

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: 7/19/2023

Applicant/Agent: Quail Preserve, LLC

Applicant Email Address: brian@savannahwarehouse.com

Phone # (912) 447-1000

Applicant Mailing Address: P.O. Box 7442

City: Savannah State: GA Zip Code: 31418-7442

Property Owner, if different from above: Same as above
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Same as above

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Southwest Corner of U.S. Highway 80 and Meldrim Road

Proposed Road Access: U.S. Highway 80

Present Zoning of Property: ^{AR-1} ~~R-4 Residential~~ Proposed Zoning: B-3-Highway Commercial District

Tax Map-Parcel # 93290041E01 Total Acres: 15.00 Acres to be Rezoned: 15.00

Lot Characteristics: Flat topography, small pine trees throughout

WATER None

SEWER None

____ Private Well

____ Private Septic System

____ Public Water System

____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: Market demand in area for flex buildings

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

B-3 and
North I-1 South AR-1 East AR-1 West AR-1

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

Timberland

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

Occasional harvesting of timber

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

Flex use building

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

Concrete plant to the north

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?

This proposed commercial zoning is a more "benign" classification than some of the nearby industrial zoned parcels.

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?

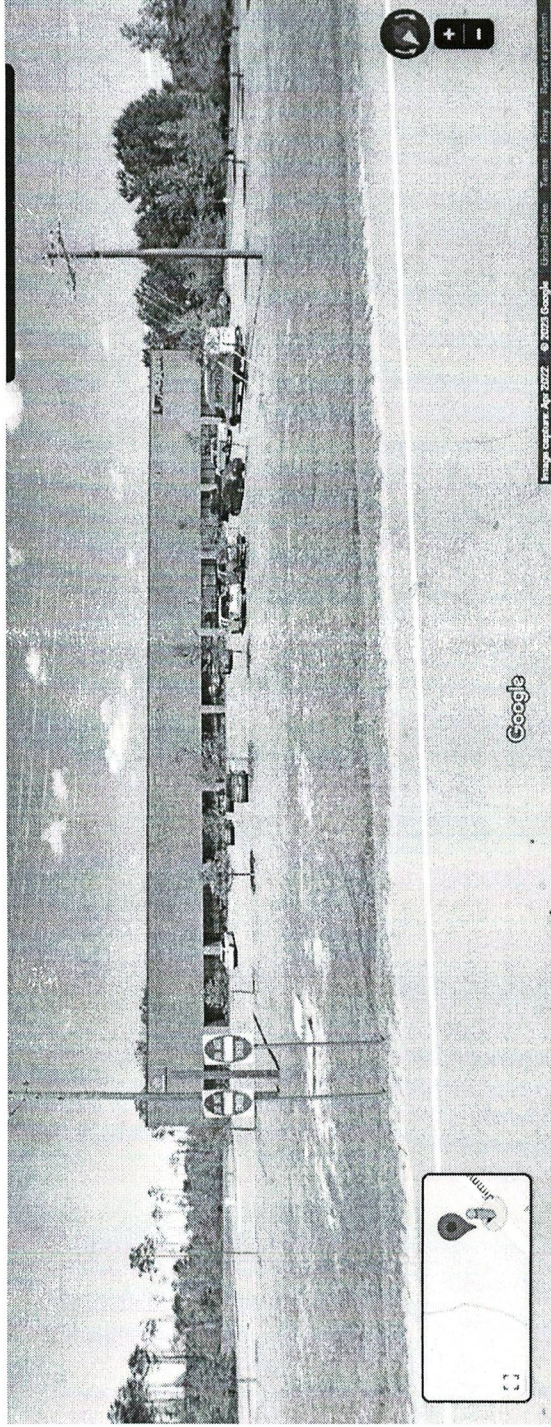
No

Applicant Signature:

Raymond J. DeMa

Date

7/19/2023

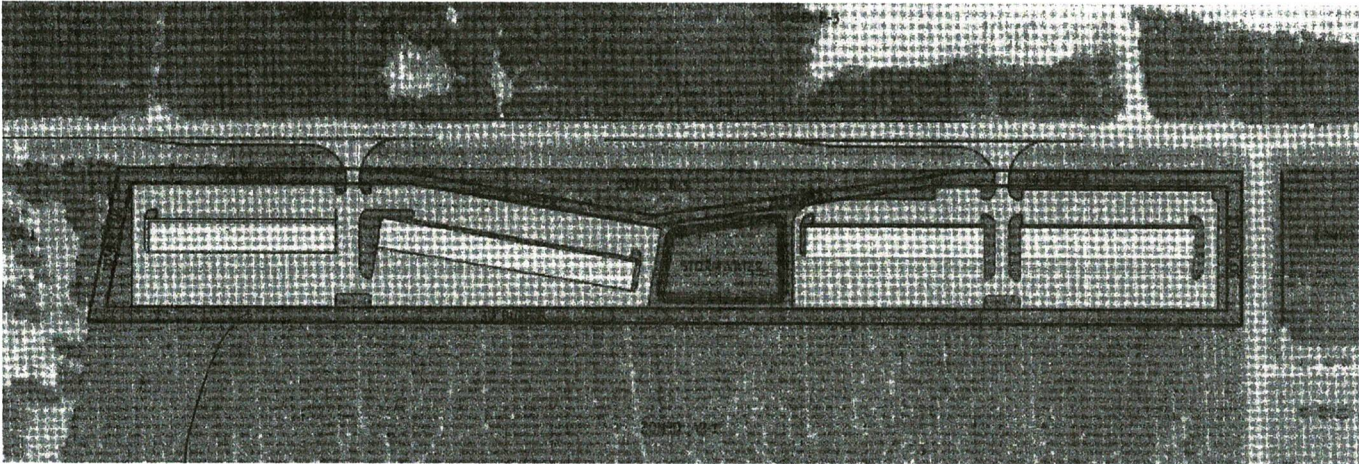


Google

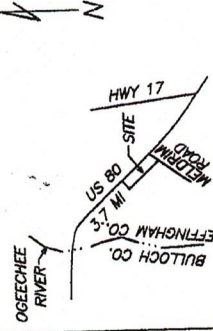
Image captured Apr 2022 © 2022 Google Earth Space Terms Privacy Maps & geolocation



