

APPLICATION FOR VARIANCE

1) Applicant Information (Contact person authorized to receive all communication regarding this application):

Name: Bryce Nerland
Company Name (if applicable): _____
Mailing Address: 3510 Bankhead Ct. Tallahassee, FL 32309 Phone: 850-597-3816
Email Address: bryce.nerland@landsouthproperties.com

Has the applicant made any campaign contributions over \$250 to any local government official of the local government considering the application? YES NO (Circle One)

*Note: If applicant is not the owner as listed on the Property Deed, a signed Notarized Letter from the property owner(s) (see page ???)

2) Property Information: Map Number: _____ All / Part (Circle One) of Parcel Number 0084B 094

Property Address (or General Location Description if No Address Assigned):

1526 Woodard St., Remerton, GA 31601

Acreage (use square footage if less than 1 acre) 0.35 Current Zoning: R3 - Residential

Overlay District (if applicable) _____

Existing Use of the Property: Vacant Lot

What is the reason for the Variance request? (describe in detail, use additional pages if necessary) _____

Reduce setback on side of building to 5 feet to match current buildings adjacent to this property.

Has this property been denied a zoning change during the past 12 months? No

Has any public hearing been held regarding this property during the past 3 years No
(If yes, please describe.) _____

How will this property receive water and sewer service? (Public, private, community, septic, etc.)

Public

According to the Water Resource Protection District Ordinance (WRPDO) Map, does the subject property(s) include any protected water resources? YES NO (Circle One)

(If yes, please describe.) _____

Does the proposed development trigger a Development of Regional Impact (DRI) based on Georgia Department of Community Affairs Thresholds? YES NO (Circle One)

3) Date of REQUIRED Pre-Application Meeting: _____
(Pre-Application meeting must have been held within 6 months prior to submitting the application).

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require a site visit and authorize staff of the Planning and Zoning office or their designee to enter and inspect the premises which are subject to the application. I also understand that this application will require public hearing(s) by Remerton City Council.

Signature of Applicant: 

Date: 4/9/2024

AUTHORIZATION BY PROPERTY OWNER

(Required only if the application is not the owner of the property subject to the proposed application)

I, David Nerland (Owner's Name) swear and affirm that I am the owner of the property at 1526 Woodard St. Parcel: 0084B 094 (Property Address). As shown in the records of Lowndes County, Georgia.

Which is the subject matter of the attached application. I authorize the person named below to file this application. I authorize the person named below to file this application as my agent.

Property Owner:

Last Name Nerland First Name David
Address 16305 Avila Blvd.
City Tampa State FL Zip Code 33613
Property Owner Telephone Number 850-545-6554
Property Owner Email Address david.nerland@landsouthproperties.com

Name of Applicant:

Last Name Nerland First Name Bryce
Address 3510 Bankhead Ct.
City Tallahassee State FL Zip Code 32309
Applicant Telephone Number 850-597-3810
Applicant Email Address bryce.nerland@landsouthproperties.com

I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief

David N Nerland 5/9/24
Signature of Property Owner Date

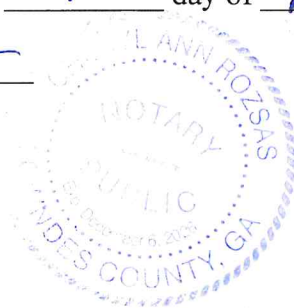
Bryce Nerland 5/9/24
Signature of Applicant Date

David Nerland 5/9/24
Print Name of Property Owner Date

Bryce Nerland 5/9/24
Print Name of Applicant Date

Sworn to and subscribed before me this 9 day of APRIL, 20 24.

[Signature]
Notary Public



**PUBLIC NOTICE TO THE CITIZENS
OF THE CITY OF REMERTON**

The Remerton Mayor-Council will hold a public hearing to consider the following zoning request(s). The public hearing is as follows:

Remerton Mayor-Council (official public hearing)

Monday June 10, 2024 at 5:30 p.m.

