



RZN-25-39

Rezoning Application

Status: Active

Submitted On: 8/22/2025

Primary Location

32.378880, -81.325266

Owner

No owner information

Applicant



Joshua Yellin



912-236-0261



jyellin@huntermaclean.com



200 East Saint Julian

Street

Savannah, GA 31401

Staff Review

Planning Board Meeting Date*

10/14/2025

Board of Commissioner Meeting Date*

11/04/2025

Notification Letter Description *

to allow for commercial retail in B-2.

Map #*

366

Parcel #*

48

Staff Description

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed

09/15/2025

Board of Commissioner Ads

10/15/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Teramore Development, LLC

Applicant Email Address*

mwalker@teramore.net

Applicant Phone Number*

229-516-4289

Applicant Mailing Address*

PO Box 6460

Applicant City*

Thomasville

Applicant State & Zip Code*

GA, 31758

Property Owner Information

Owner's Name*

Carey F. Graham

Owner's Email Address*

evelyngraham51@outlook.com

Owner's Phone Number*

- - .

Owner's Mailing Address*

5121 Highway 21 N

Owner's City*

Springfield

Owner's State & Zip Code*

GA, 31329

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

B-2 (General Commercial)

Map & Parcel *

03660048

Road Name*

Old Tusculum Road

Proposed Road Access* ?

Old Tusculum Road

Total Acres *

36.36

Acres to be Rezoned*

2

Lot Characteristics *

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Rezone the use of a commercial retail establishment.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR-1