ATTACHMENT C - SITE PLAN AS RENDERED BY MAUPIN ENGINEERING



Date 12-11-13

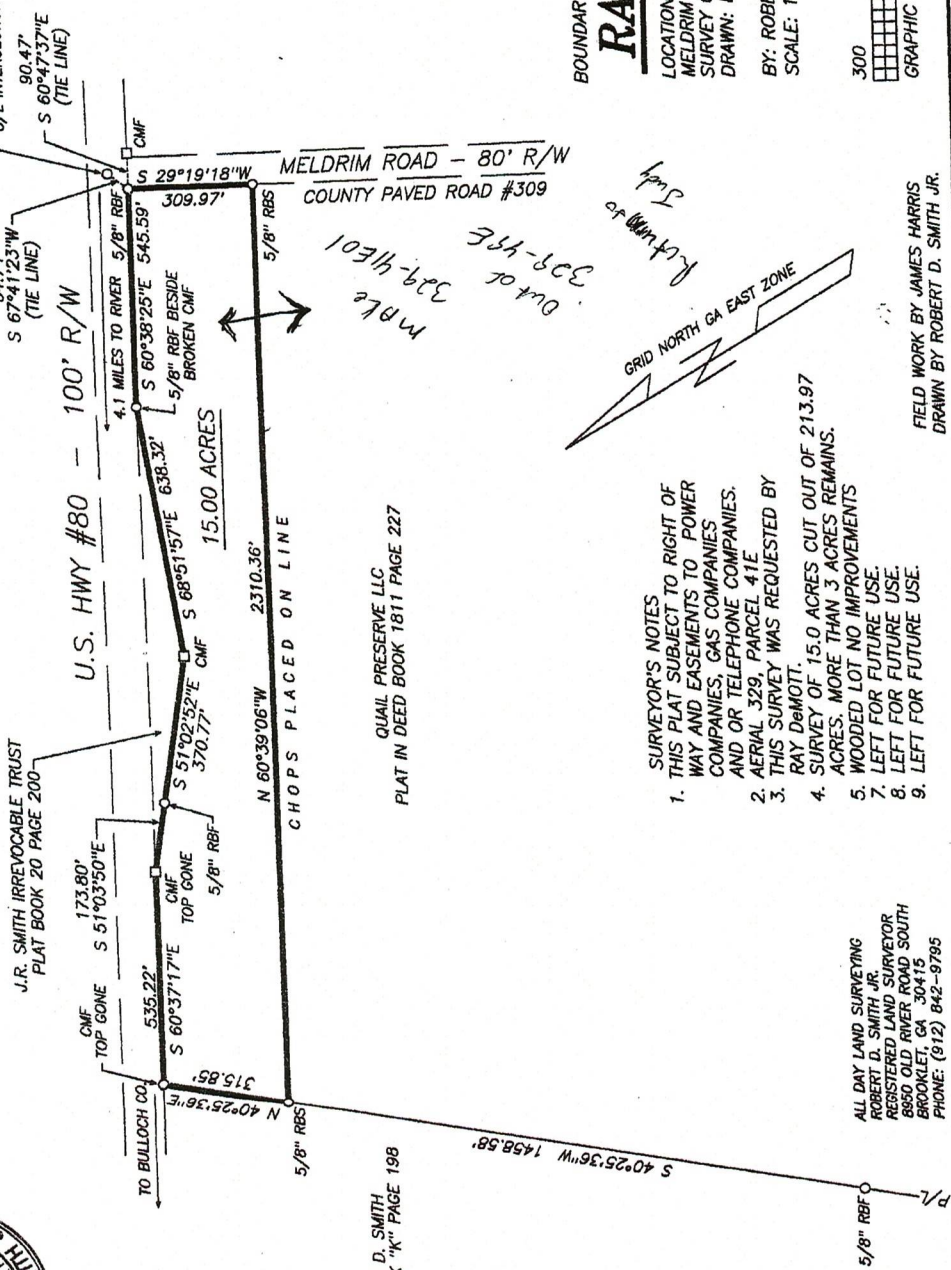


LOCATION SKETCH - NOT TO SCALE

APPROVAL EFFINGHAM COUNTY
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION
 DATE 12-4-2013
 ZONING ADMINISTRATOR

NOTES:

1. FIELD E.O.C. - 1' IN 76,036'
2. ANGULAR ERROR - 01.2" PER POINT
3. PLAT E.O.C. 1' IN 1,267,166'
4. ADJUSTMENT METHOD - LEAST SQUARES
5. EQUIPMENT USED : TOPCON GTS-3



LEGEND

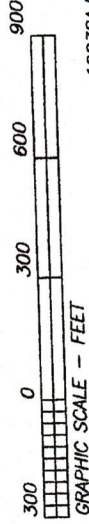
- RBS - REBAR SET
- RBF - REBAR FOUND
- IPS - IRON PIPE SET
- IPF - IRON PIPE FOUND
- CMS - CONCRETE MARKER SET
- CMF - CONCRETE MARKER FOUND
- CIT - CRIMP TOP PIPE FOUND
- P/L - PROPERTY LINE
- C/L - CENTER LINE
- FENCE - x - x
- OVERHEAD POWER - OP
- R/W - RIGHT OF WAY
- NF - NAIL FOUND
- GRF - GROUND ROD FOUND
- O/S - OFFSET
- N/F - NOW OR FORMERLY

BOUNDARY SURVEY OF 15.00 ACRES FOR:

RAY DEMOTT

LOCATION: 1559TH G.M.D. EFFINGHAM CO., GA.
 MELDRIM COMMUNITY
 SURVEY COMPLETED: DECEMBER 12, 2012
 DRAWN: DECEMBER 12, 2012

