

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 6/5/2023

Applicant/Agent: Ground Control Development (Shane Vorous)

Applicant Email Address: GroundControlDevelopment@gmail.com

Phone # 207.670.8268

Applicant Mailing Address: PO Box 72

City: Bloomington State: GA Zip Code: 31302

Property Owner, if different from above: N/A
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: US Highway 80

Proposed Road Access: US Highway 80

Present Zoning of Property: B-2 Proposed Zoning: B-3 (amended @ 7/11/23) I-1 (light industrial)

Tax Map-Parcel # 329-36,37,38 Total Acres: 2.3 Acres to be Rezoned: 2.3

Lot Characteristics: Existing buildings (3) privacy fence to 80.

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: proposed activity not allowed in B-2

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.

Unused, previous junkyard.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

yes.

3. Describe the use that you propose to make of the land after rezoning.

Fleet parking for Ground Control Development, LLC
Grinding and retail of wood products (grinding on site)

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

Residential + commercial

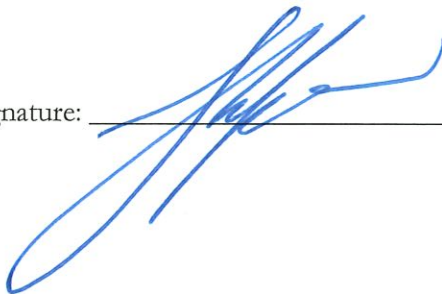
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

Nearby properties include Interfor and
Concrete plant. Hwy 80 is a major truck route.

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

6/5/23

FILED IN OFFICE
CLERK OF COURT
07/15/2021 11:55 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

LINE	BEARING	HORIZ DIST
L1	S80°43'56"E	300.06'
L2	S45°56'16"E	0.21'
L3	S60°36'58"E	200.03'
L4	N38°01'28"E	173.53'
L5	S60°18'32"E	86.27'
L6	S70°11'23"W	65.50'
L7	N59°36'43"E	115.99'

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT 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 CLOSE 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 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 CONFORMANCE 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 (OCGA) 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 A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS PLAT DOES NOT SUPERSEDE ANY RECORDS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT SUPERSEDE ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, ORDINANCES, OR SUBDIVISION STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

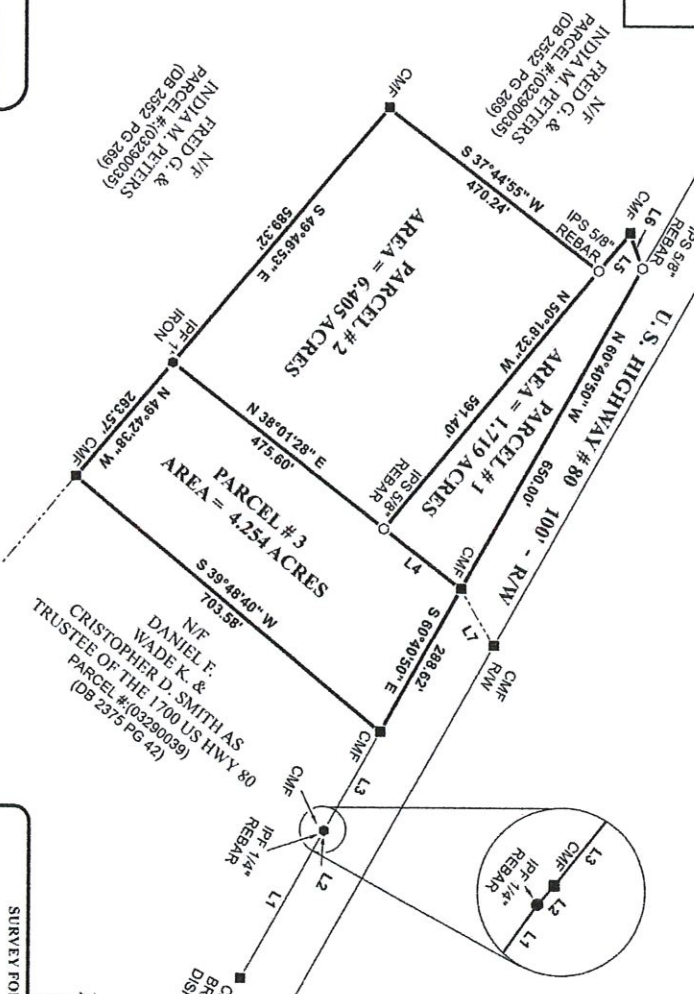
WILLIAM MARK GLISSON RLS #3316



DATE



SURVEY OF THREE PARCELS LOCATED IN THE 159TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