South*

AR-1, I-1

East*

AR-R, R-2

West*

AR-1

Describe the current use of the property you wish to rezone.*

The property is currently vacant land zoned AR-1.

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

No. The property is currently vacant land, not in use.

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

The development of a commercial retail establishment with a building approximately 10,640 sq ft in size.

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

The property is surrounded mostly by vacant land with a mix of single-family homes and mobile homes.

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

The proposed rezoning, to permit a commercial retail establishment, will serve adjacent properties and will provide a suitable use that will not impact adjacent and nearby property.

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?*

The proposed rezoning will not cause an excessive or burdensome use of streets, public facilities, utilities, and schools.

Digital Signature*

✓ Joshua Yellin
Aug 22, 2025

State of Ga.

Effingham Co. Plot of

Three and eight-tenths acres of land in 11th
G. M. District surveyed and plat drawn for
H. M. Tebeau out of lands of A. S. Graham
and E. A. DeWitt. Completed July 21, 1962.

Scale - 5 ch. per inch.

E. A. DeWitt
A.S.

State of Ga.

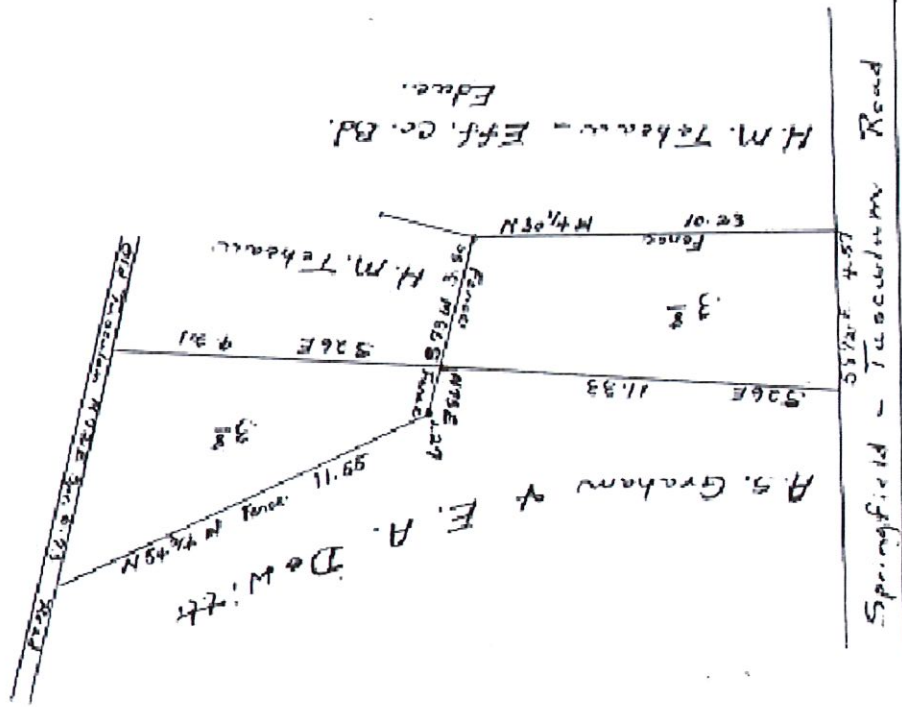
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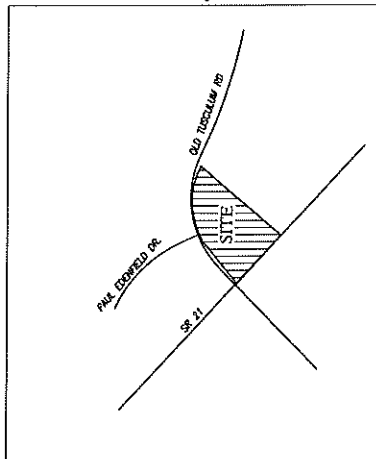
Completed - July 21, 1962.