1757 Poplar Street (City Hall), Remerton, Georgia 31601

Greater Lowndes Planning Commission

Monday May 20, 2024 at 5:30pm

325 W Savannah Ave, Valdosta GA 31601

CASE NUMBER V-2024-01. All or part of Tax Map 0084B-094. A variance request by Bryce Nerland to Chapter 82-85 of the Development Standards – minimum setback requirements. The subject property is located at 1526 Woodard Street, Remerton, Georgia in the Single Family Residential District.

CASE NUMBER V-2024-02. All or part of Tax Map 0084B-094A. A variance request by Bryce Nerland to Chapter 82-85 of the Development Standards – minimum setback requirements. The subject property is located on the connecting north lot of 1526 Woodard Street, Remerton, Georgia in the Single Family Residential District

Copies of the above requests are on file with the City of Remerton located at 1757 Poplar Street, Remerton, GA. 31601. Please contact Jessica Freeman, City Clerk, at 229-247-2320 ext 127 of jfreeman@cityofremerton.com for more information.

APPLICATION FOR VARIANCE

1) Applicant Information (Contact person authorized to receive all communication regarding this application):

Name: Bryce Nerland
Company Name (if applicable): _____
Mailing Address: 3510 Bankhead Ct. Tallahassee, FL 32309 Phone: 850-597-3810
Email Address: bryce.nerland@landsouthproperties.com

Has the applicant made any campaign contributions over \$250 to any local government official of the local government considering the application? YES NO (Circle One)

*Note: If applicant is not the owner as listed on the Property Deed, a signed Notarized Letter from the property owner(s) (see page ???)

2) Property Information: Map Number: _____ All / Part (Circle One) of Parcel Number 0084B 094A

Property Address (or General Location Description if No Address Assigned):

Woodard St.

Acreage (use square footage if less than 1 acre) 0.18 Current Zoning: R3 - Residential

Overlay District (if applicable) _____

Existing Use of the Property: Vacant Lot

What is the reason for the Variance request? (describe in detail, use additional pages if necessary) _____

Reduce setback on side of building to 5 feet to match current buildings adjacent to this property.

Has this property been denied a zoning change during the past 12 months? No

Has any public hearing been held regarding this property during the past 3 years No
(If yes, please describe. _____)

How will this property receive water and sewer service? (Public, private, community, septic, etc.)

Public

According to the Water Resource Protection District Ordinance (WRPDO) Map, does the subject property(s) include any protected water resources? YES NO (Circle One)

(If yes, please describe.) _____

Does the proposed development trigger a Development of Regional Impact (DRI) based on Georgia Department of Community Affairs Thresholds? YES NO (Circle One)

3) Date of REQUIRED Pre-Application Meeting: _____

(Pre-Application meeting must have been held within 6 months prior to submitting the application).

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require a site visit and authorize staff of the Planning and Zoning office or their designee to enter and inspect the premises which are subject to the application. I also understand that this application will require public hearing(s) by Remerton City Council.

Signature of Applicant: 

Date: 4/9/2024

AUTHORIZATION BY PROPERTY OWNER

(Required only if the application is not the owner of the property subject to the proposed application)

I, David Nerland (Owner's Name) swear and affirm that I am the owner of the property at Woodard Street Parcel # 0084B 094A (Property Address). As shown in the records of Lowndes County, Georgia.

Which is the subject matter of the attached application. I authorize the person named below to file this application. I authorize the person named below to file this application as my agent.

Property Owner:

Last Name Nerland First Name David
Address 16305 Avila Blvd.
City Tampa State FL Zip Code 33613
Property Owner Telephone Number 850-545-6554
Property Owner Email Address david.nerland@landsouthproperties.com

Name of Applicant:

Last Name Nerland First Name Bryce
Address 3510 Bankhead Ct.
City Tallahassee State FL Zip Code 32309
Applicant Telephone Number 850-597-3810
Applicant Email Address bryce.nerland@landsouthproperties.com

