

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 4-5-23

Applicant/Agent: Sperry Tents Southeast / Andrew McCoy

Applicant Email Address: amccoy@sperrytents.com

Phone # 843-422-5442

Applicant Mailing Address: 2779 HWY 119

City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: Robert M North
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): gadogs@bullsouth.net

Phone # 770-773-0118

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: HWY 21 Springfield GA 31329

Proposed Road Access: Highway 21

Present Zoning of Property: R1 Proposed Zoning: B1

Tax Map-Parcel # 03660039A-00 Total Acres: 7.12 Acres to be Rezoned: 7.12

Lot Characteristics: Rectangle, Flat, dry, wooded

WATER

Private Well

Public Water System

If public, name of supplier: N/A

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: being purchased to be a commercial business property

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

North AR-1 South AR-1 East AR-1 West AR-1

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

Vacant

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

The current R-7 zoning would have a detrimental effect on the value of the land

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

Sperry Tents SE would like to build a showroom, offices, and storage for the rental products they offer.

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

The property to the left is vacant, to the rear is the R&R tracts to the right is a 5 acre tract with a mobile home residence currently.

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?

The property is located on a major highway in which there are a number of businesses in the immediate vicinity including Industrial zoning.

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.

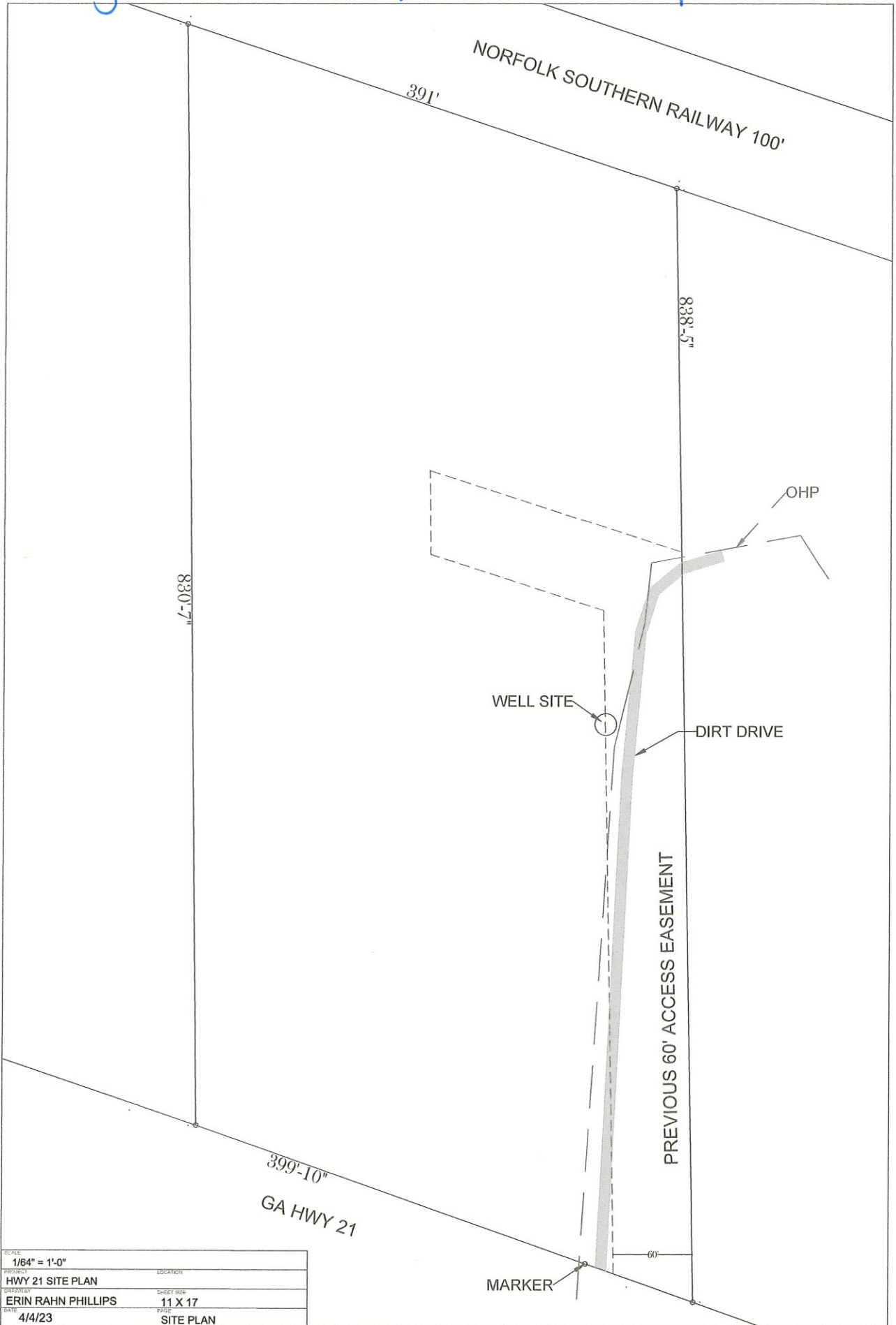


Applicant Signature: _____

Date _____

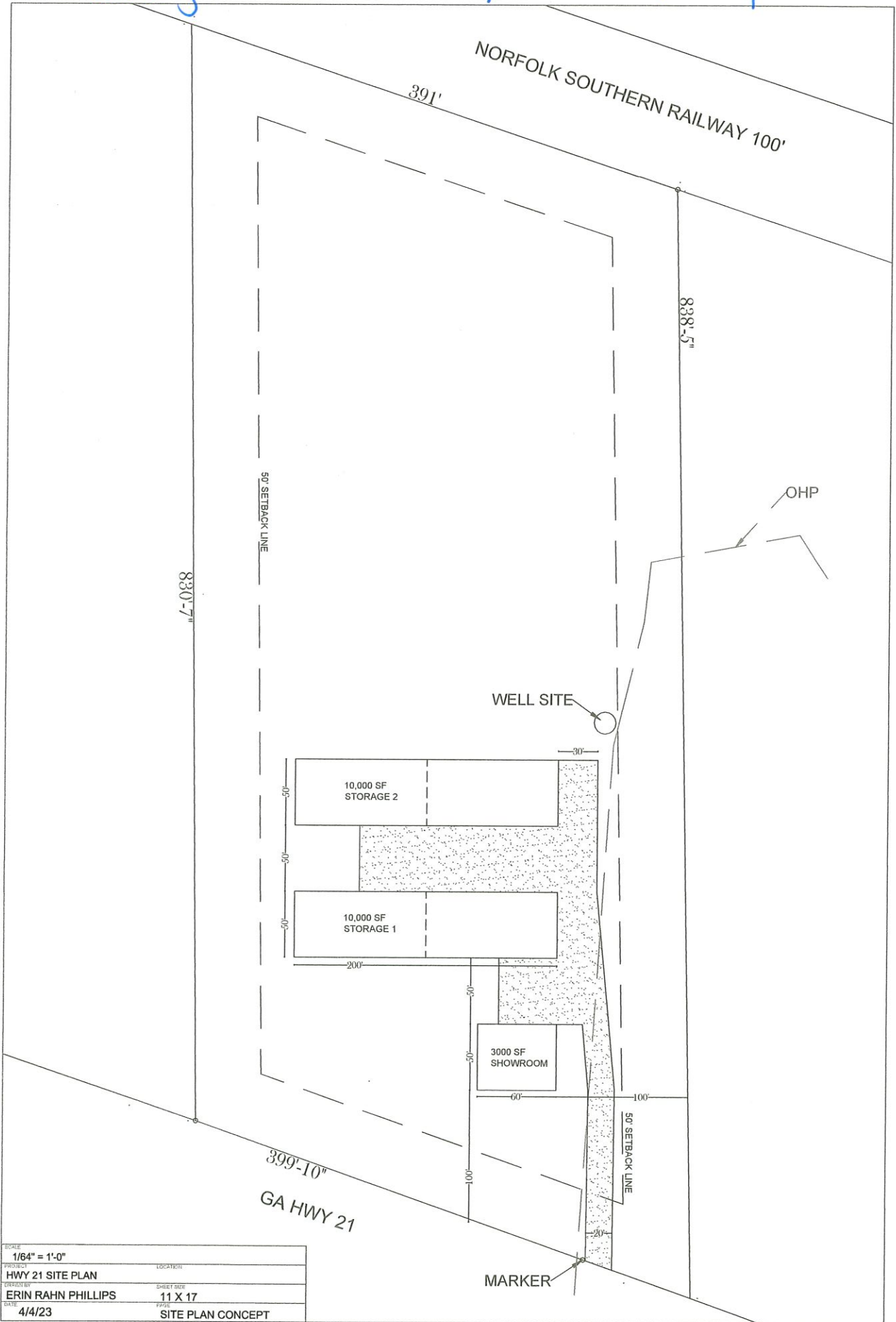
4-5-23

Sperry Tents Southeast / Andrew McCoy



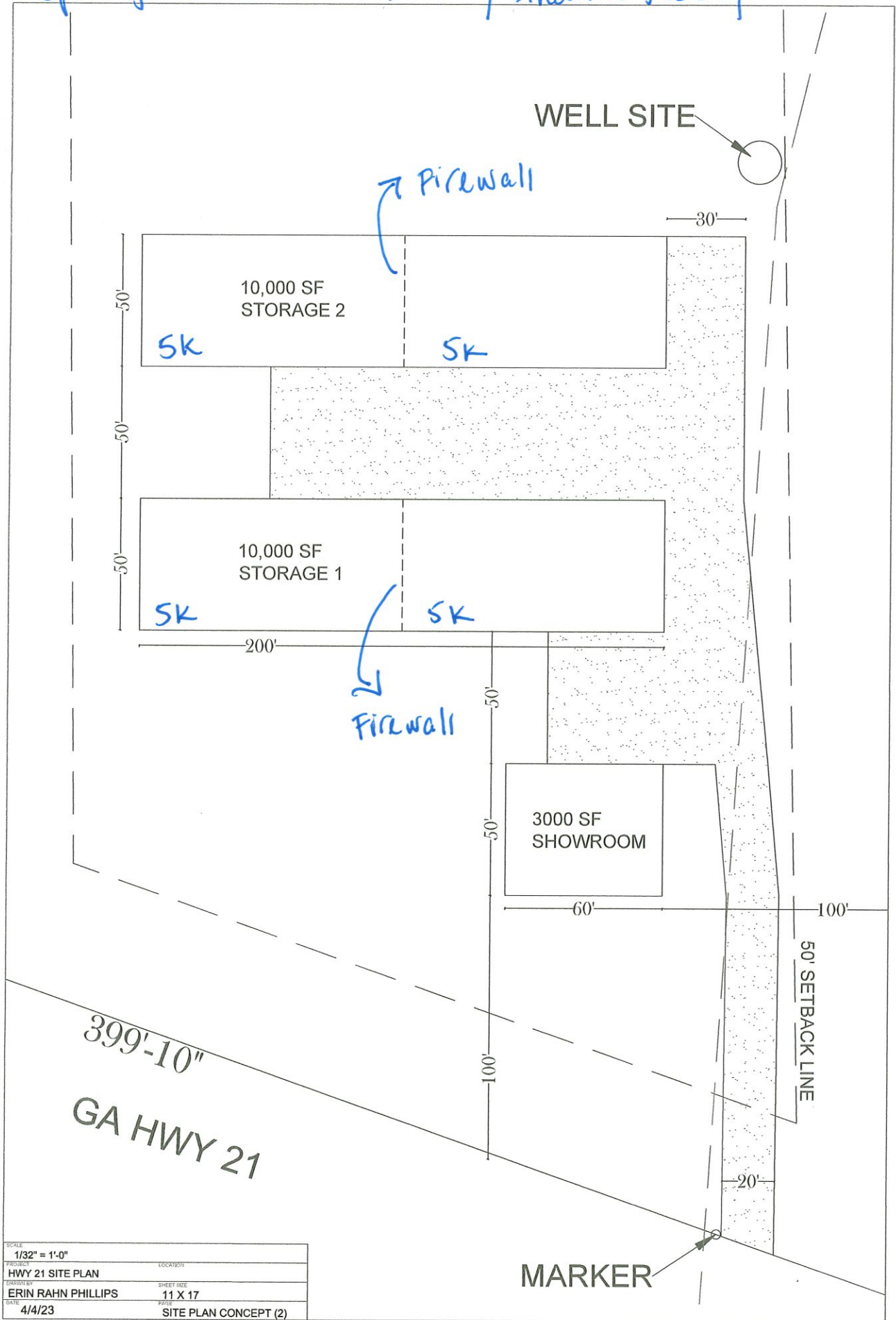
SCALE	1/64" = 1'-0"
PROJECT	HWY 21 SITE PLAN
LOCATION	
DRAWN BY	ERIN RAHN PHILLIPS
SHEET SIZE	11 X 17
DATE	4/4/23
PAGE	SITE PLAN

Sperry Tents Southeast / Andrew McLoey



SCALE	1/64" = 1'-0"
PROJECT	HWY 21 SITE PLAN
DESIGNED BY	ERIN RAHN PHILLIPS
DATE	4/4/23
LOCATION	
SHEET SIZE	11 X 17
TITLE	SITE PLAN CONCEPT

Sperry Tents Southeast / Andrew McCoy



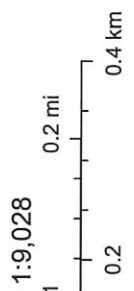
SCALE	1/32" = 1'-0"
PROJECT	HWY 21 SITE PLAN
DRAWN BY	ERIN RAHN PHILLIPS
DATE	4/4/23
LOCATION	
SHEET SIZE	11 X 17
TITLE	SITE PLAN CONCEPT (2)

