



**Record No: RZN-26-7**

Rezoning Application

Status: Active

Submitted On: 2/20/2026

**Primary Location**

2744 United States Highway  
80  
Bloomington, GA 31302


**Owner**

SITTON LARRY DALE AND  
RENEE M  
2744 US HIGHWAY 80  
BLOOMINGDALE, GA 31302

**Applicant**

 HEATHER SITTON



 89 HOPEFUL ACRES  
LANE  
PEMBROKE, GA 31321

**Staff Review**

Planning Board Meeting Date\* 


04/14/2026

Board of Commissioner Meeting Date\* 


05/05/2026

Notification Letter Description \* 


To allow for permitted uses in B-2.

Map #\* 

355B

Parcel #\* 

7

Staff Description 

Georgia Militia District 

—

Commissioner District\* 

1st

Public Notification Letters Mailed 


03/16/2026

Board of Commissioner Ads 


04/15/2026

Planning Board Ads 

03/18/2026

Request Approved or Denied 

—

Plat Filing required\*  

No

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

HEATHER SITTON

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

89 HOPEFUL ACRES LANE

Applicant City\*

PEMBROKE

Applicant State & Zip Code\*

GA 31321

## Property Owner Information

Owner's Name\*

MARGARET SITTON

Owner's Email Address\*

[REDACTED]

Owner's Phone Number\*



Owner's Mailing Address\*

521 WINSKIE RD

Owner's City\*

POOLER

Owner's State & Zip Code\*

GA 31322

## 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 \*

0355B007

Road Name\*

HWY 80

Proposed Road Access\* 

EXISTING

Total Acres \*

0.7

Acres to be Rezoned\*

0.7

Lot Characteristics \*

.70 ACRE LOT WITH BRICK HOME AND WORKSHOP. IT HAS A WORKING WELL AND SEPTIC SYSTEM IN PLACE AS WELL AS A CONCRETE DRIVEWAY AND FENCED YARD.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

**Justification for Rezoning Amendment \***

WE WOULD LIKE TO ZONE THE PROPERTY AS COMMERCIAL FOR THE INTENTION OF HAVING A SMALL CORPORATE OFFICE ON THE PROPERTY FOR DCR CRANES, LLC.

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

**North\***

RESIDENTIAL

**South\***

RESIDENTIAL

**East\***

COMMERCIAL

**West\***

RESIDENTIAL

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

IT IS CURRENTLY SITTING EMPTY. IT WAS A RESIDENTIAL HOME

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

YES

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

WE WOULD LIKE TO DEMOLISH THE EXISTING HOME AND BUILD A 3,000 SQ FT OFFICE BUILDING TO ACCOMODATE NO MORE THAN 5 EMPLOYEES

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

NEXT DOOR, A CABINET SHOP, ACCROSS THE STREET IS COMMERCIAL PROPERTY FOR SALE, A FEW PROPERTIES DOWN IS A VEHICLE BODY SHOP.

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

THERE WILL NOT BE A NOTICABLE CHANGE. THE PROPERTY WILL BE UPDATED AND MAINTAINED AS A NORMAL HOME WOULD BE. THERE WILL BE NO CUSTOMERS OR GUESTS COMING IN AND OUT AS THE OFFICE WILL ONLY BE A CORPORATE OFFICE FOR AT MOST 5 EMPLOYEES