Scale - 5 ch. per inch.

E. A. DeWitt
A.S.



email: poto@dtdwater.org



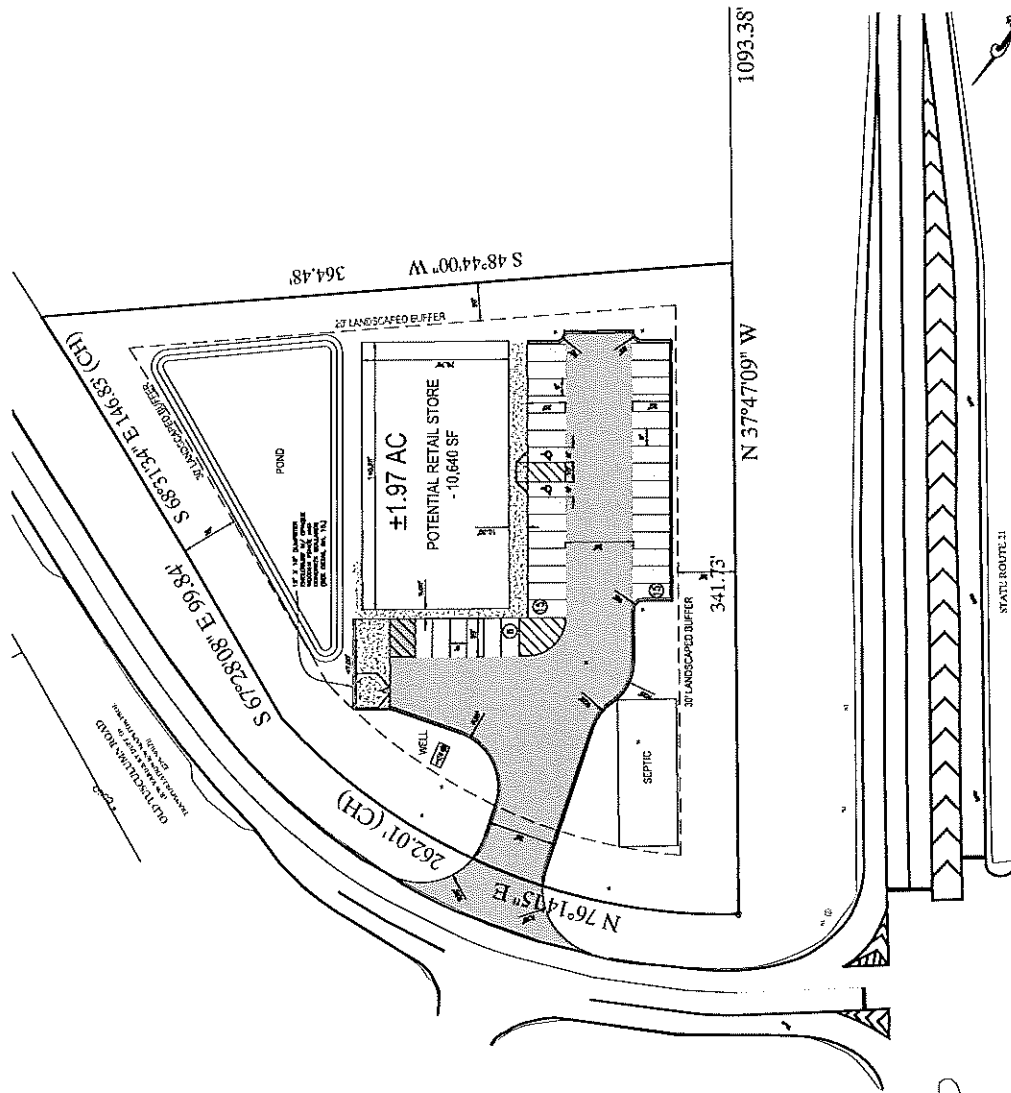
LOCATION MAP
NTS

OWNER/DEVELOPER:
TERAMORE DEVELOPMENT, LLC
 P.O. BOX 6460
 THOMASVILLE, GA 31758
 (229) 516-4289

PROPOSED ZONING: B2
PROPOSED LAND USE: RETAIL

PARKING SUMMARY:

REQUIRED PARKING:	
1 SPACE PER 300 S.F. OF FLOOR AREA	
10,140 S.F. OF FLOOR SPACE / 300 =	34 SPACES
TOTAL SPACES REQUIRED:	34 SPACES
TOTAL SPACES PROVIDED:	34 SPACES INCLUDING 2 NC SPACES



STATE ROUTE 21
EAST FROM HIGHWAY 207
TRANSITION FROM MOUNTAIN
TO 1,275-1,500

GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 30'