BY: ROBERT D. SMITH JR. GA. - R.L.S. 2766
 SCALE: 1" = 300



12038A.PL

- SURVEYOR'S NOTES
1. THIS PLAT SUBJECT TO RIGHT OF WAY AND EASEMENTS TO POWER COMPANIES, GAS COMPANIES AND OR TELEPHONE COMPANIES.
 2. AERIAL 329, PARCEL 41E
 3. THIS SURVEY WAS REQUESTED BY RAY DEMOTT.
 4. SURVEY OF 15.0 ACRES CUT OUT OF 213.97 ACRES. MORE THAN 3 ACRES REMAINS.
 5. WOODED LOT NO IMPROVEMENTS
 7. LEFT FOR FUTURE USE
 8. LEFT FOR FUTURE USE
 9. LEFT FOR FUTURE USE.

ALL DAY LAND SURVEYING
 ROBERT D. SMITH JR.
 REGISTERED LAND SURVEYOR
 8880 OLD RIVER ROAD SOUTH
 BROOKLET, GA 30415
 PHONE: (912) 842-9795

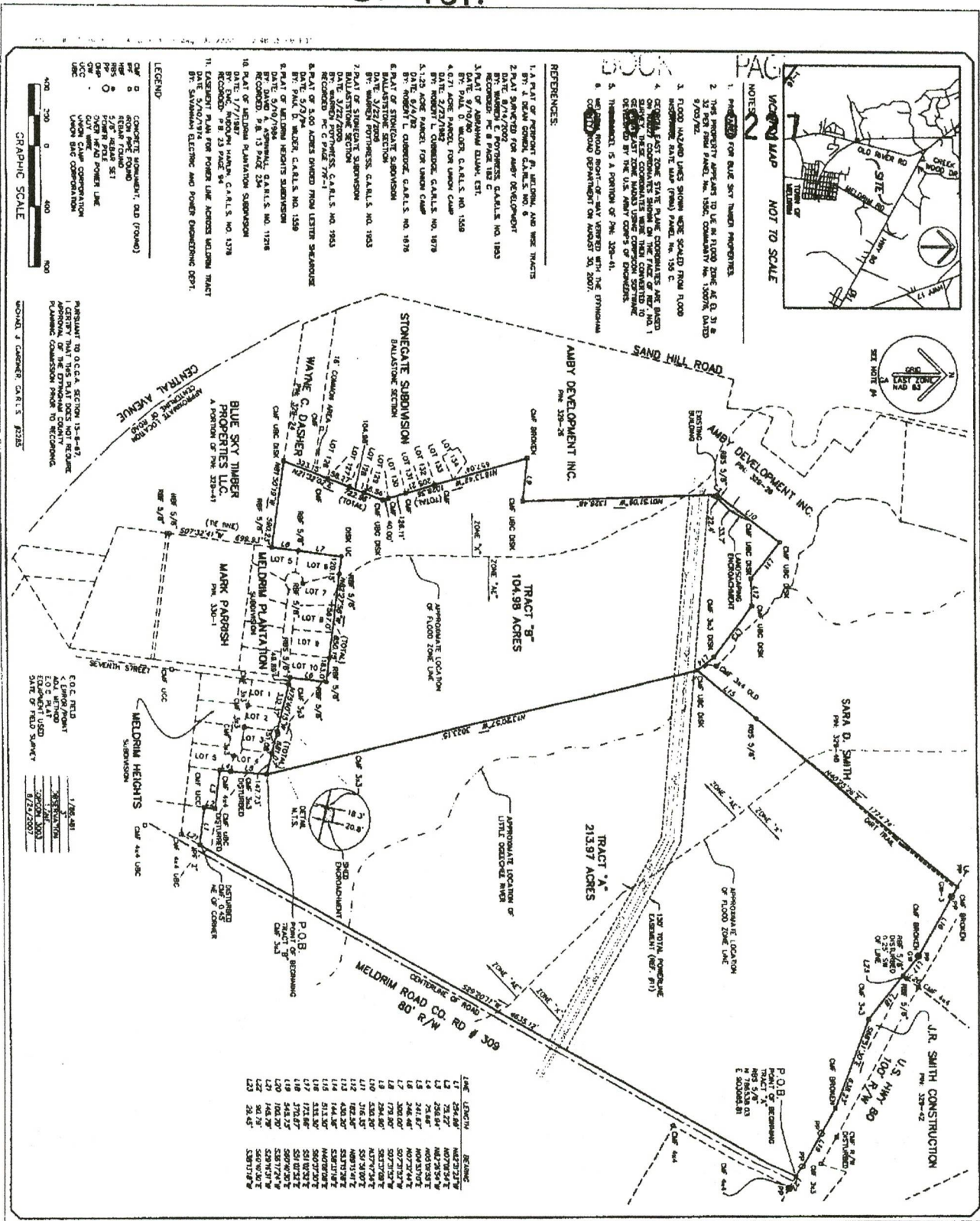
FIELD WORK BY JAMES HARRIS
 DRAWN BY ROBERT D. SMITH JR.

