

ULDC APPLICATION

Required Approvals	Contact Number	Contact Made & Date
Lowndes County Zoning Office	(229) 671-2430	
Lowndes County Board of Health	(229) 245-2314	
Lowndes County Utilities Department	(229) 671-2500	
Lowndes County Engineering Department	(229) 671-2424	
Valdosta/Lowndes County Inspections Department	(229) 259-3561	
Lowndes County Planning Division	(229) 671-2430	
Lowndes County Fire/Rescue	(229) 671-2730	
Valdosta-Lowndes Zoning Board of Appeals	(229) 671-2430	
Moody Air Force Base	(229) 257-1110	
Valdosta - Lowndes Airport Authority (VLD)	(229) 333-1833	
Greater Lowndes Planning Commission	(229) 671-2430	
Lowndes County Board of Commissioners	(229) 671-2400	

Type of Application*	Fees*	Case Number
Rezoning	\$631.28	<i>Rez-2023-04</i>

*For Application Types and Associated Fees Please See the ULDC Processing Sheet on Page 4

REASON FOR REQUEST: To rezone property for potential future division

Additional Narrative Attached

PROJECT INFORMATION

Project Name: Chase Property Property Address: 619 Quarterman Rd.

Map and Parcel Number: 22/102 Property Size: 17.80 acres

Current Deed and/or Legal Description Attached Current Survey Attached

Current Building Square Footage: _____ Proposed Building Square Footage: _____

Current Impervious Surface %: _____ Proposed Impervious Surface %: _____

Current Number of Lots: 1 Proposed Number of Lots: 1

Current Zoning District: E-A Proposed Zoning District: R-A

Is this property within a special or overlay district? No Yes

245

If this application is within a special or overlay district please specify which one: _____

Flood Zone: "X" Base Flood Elevation: N/A
(This information shall be based on the Flood Insurance Rate Maps)

Is this property within a water resource protection district? No Yes

If this application is within a water resource protection district please specify which one: _____

Please circle one of the following: County Water Community Well Individual Well

Please circle one of the following: County Sewer Septic system Other

Property Depiction on Lowndes County Future Development Map: _____

_____ Additional Narrative Attached

Is this application a re-submittal? No Yes

If this application is a re-submittal, please provide file number, date of application, and action taken on all previous applications: _____

PROFESSIONAL TO CONTACT e.g. ENGINEER, SURVEYOR, ARCHITECT, OR LAWYER

Name: Rodney Tenery Address: 2621 U.S. Highway 84 East

City: Valdosta ST: GA Zip: 31601

Phone #: 229-244-9735 Cell Phone #: _____ Fax #: _____

Email Address: _____

OWNERSHIP INFORMATION

Property Owner: Gabriel and Rachel Chase Address: 6119 Quarterman rd

X City: Hahira ST: GA Zip: 31632

Phone #: (402) 975 7046 Cell Phone #: _____ Fax #: _____

Email Address: _____

OWNER'S SIGNATURE (Testifying ownership of aforementioned property):

X [Signature] Signature of the Property Owner
[Signature] Signature of the Professional to Contact

NOTARIZATION FOR OWNER'S SIGNATURE



If the applicant or agent is a representative of the property owner, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedure, shall be completed with this application.

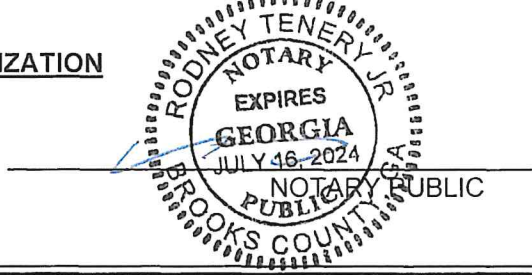
Agent's Name: Rodney Tenery Agent's Street Address: 2621 U.S. Highway 84 East
City: Valdosta ST: GA Zip: 31606
Phone #: 229-244-9735 Cell Phone #: _____ Fax #: _____
Email Address: _____

AGENT AUTHORIZATION

Rodney Tenery, agent (name), is hereby authorized as my legal representative and designated agent to speak on my behalf for the subject matter.

X [Signature] Signature of the property owner
[Signature] Signature of the Agent/Representative

NOTARIZATION FOR AGENT'S AUTHORIZATION



Thank you for the time and effort involved in the completion of this application. Your diligence will help to ensure that your application is reviewed as efficiently and effectively as possible.