800-855-8800
Call for Details
Call for Details

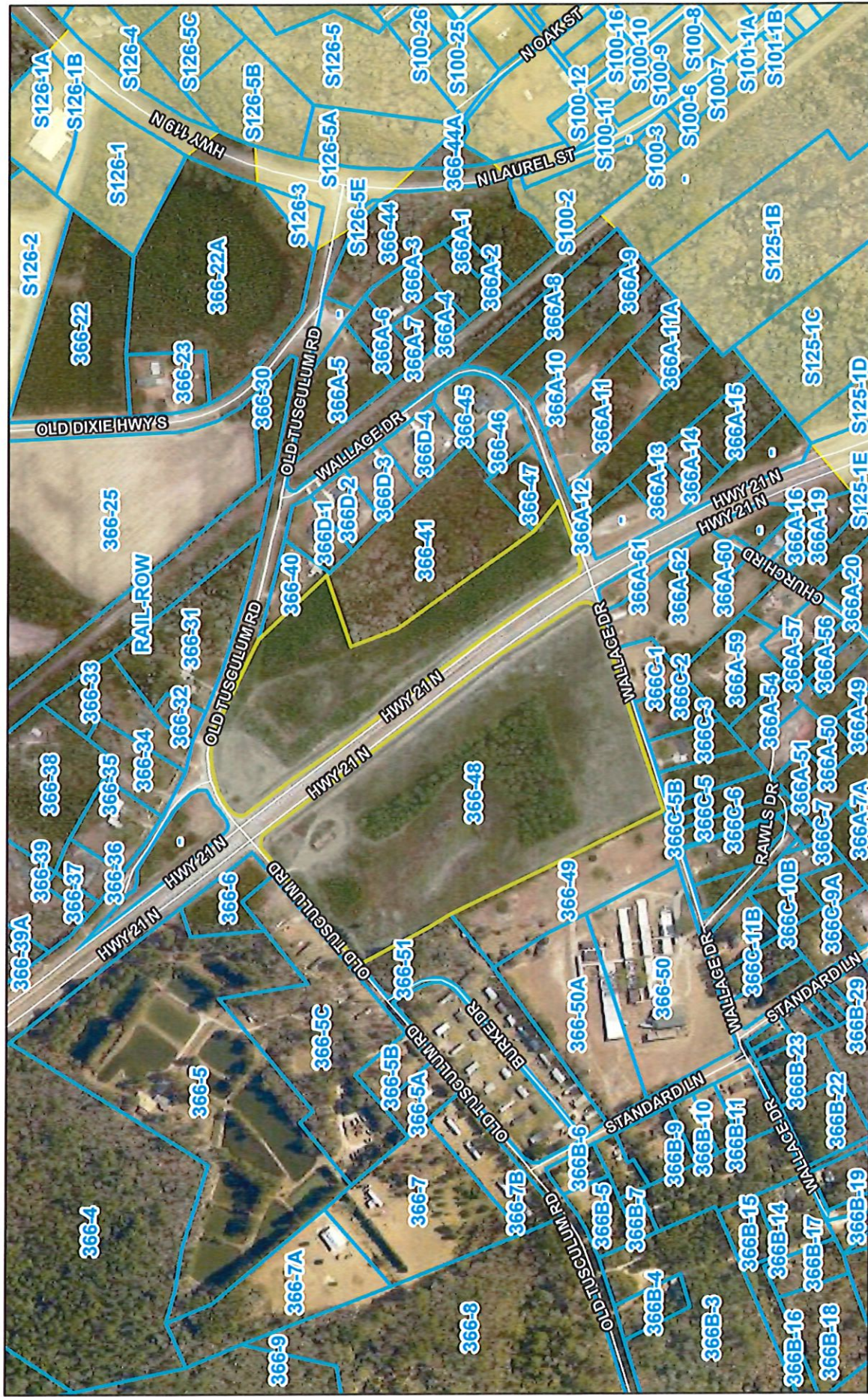
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DOLLAR GENERAL STORE #31453
OLD TUSCULUM ROAD (SR 21)
EFFINGHAM COUNTY, GA