SARA D. SMITH
 PLAT BOOK "K" PAGE 198

QUAIL PRESERVE LLC
 PLAT IN DEED BOOK 1811 PAGE 227

Handwritten notes:
 329-41E
 Out of
 329-41E
 R/W to
 Hwy 17

GA 7811



LEGEND

- CONCRETE MONUMENT, OLD (TOWN)
- REBAR FOUND
- 5/8" IRON PIPE SET
- OPEN END POWER LINE
- WOODEN CUP CORPORATION
- WOODEN BAR CORPORATION
- UNC

GRAPHIC SCALE

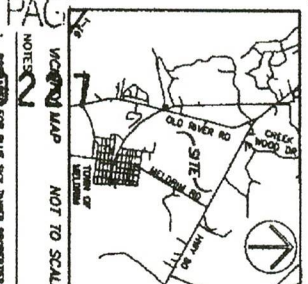
400 200 0 200 400 600

REFERENCES:

1. A PLAT OF PIERPONT, MELDRIM, AND WISE TRACTS BY T. DEAN DODD, C.A.S.L.S. NO. 6
2. A PLAT OF WISE TRACTS BY T. DEAN DODD, C.A.S.L.S. NO. 1833
3. A PLAT OF WISE TRACTS BY T. DEAN DODD, C.A.S.L.S. NO. 1833
4. 0.71 ACRES PARCEL FOR LUMBER CAMP BY ROBERT L. CHAMBER, C.A.S.L.S. NO. 1879
5. 1.25 ACRES PARCEL FOR LUMBER CAMP BY ROBERT L. CHAMBER, C.A.S.L.S. NO. 1879
6. 1.17 ACRES PARCEL FOR LUMBER CAMP BY ROBERT L. CHAMBER, C.A.S.L.S. NO. 1879
7. 3.22 ACRES PARCEL FOR LUMBER CAMP BY ROBERT L. CHAMBER, C.A.S.L.S. NO. 1879
8. 1.17 ACRES PARCEL FOR LUMBER CAMP BY ROBERT L. CHAMBER, C.A.S.L.S. NO. 1879
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20. 1.17 ACRES PARCEL FOR LUMBER CAMP BY ROBERT L. CHAMBER, C.A.S.L.S. NO. 1879

NOTES:

1. FLOOD HAZARD LINES SHOWN WERE SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 155-C.
2. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE AE Q. 31 & 32 PER FIRM PANEL NO. 155-C, COMMUNITY NO. 10000, DATED 5/20/82.
3. FLOOD HAZARD LINES SHOWN WERE SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 155-C.
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19. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE AE Q. 31 & 32 PER FIRM PANEL NO. 155-C, COMMUNITY NO. 10000, DATED 5/20/82.
20. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE AE Q. 31 & 32 PER FIRM PANEL NO. 155-C, COMMUNITY NO. 10000, DATED 5/20/82.



APPROXIMATE LOCATION OF FLOOD ZONE AE Q. 31 & 32 PER FIRM PANEL NO. 155-C, COMMUNITY NO. 10000, DATED 5/20/82.