- REFERENCES:**
1. DB 433 PG 289
 2. DB 315 PG 23
 3. PB 4 PG 153

SURVEY FOR:

SHANE VOROUS

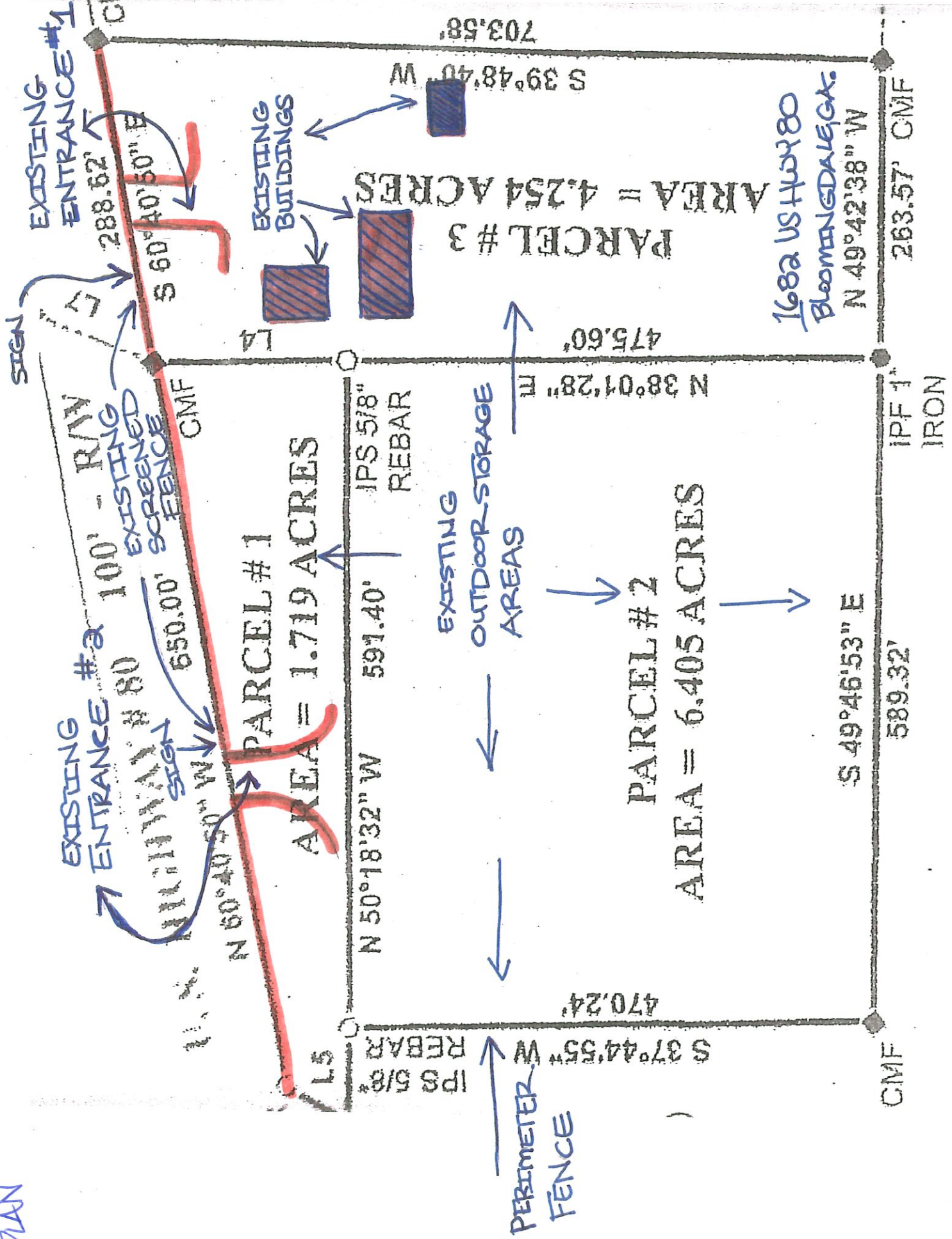
COUNTY: EFFINGHAM STATE: GEORGIA
GMD: 1559TH
DATE: 07/13/2021 SCALE: 1" = 200'
FILE NUMBER: 21258
TOTAL AREA = 9,378 AC. PARCEL # 1: 1,719 AC PARCEL # 2: 6,405 AC PARCEL # 3: 1,254 AC
FIELD SURVEY DATE: 06/08/2021