DRAWN: pss
APPROVED: pss
DATE:
PROJECT: 25-019
SCALE: AS SHOWN

SHEET
4 OF 18

366-48



8/22/2025

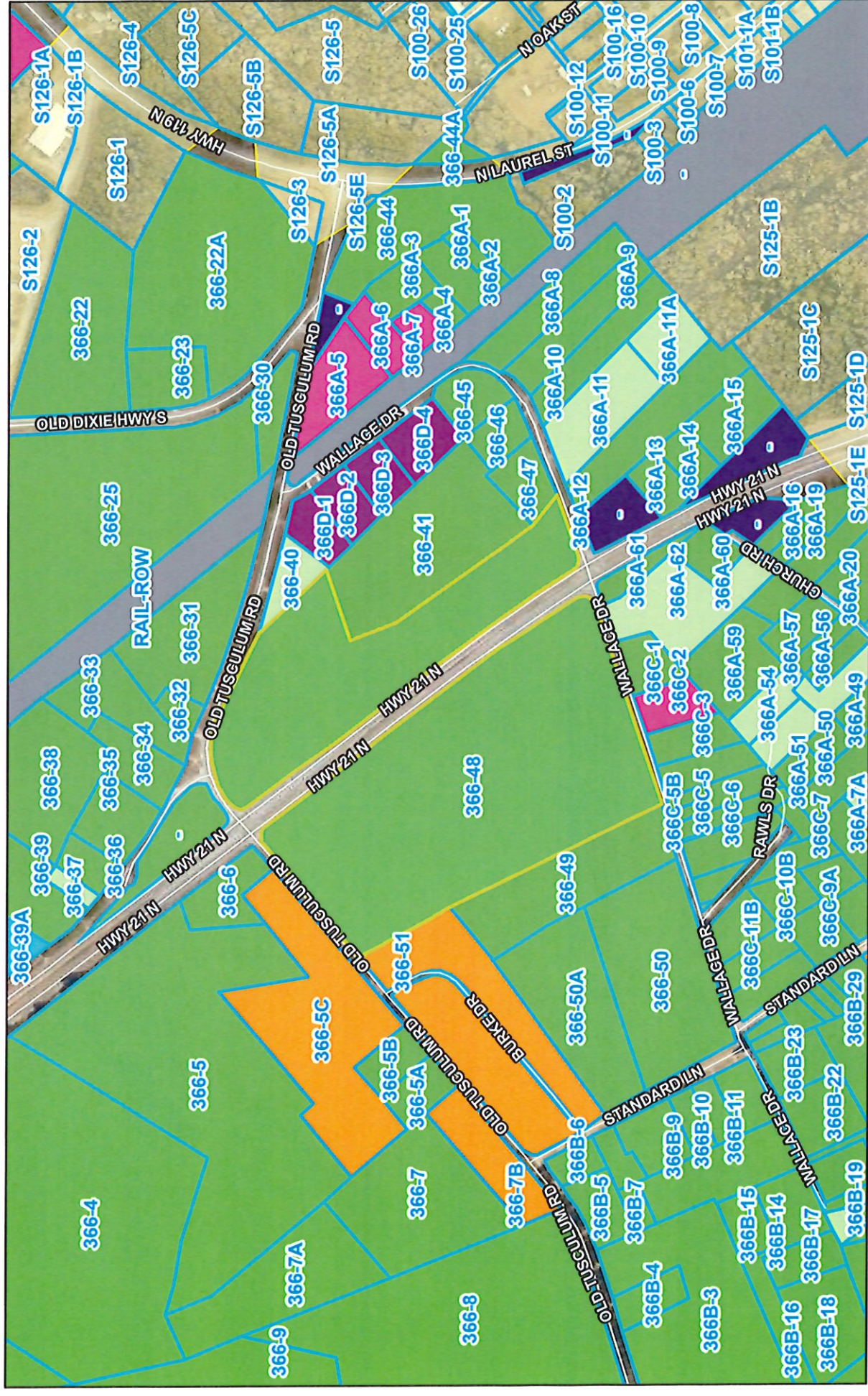
1:8,026

0 0.05 0.1 0.2 mi

ways Municipal boundaries

Parcels Citations

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



8/22/2025

- Roads
 - AR-2
 - R-4
 - RR (Railroad)
- Parcels
 - AR-1
 - R-1
 - R-2
 - R-4
 - B-1
- Zoning
 - AR-1
 - R-1
 - R-2
 - R-4
 - B-1
- Municipal Boundaries
 - AR-1
 - R-1
 - R-2
 - R-4
 - B-1
- Citations
 - AR-1
 - R-1
 - R-2
 - R-4
 - B-1