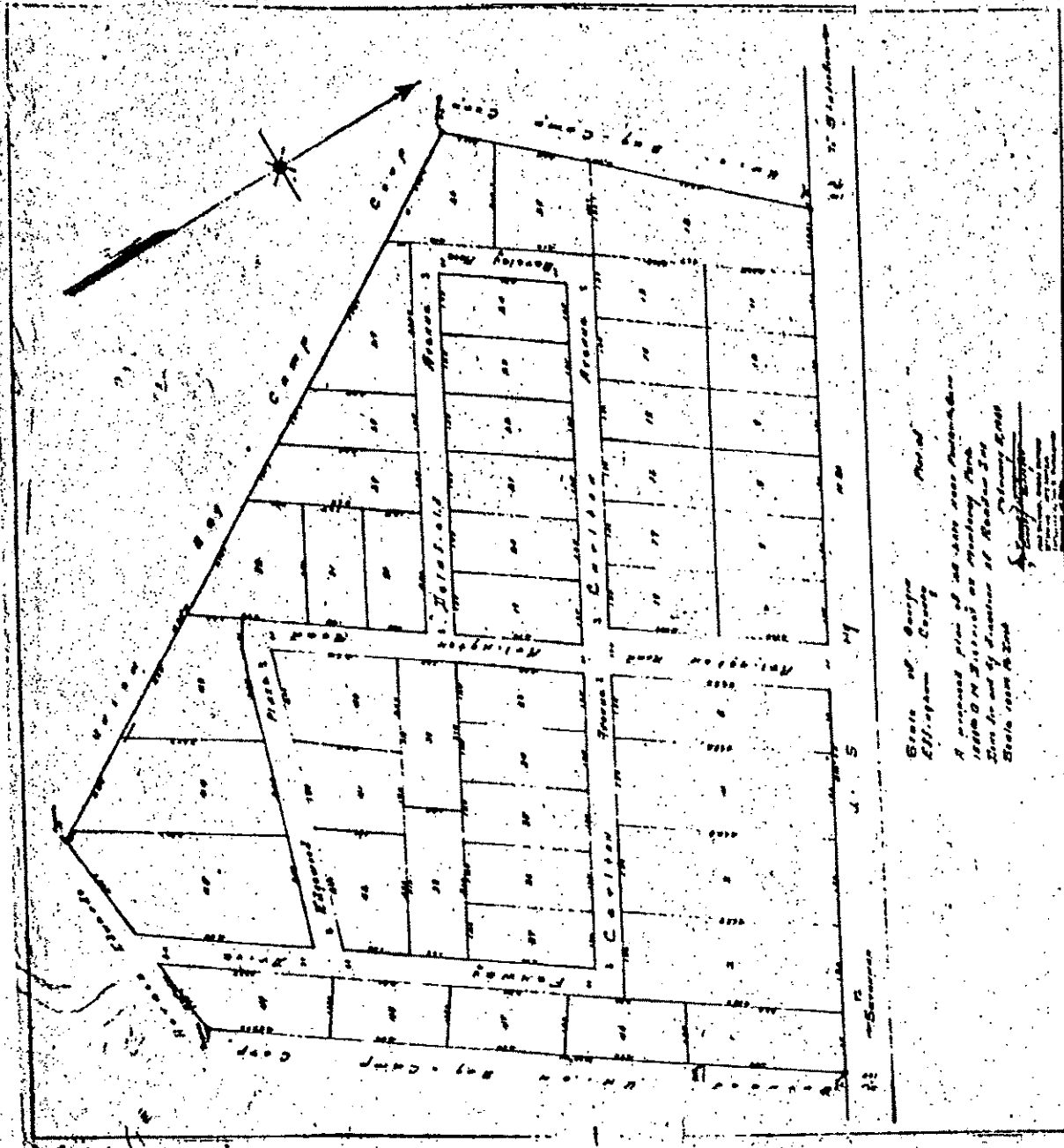
**Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?\***

THERE WILL BE NO CHANGE IN TRAFFIC, UTILITIES OR SCHOOLS. AT MOST, THERE WILL BE 3-5 EMPLOYEES/VEHICLES AT THE OFFICE M-F 8-5.

**Digital Signature\***

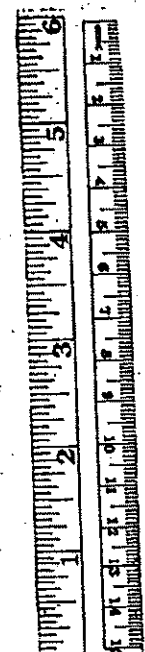
 HEATHER RENEE SITTON

Feb 19, 2026



State of Oregon  
 Ellipton, Oregon  
 A general plan of the land near Ellipton  
 Oregon as shown on plat  
 Book 4 and 5 of Section 1 of  
 Township 24N  
 Range 10E  
 Meridian 24N