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAYTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAYTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

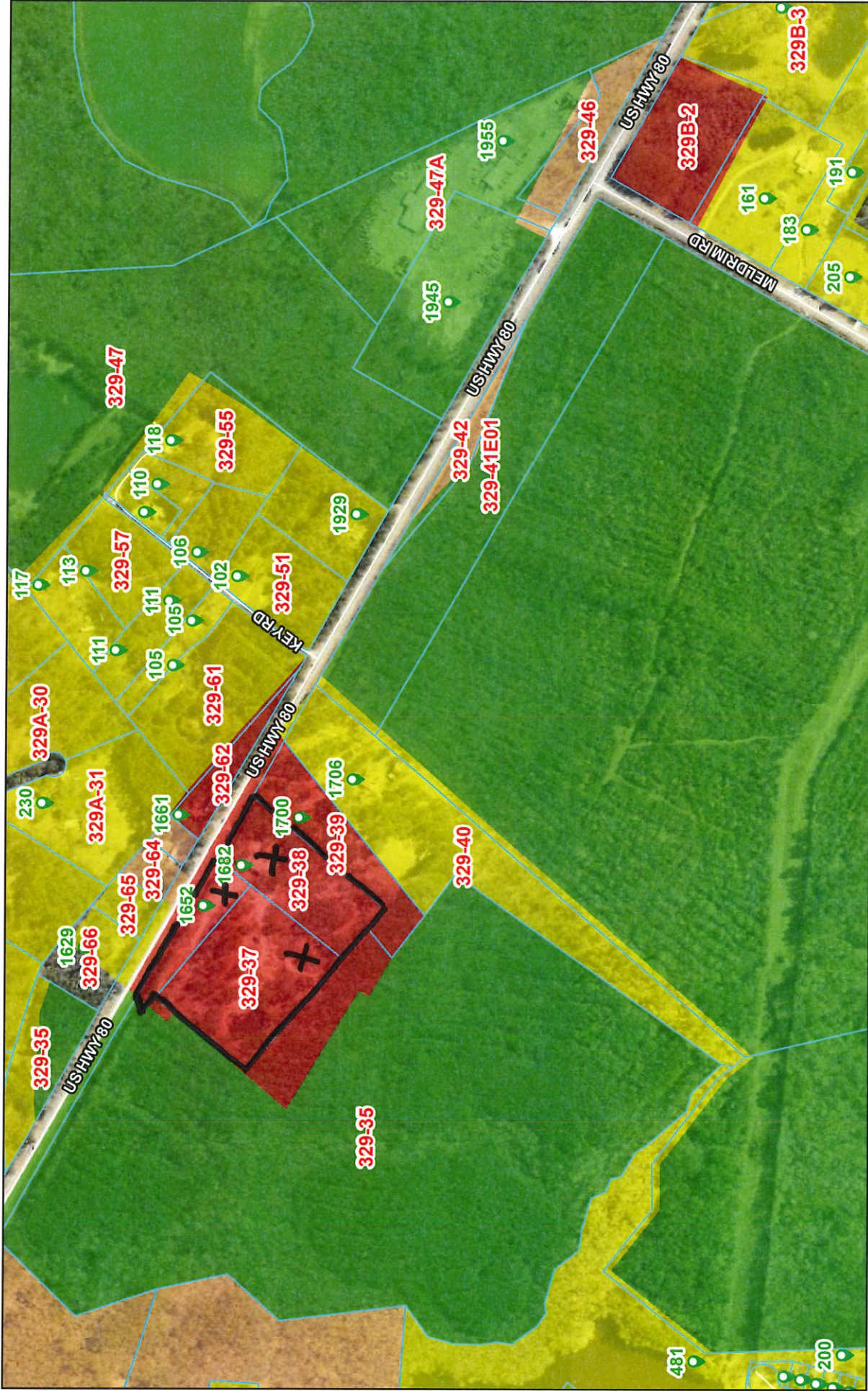


PREPARED BY:

SITE PLAN



329-36, 37 & 38



6/21/2023

1:7,899

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

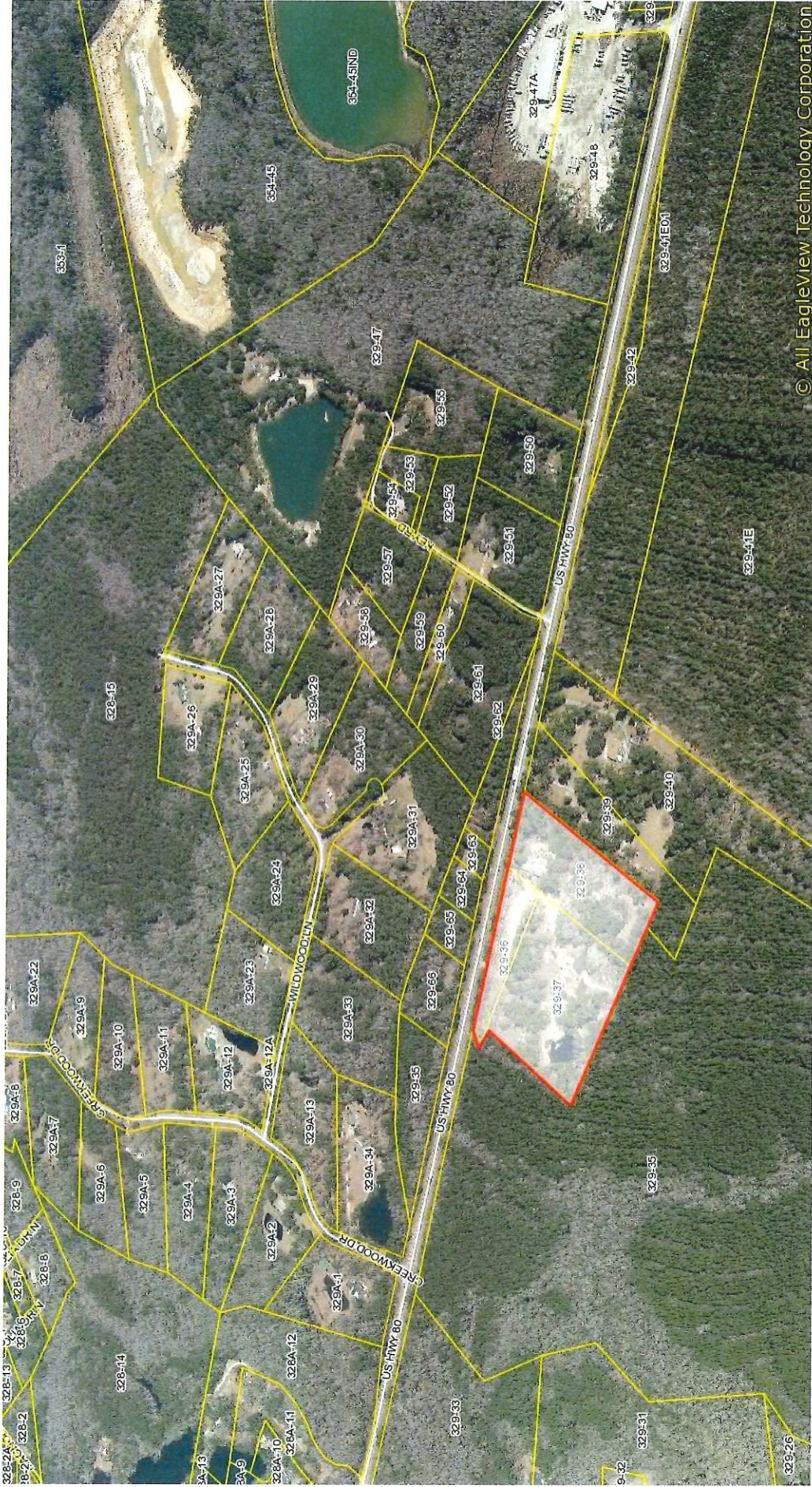
Address Points Roads Commercial Undeveloped

Tax Parcel Labels Future Land Use - Plan Date 10/1/2019 Agriculture Residential Efn_fin_cache