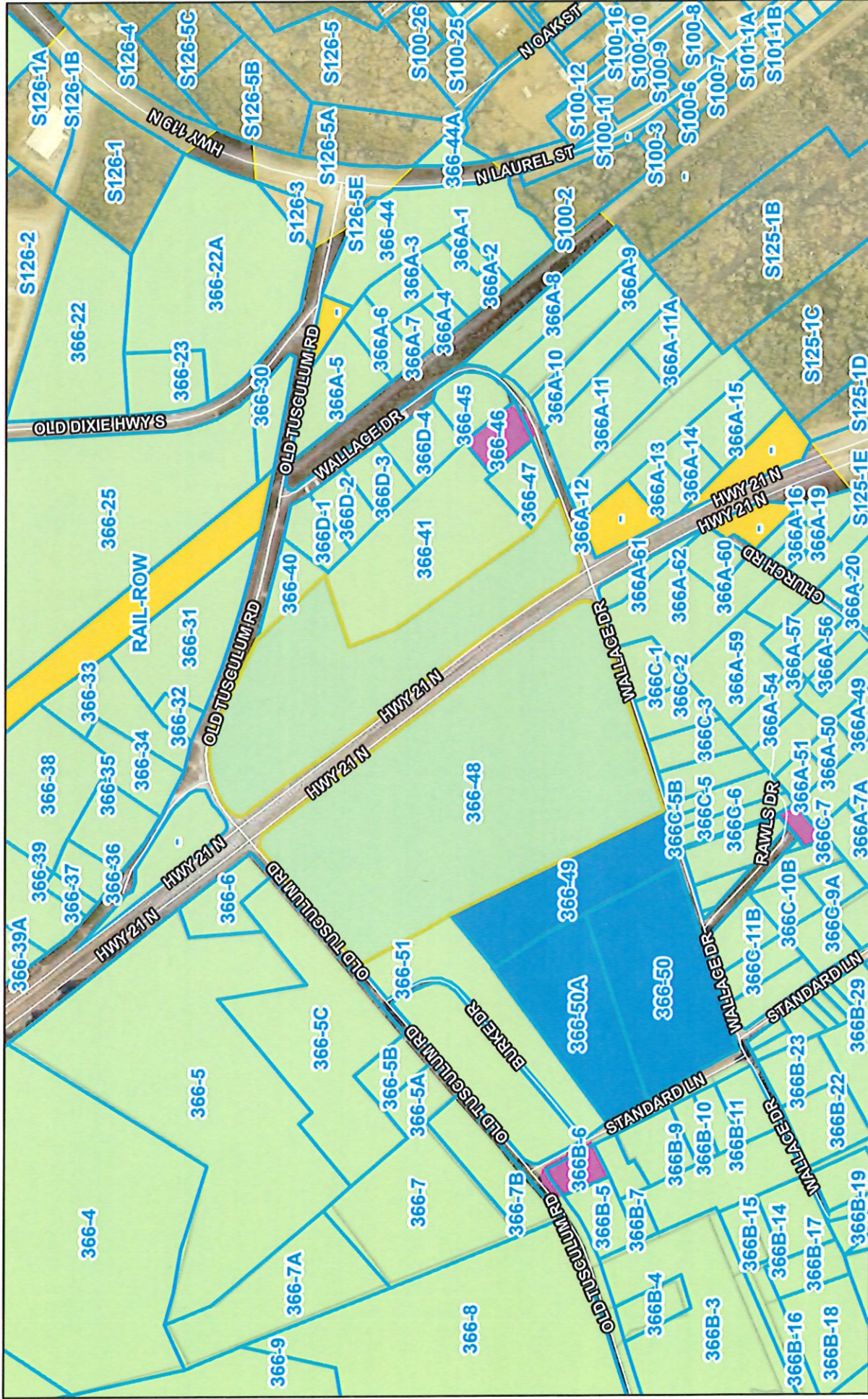
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0 0.05 0.1 0.15 0.2 mi

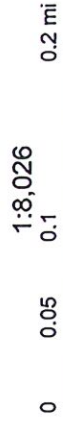
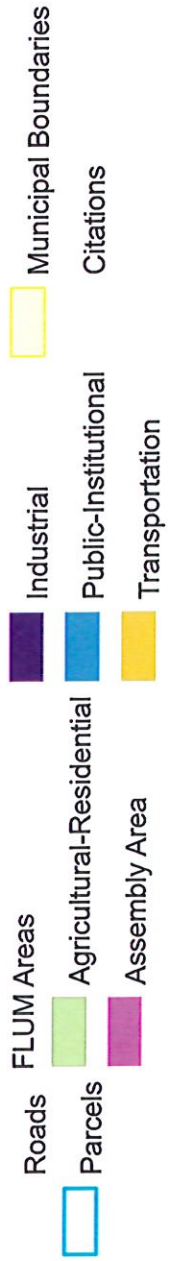
0 0.07 0.15 0.3 km