I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief

David N Nerland 5/9/24
Signature of Property Owner Date

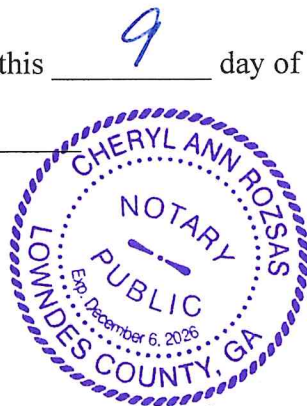
Bryce Nerland 3/9/24
Signature of Applicant Date

David Nerland 5/9/24
Print Name of Property Owner Date

Bryce Nerland 5/9/24
Print Name of Applicant Date

Sworn to and subscribed before me this 9 day of APRIL, 20 24

[Signature]
Notary Public



Bryce Nerland
1300 Melody Lane, Office
Remerton, GA 31601
bryce.nerland@landsouthproperties.com
850-597-3810

April 9, 2024

To Whom it May Concern,

I am writing to express my intent to build six 3-bedroom, 2-bathroom homes in Remerton, GA. The plan is for 4 homes on 0.35 acre parcel 0084B094 and 2 homes on 0.18 acre parcel 0084B094 located between Woodard Street and Edgewood Drive. When completed, the project will add three homes on Woodard Street and three homes on Edgewood Drive.

As a developer committed to enhancing residential spaces and fostering community growth, I am eager to contribute to the housing market in Remerton and provide families with quality, comfortable homes to live in.

Having worked, built and invested in this area, I believe Remerton presents an excellent opportunity for such a development project. Its strong sense of community and desirable location make it an ideal setting for families seeking modern and convenient living spaces.

Each of the proposed homes will be thoughtfully designed to blend seamlessly with the existing neighborhood aesthetics while incorporating contemporary features and amenities to meet the needs of today's homeowners. Our emphasis on quality craftsmanship and energy-efficient design will ensure that these homes not only provide comfort and functionality but also contribute positively to the local environment.

Moreover, I am committed to working closely with local authorities and residents throughout the development process to address any concerns, ensure compliance with zoning regulations, and foster positive relationships within the community.

I am confident that this project will not only enhance the housing options in Remerton but also contribute to its overall growth and prosperity. By providing well-designed, affordable homes, we aim to attract new residents to the area while supporting existing community members in their quest for quality housing.

I look forward to discussing this project further and working together to bring it to fruition.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Bryce Nerland". The signature is written in a cursive, flowing style.

Bryce Nerland

BK 6849PG835

LOWNDES COUNTY, GA
FILED IN OFFICE

2021 NOV -2 AM 10: 17

Beth C. Greene
CLERK OF SUPERIOR COURT

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 130.00
DATE Nov 2 2021
BETH C. GREENE
CLERK SUPERIOR COURT

Return Recorded Document to:
David F. Sandbach, Jr. P.C.
1003 N. Patterson Street
Valdosta, GA 31601

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF LOWNDES

File #: 21-603

This Indenture made this 31st day of August, 2021 between JAMES J. PERRYMAN, of the County of Lowndes, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BRADLEY BOWEN, LLC, as party or 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 00/100'S (\$10.00) Dollars** 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,

SEE ATTACHED EXHIBIT "A"

This Deed is given subject to all easements and restrictions of record, if any.

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

Signed, sealed and delivered in the presence of:

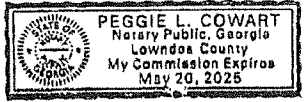
[Signature]
Witness
[Signature]
Notary Public

[Signature] (Seal)
JAMES J. PERRYMAN

____ (Seal)

____ (Seal)

____ (Seal)



BK 6849 PG 836

EXHIBIT "A"

TRACT ONE:

All that tract or parcel of land situate, lying and being in Land Lot 32 in the Eleventh Land District of Lowndes County, Georgia, being located in the town of Remerton, being a portion of that tract of land conveyed by Warranty Deed dated September 13, 1941, from Mrs. Ada Converse Rountree to R.W. Woodard, recorded in Deed Book 5C, Page 557, in the Office of the Clerk of Lowndes Superior Court, and being more particularly described as follows: Beginning at a point on the East margin of Woodard Street 435 feet, more or less, South of the Southeast corner of the intersection of Green Street and Woodard Street, and from said point of beginning running thence in an Easterly direction approximately parallel with Green Street a distance of 201 feet 17 inches, more or less, to the West margin of Edgewood Drive a distance of 75 feet, more or less, running thence in a Westerly direction a distance of 201 feet 17 inches, more or less, running thence in a Westerly direction a distance of 201 feet 17 inches, more or less, to the East margin of Woodard Street, running thence in a Northerly direction along the east margin of Woodard Street a distance of 75 feet, more or less, to the point of beginning, said tract herein conveyed being bounded on the North by property of R.W. Woodard, on the East by Edgewood Drive, on the South by lands of R.W. Woodard, and on the West by Woodard Street.

TRACT TWO:

All that tract or parcel of land situate, lying and being in Land Lot No. 32 in the Eleventh Land District of Lowndes County, Georgia and being located in the Town of Remerton, being a portion of that tract of land conveyed by Warranty Deed dated September 13, 1941, from Mrs. Ada Converse Rountree to R.W. Woodard, recorded in Deed Book 5-C, page 557, in the office of the Clerk of Lowndes Superior Court, and being more particularly described as follows: BEGINNING at a point on the east margin of Woodard Street 394.5 feet, more or less, south of the southeast corner of the intersection of Green Street and Woodard Street and from said point of beginning running thence in an easterly direction approximately parallel with Green Street a distance of 201 feet and 17 inches, more or less, to the West margin of a new street named Edgewood Drive, thence in a southerly direction along the west margin of Edgewood Drive, a distance of 37.5 feet more or less, thence running a westerly direction, a distance of 201 feet and 17 inches, more or less, to the east margin of Woodard Street, thence running a northerly direction along the east margin of Woodard Street, a distance of 37.5 feet, more or less, to point of beginning, said tract herein conveyed being bounded on the north by property of Mrs. Viola Hand, on the east by Edgewood Drive, on the south by lands of R.W. Woodard herein and on the west by Woodard Street.

The above described property is known as 1526 Woodard Street, Valdosta, Georgia.



LINKED TO THE CLERK OF THE SUPERIOR COURT

LEGEND	
●	1/8" REBAR SET WITH CAP #1376
●	1/2" REBAR FOUND
●	5/8" REBAR FOUND
●	1/2" OPEN TOP PIPE FOUND
DN	DEED BOOK
PL	PLAT