MARK PARBOSH
MELDRIM PLANTATION
SUBDIVISION
P.M. 326-1

BLUE SKY TIMBER
PRIORITIES LLC
A PORTION OF P.M. 326-1

WYNE C. DASHER
P.M. 326-1

AMBY DEVELOPMENT INC.
P.M. 326-2

SARA D. SMITH
P.M. 326-4

J.R. SMITH CONSTRUCTION
P.M. 326-42

U.S. ARMY
80' R/W

MELDRIM HEIGHTS
SUBDIVISION

STONEGATE SUBDIVISION
P.M. 326-1

TRACT "A"
213.97 ACRES

TRACT "B"
104.98 ACRES

MELDRIM ROAD CO. RD # 308
80' R/W

SAND HILL ROAD

CENTRAL AVENUE

APPROXIMATE LOCATION OF FLOOD ZONE AE Q. 31 & 32 PER FIRM PANEL NO. 155-C, COMMUNITY NO. 10000, DATED 5/20/82.

LINE	LENGTH	BEARING
L1	241.60'	N82°32'17"E
L2	73.27'	N82°32'17"E
L3	208.64'	N82°32'17"E
L4	51.13'	N82°32'17"E
L5	246.46'	N82°32'17"E
L6	246.46'	N82°32'17"E
L7	208.00'	S87°15'27"W
L8	729.00'	S87°15'27"W
L9	109.00'	S87°15'27"W
L10	528.80'	S87°15'27"W
L11	716.35'	S87°15'27"W
L12	428.20'	S87°15'27"W
L13	428.20'	S87°15'27"W
L14	511.30'	S87°15'27"W
L15	511.30'	S87°15'27"W
L16	511.30'	S87°15'27"W
L17	172.88'	S87°15'27"W
L18	172.88'	S87°15'27"W
L19	548.22'	S87°15'27"W
L20	148.79'	S87°15'27"W
L21	587.79'	S87°15'27"W
L22	587.79'	S87°15'27"W

FIELD CHECK: []
FIELD BOOK: []
OFFICE CHECK: []
DRAWN BY: []
SCALE: 1/4" = 100'
PROJECT NO.: 02130 B 1/89

SHEET 1 OF 1

A BOUNDARY SURVEY OF
TRACT "A" - 213.97 ACRES
TRACT "B" - 104.98 ACRES
A PORTION OF THE PIERPONT, MELDRIM, AND WISE TRACTS
1559TH GMD.
EFFINGHAM COUNTY, GEORGIA

WARD EDWARDS, INC.