BK 6708PG057

LOWNDES COUNTY, GA
FILED IN OFFICE

2020 SEP 23 PM 2:09

Beth C. Greene
CLERK OF SUPERIOR COURT

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 338.50
DATE Sept 23 2020
BETH C. GREENE
CLERK SUPERIOR COURT

Return to:
DOVER MILLER KARRAS LANGDALE & BRANTLEY, P.C.
701 NORTH PATTERSON STREET
VALDOSTA GA 31601
1524460

**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF LOWNDES

This Indenture made this 22nd day of September, 2020 between BARBARA P. CORBITT, as party of the first part, hereinunder called Grantor, and GABRIEL C. CHASE and RACHEL M. CHASE, as joint tenants with right of survivorship, as parties 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 that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and 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 tract or parcel of land situate, lying and being in Land Lot 90 of the 11th Land District of Lowndes County, Georgia, and being more particularly described as TRACT 5, AREA: 19.1200 ACS, as depicted upon that certain map or plat of survey titled "PROPERTY SURVEY FOR: H.B. SIMPSON" prepared by Fitzsimons & Associates, Inc., dated August 23, 1988 as recorded in Plat Book 36, page 74 in the Lowndes County, Georgia deed records; said recorded plat is by reference incorporated herein for all purposes in aid of description. Said described property is known and designated as 6119 Quarterman Road, Hahira, Georgia.

Less and Except that certain 0.55 acres as more particularly described in that certain Rural Post Road Right of Way Deed from Donald P. Corbitt to Lowndes County, dated July 29, 1993 as recorded in Deed Book 1005, page 228 in the Lowndes County, Georgia deed records.

Less and Except that certain 0.91 acres as more particularly described in that certain Rural Post Road Right of Way Deed from Donald P. Corbitt to Lowndes County, dated September 22, 1994 as recorded in Deed Book 1135, page 128 in the Lowndes County, Georgia deed records.

Notwithstanding any variation in the above description, said property is the same as that described in that certain Quitclaim Deed from Donald P. Corbitt to Barbara P. Corbitt, dated June 9, 2020 as recorded in Deed Book 6674, page 080 in the Lowndes County, Georgia deed records.

This deed and the warranties contained herein are made subject to the following:

1. Ad valorem taxes for subsequent years not yet due nor payable.
2. Applicable restrictions, rights-of-way and easements of record.
3. Applicable zoning laws.
4. That certain Agreement between Donald P. Corbitt and Colquitt Electric Membership Corporation, dated April 15, 1996, as recorded in Deed Book 1309, page 227 in the Lowndes County, Georgia deed records.

BK6708PG058

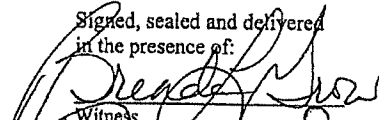
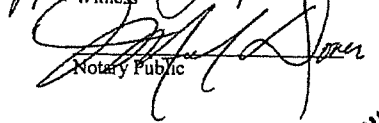
TO HAVE AND TO HOLD the said tracts or parcels of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor further covenants to warrant and forever defend the right and title to the above described property unto the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons by, through and under the above named Grantor, but no further or otherwise.

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

Signed, sealed and delivered
in the presence of:


Witness

Notary Public

 (Seal)
BARBARA P. CORBITT



ADJOINING LANDOWNERS

STALVEY FARMS WEST LLC
4081 INNER PERIMETER RD
VALDOSTA, GA 31601

SCRUGGS FERRELL &
PAMELA M
4221 6TH ST
SAINT SIMONS ISLAND, GA 31522

ROBINSON BARRY L &
ROBINSON BETTY POWELL
6083 QUARTERMAN ROAD
HAHIRA, GA 31632

HURTADO LINCY CAROLINA
15514 HIGHWAY 122
BARNEY, GA 31625

To whom it may concern:

We Gabriel C. Chase & Rachel M. Chase request to rezone our property located on Quarterman Road from the current zoning of E-A to R-A. We are requesting to rezone our property for the potential sale of residential agricultural lots 2.5 acres each or greater.

Sincerely

Gabriel C. Chase & Rachel M. Chase