS TRUSTEES OF BCA TRUST (DB 2011 PG 315) (PB D62 PG A1)

N/F ELKIN B. MARIN PARCEL #:(03740015) (DB 2688 PG 26A) (PB C61 PG A1)
 N/F JUAN RIVERA PARCEL #:(03740015A00) (DB 2027 PG 391) (PB C61 PG A1)

PREPARED BY:



STATE OF GEORGIA

WILLIAM MARK GLISSON RLS #3316 DATE: *10/05/2022*



GRAPHIC SCALE: 1" = 150'

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON-CARLSON BR66+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSEURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES, AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS. FOR RECORDING AND APPROVED BY ALL APPLICABLE LOCAL SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

3154 Midland Road



3154 Midland 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.spateng.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

8 Dec, 2022