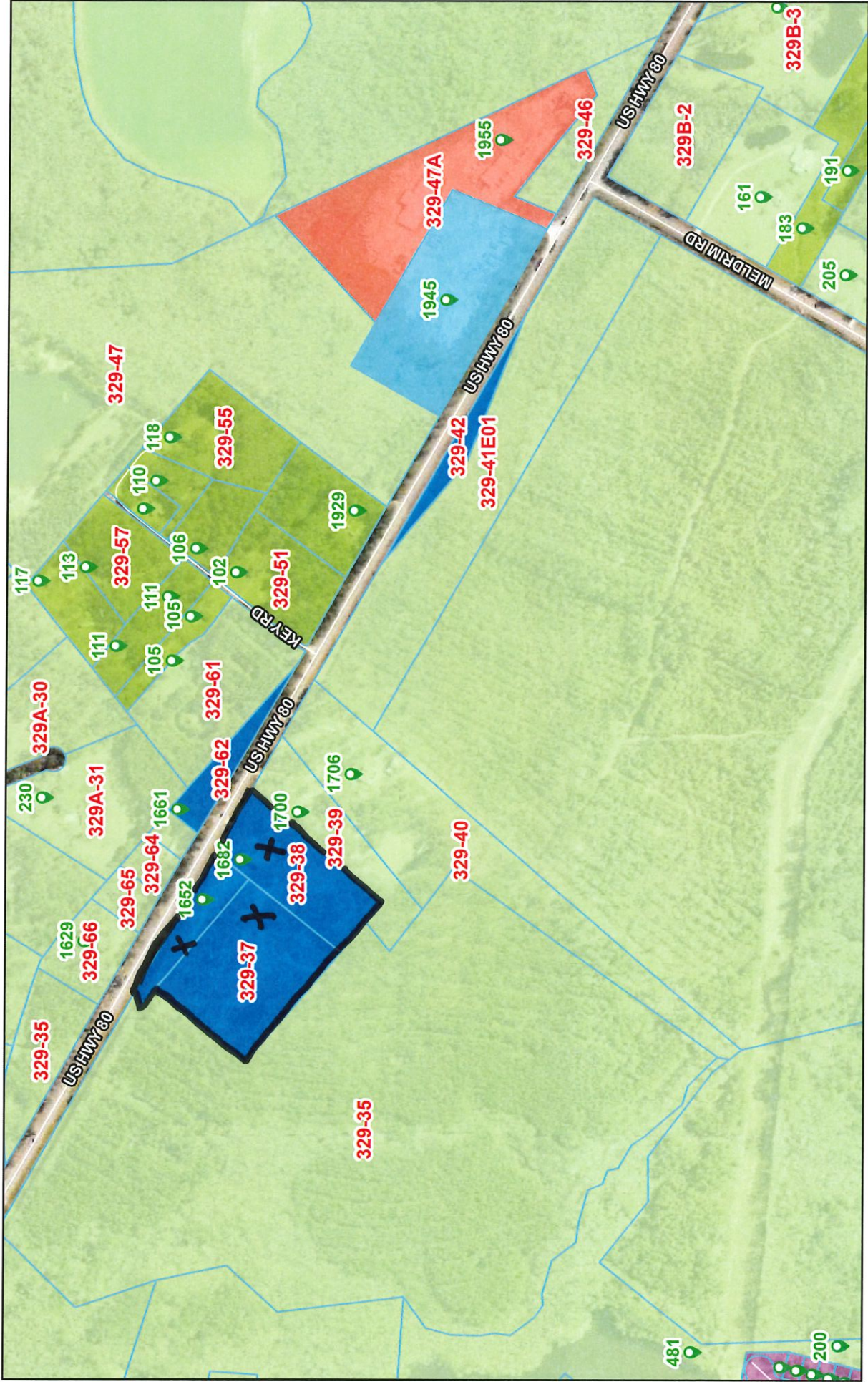
Tax Parcels Transportation/Utilities Red: Band_1

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

329-36, 37 & 38

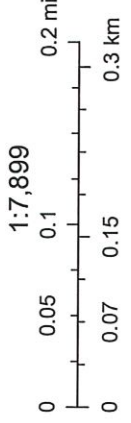


329-36, 37 & 38



6/21/2023

- Address Points
- Tax Parcels
- Tax Parcel Labels
- AR-2
- B-2
- AR-1
- I-1
- PD
- AR-1
- Red: Band_1
- Green: Band_2
- Roads
- Efn_fin_cache



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

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 **Ground Control Development, LLC** – (Map # 329 Parcel # 36,37&38) from B-2 to ~~L-1~~ zoning.

B-3

- 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.
7/11/23.

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AR