Engineering • Planning • Science • Surveying

100 South Main Street
Bluffton, SC 29910
Tel: (843) 837-2222
Fax: (843) 837-2222
http://www.wardedwards.com

329-41E01 / HWY 80



8/13/2023

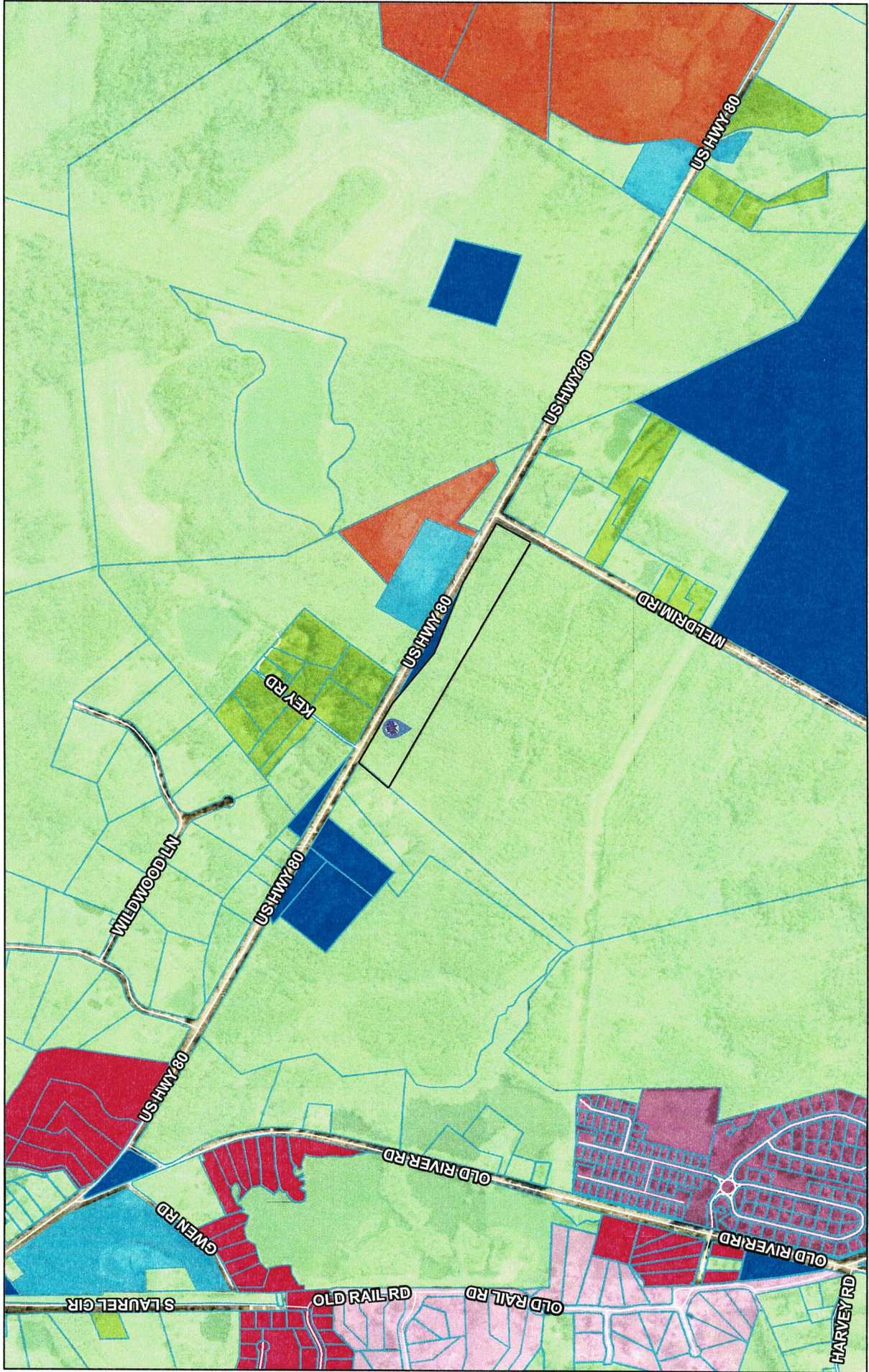
1:15,799

	Tax Parcel Labels		Wetlands		Freshwater Pond		FEMA Flood Zone
	Tax Parcels		Freshwater Emergent Wetland		Lake		AE
	Roads		Freshwater Forested/Shrub Wetland		Riverine		

0 0.1 0.2 0.35 0.4 mi
 0 0.17 0.35 0.7 km

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

329-41E01 / HWY 80



8/13/2023

Tax Parcel Labels

- Tax Parcels
- Roads

Effingham County Zoning

- R-1
- R-2
- AR-1
- AR-2
- B-3
- I-1
- B-2
- PD
- Efn_fin_cache

Color Legend:

- Red: Band_1
- Green: Band_2

Scale: 1:15,799

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

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

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 **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from AR-1 to B-3 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?

#16-Ryan

EFFINGHAM COUNTY REZONING CHECKLIST

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APPROVAL ✓

DISAPPROVAL _____

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#16-A1an

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APPROVAL

DISAPPROVAL

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116 - Dave

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by applicant **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from **AR-1** to **B-3** zoning.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH

DISAPPROVAL _____

Of the rezoning request by applicant **Quail Preserve, LLC – (Map # 329 Parcel # 41E01)** from **AR-1** to **B-3** zoning.

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—

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—

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—

Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

No

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?

—

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No

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

No

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

No

PEH

#16-Peter