NOTE for Plat Book 4  
 See Page 169





# 355B-7



2/23/2026

**World\_Boundaries\_and\_Places**

- World Imagery
- Addresses
- Roads
- Parcels

**Zoning**

- B-3
- AR-1 Wetlands
- AR-2
- R-1
- B-2

**World Imagery**

- Freshwater Forested/Shrub Wetland
- Freshwater Pond

**Scale**

1:3,922

0 0.03 0.06 0.09 0.11 mi

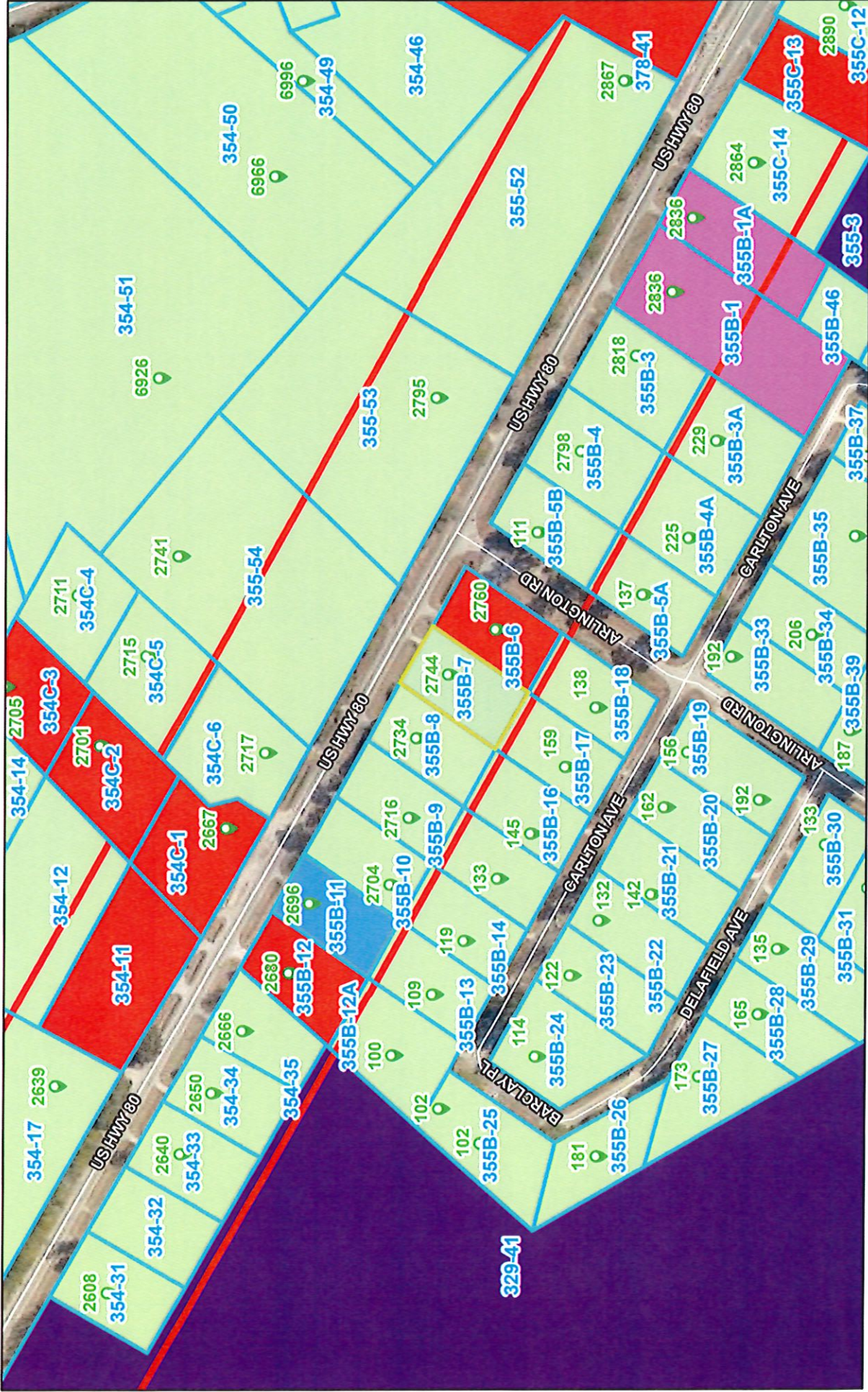
0 0.04 0.09 0.18 km

**Citations**

Low Resolution 15m Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations

Vantor, Esri, HERE, Garmin, IPC

# 355B-7



2/23/2026

**World\_Boundaries\_and\_Places**

- Addresses
- Roads
- Parcels

**Character Areas**

- Commercial
- Commercial Corridor Overlay
- FLUM Areas
- Agricultural-Residential
- Assembly Area
- Industrial
- Public-Institutional
- World Imagery

**Resolution**

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

**Scale**

1:3,922

0 0.03 0.06 0.09 0.11 mi

0 0.04 0.09 0.18 km

Vantor, Esri, HERE, Garmin, IPC

9.5

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                     

DISAPPROVAL                     

Of the rezoning request, **Margaret Sitton as agent for Heather Sitton (Map # 355B Parcel # 7) from AR-1 to B-2 zoning.**

- 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?

*After motion made some said they are against but only asked questions during open discussion J.S.*

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*Handwritten mark*

*J.P.*

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CHECK LIST:

ABSTAIN

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

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N/A

T.S.

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APPROVAL

DISAPPROVAL

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