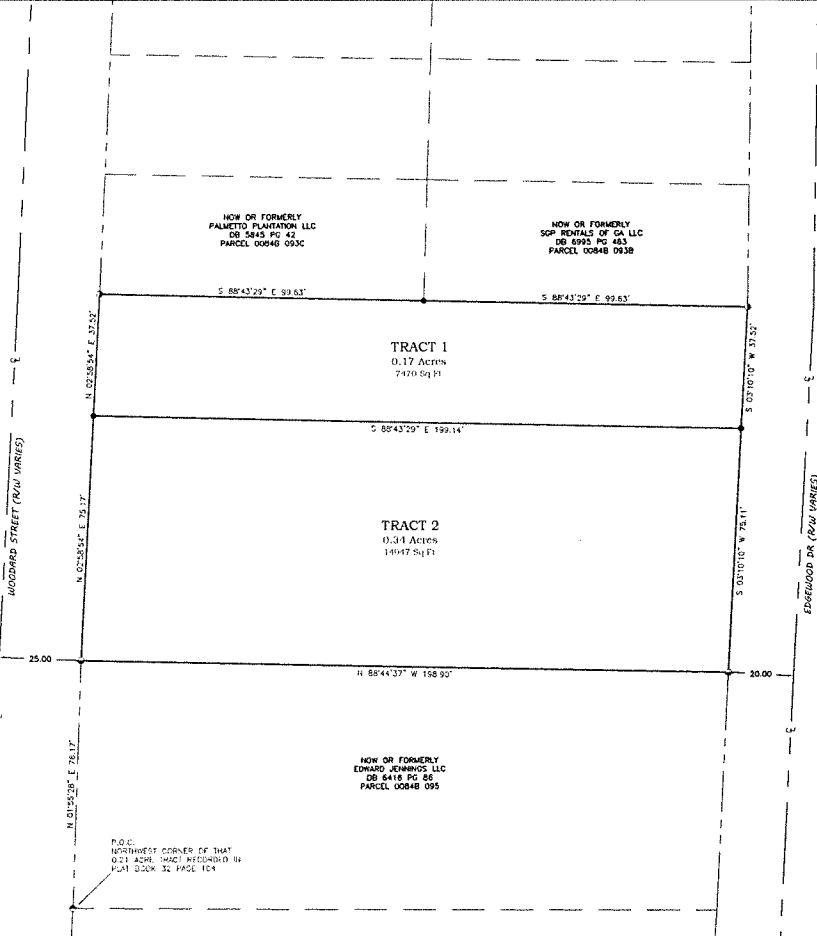


- THE PURPOSE OF THIS PLAT IS A RETRACEMENT SURVEY OF TRACT 1 AND TRACT 2 RECORDED IN DEED BOOK 8849 PAGE 835.
- ZONED: RES.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDEN COUNTY, GA, MAP #1840001E, THE EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY IS IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY EXISTING INSTRUMENTS. THE RECORDING INFORMATION OF THE DEED INSTRUMENTS, OR OTHER INSTRUMENTS WHICH CREATS THE PARCEL OR PARCELS IS A STATE MATTER. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING 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 11-1-14 GA STATUTE TITLE 13-6-02.



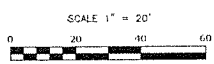
GA 1840001E DATE



INNOVATE
Engineering & Surveying

PHONE: 229-249-9117 www.innovates.com
2214 N. Patterson Street, Valdosta, GA 31602

BOUNDARY SURVEY FOR:
BRADLEY BOWEN LLC



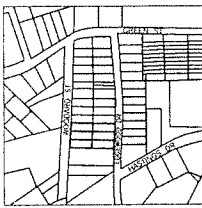
LOCATED IN
LAND LOT 32
11TH LAND DISTRICT
CITY OF REMERTON
LOWNDEN COUNTY, GA
PLAT DATE: 4/9/2024
FIELD SURVEY DATE:
4/8/2024

FIELD CLOSURE: 1" IN 51,124"
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1" IN 977,724"
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON B50+ GNSS RECEIVER
CARLSON RT3 TABLET DC



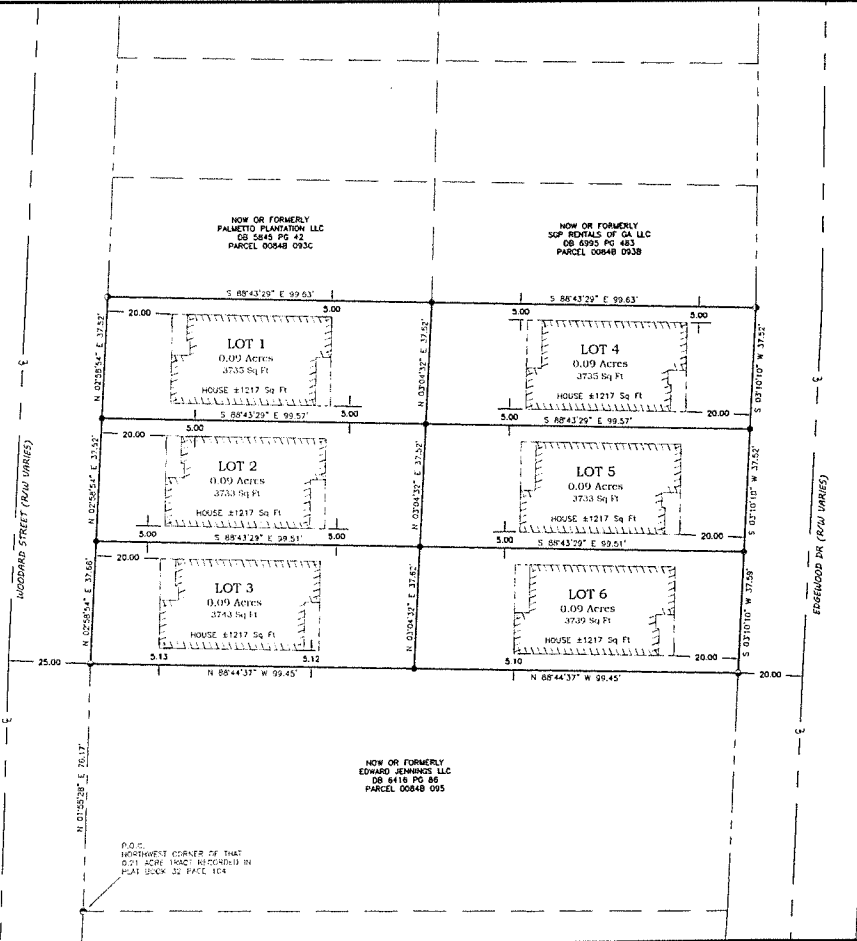
LOOK FOR THE CURVE OF THE SUPERIOR CURVE