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

366-48

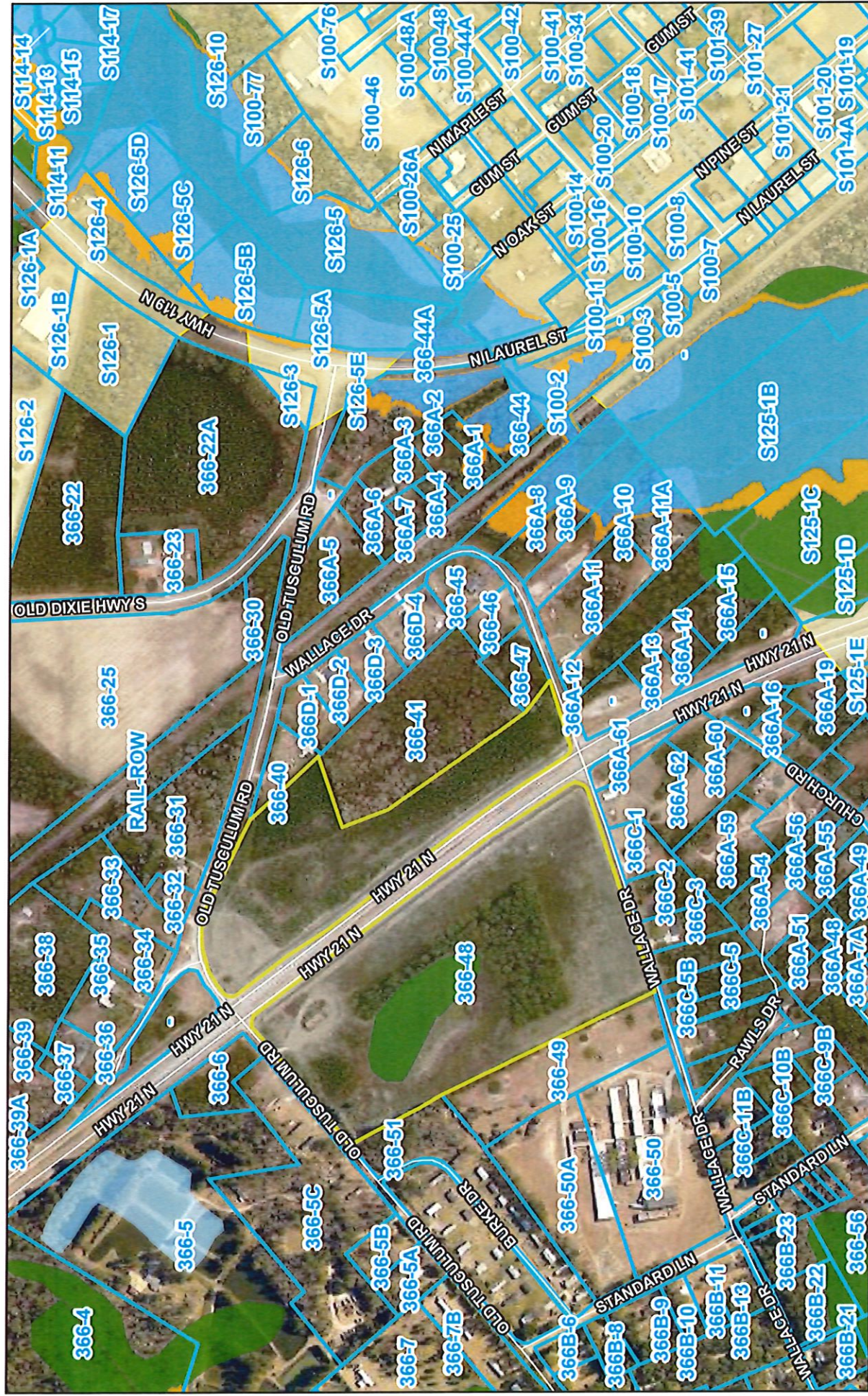


8/22/2025



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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9/15/2025

1:8,026

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Municipal Boundaries

Citations

FEMA Flood Zone Wetlands
AE Freshwater Forested/Shrub Wetland

FEMA Flood Zone Wetlands
AE Fre