- LEGEND
- 5/8" REBAR SET WITH CAP #3710
 - 1/2" REBAR FOUND
 - 5/8" REBAR FOUND
 - 1/2" OPEN TOP REBAR FOUND
 - 5/8" REBAR FOUND
 - 5/8" REBAR FOUND



- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1 RECORDED IN DEED BOOK 6649 PAGE 855 INTO 4 TRACTS, AND TO ALSO SUBDIVIDE TRACT 2 RECORDED IN DEED BOOK 6649 PAGE 855 INTO 2 TRACTS FOR A TOTAL OF 6 LOT SUBDIVISION.
- NOTED: YES
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA, MAP # 15100000E, EFFECTIVE DATE SEPTEMBER 26, 2006, THIS PROPERTY IS IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE SEARCH OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
- AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-1-07, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS TO BE RECORDED AS EVIDENCE OF APPROVAL. COOPERATIVE, COMMERCIAL, STAMPS, OR STATEMENTS, WITHOUT APPROVALS OR APPROVED SIGNATURES, OF ANY KIND, WHEN COMBINED WITH THIS PLAT, ARE NOT VALID FOR ANY PURPOSES OR USES UNLESS IT IS INTENDED USE OF ANY KIND IS LIMITED TO THE SURVEYOR'S LAND SURVEYING CLIENTS. THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS REQUIRED BY STATUTE IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ASSET NORTH IN O.C.G.A. SECTION 15-1-07.

GEORGE JENNINGS LLC
 PROFESSIONAL SURVEYOR
 No. 12276
 STATE OF GEORGIA
 CITY OF REMERTON
 DATE



NOW OR FORMERLY
 EDWARD JENNINGS LLC
 DB 8416 PG 86
 PARCEL 00648 095

P.O.C. INTERSECTION CORNER OF THAT 0.21 ACRE TRACT RECORDED IN PLAT BOOK 32 PAGE 104

INNOVATE
 Engineering & Surveying
 PHONE: 229-219-9113 www.innovates.com
 2211 N. Patterson Street, Valdosta, GA 31602

DIVISION SURVEY FOR:
BRADLEY BOWEN LLC



LOCATED IN
 LAND LOT 32
 11TH LAND DISTRICT
 CITY OF REMERTON
 LOWNDES COUNTY, GA
 PLAT DATE: 4/9/2024
 FIELD SURVEY DATE:
 4/8/2024

FIELD CLOSURE: 1' IN 51,124'
 ANGLE ERROR: 2" PER ANGLE
 PLAT CLOSURE: 1 IN 977,724
 METHOD OF ADJUSTMENT: NONE
 EQUIPMENT USED:
 CARLSON ROBOTIC CR2+
 CARLSON IRX6+ GNSS RECEIVER
 CARLSON R13 TABLET DC