MARKER

Hwy 21 / 366-39A



4/7/2023



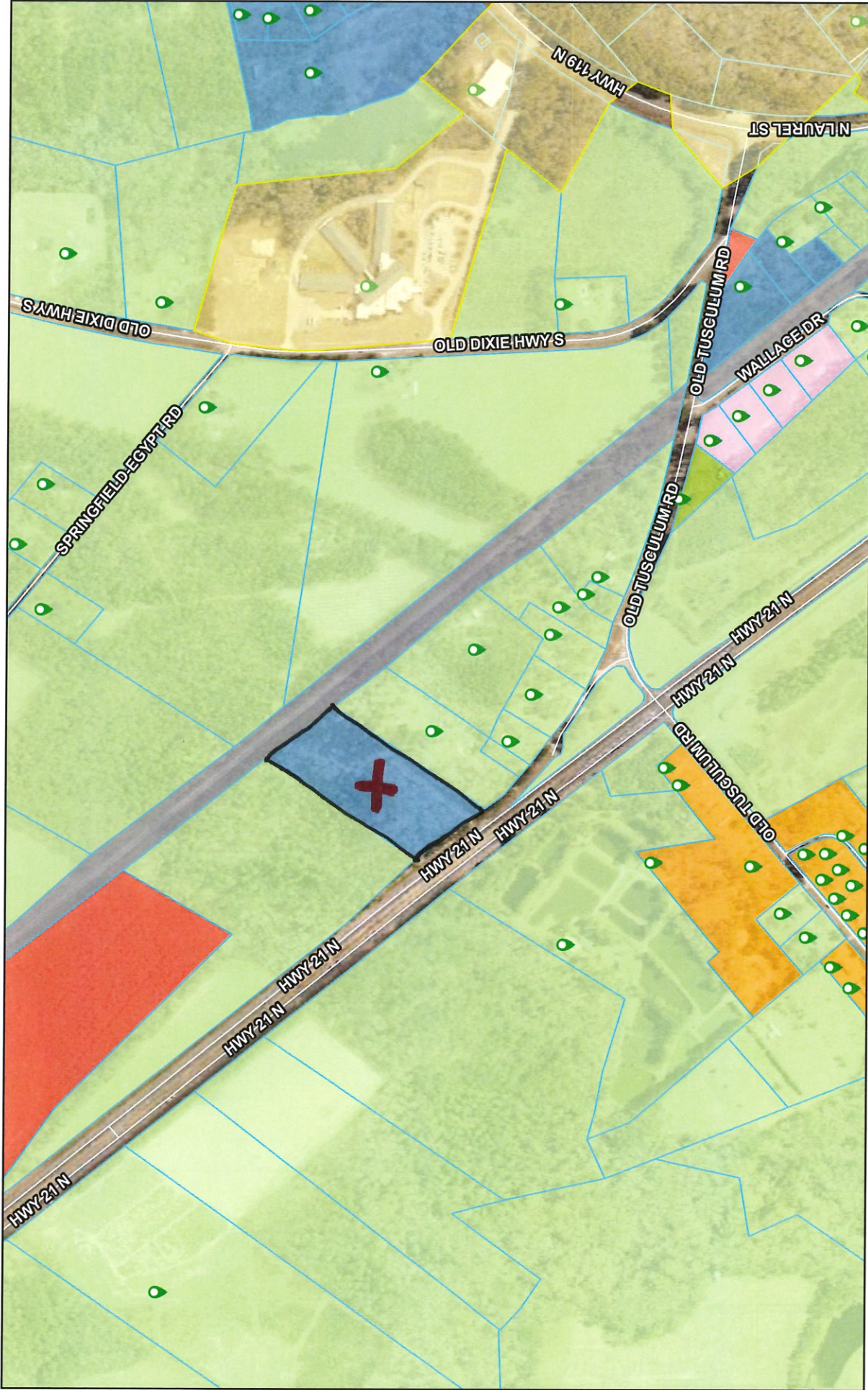
- Municipal Boundaries
- Tax Parcels
- Future Land Use - Plan Date 10/1/2019
- Public/Institutional
- Address Points
- Roads
- Agriculture
- Residential
- Tax Parcel Labels
- Commercial
- Transportation/Utilities

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA

Hwy 21 / 366-39A



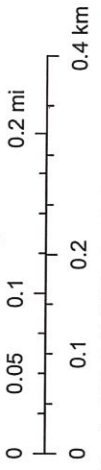
Hwy 21 / 366-39A



4/6/2023

- Municipal Boundaries
- Address Points
- Tax Parcels
- I-1
- R-1
- AR-1
- R-2
- R-4
- AR-2
- Other

1:9,028



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, 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:

PAB

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request by applicant **Sperry Tents Southeast as Agent for Robert M. North – (Map # 366 Parcel # 39A)** from **R-1** to **B-1** 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?

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APPROVAL

DISAPPROVAL

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APPROVAL RA DISAPPROVAL _____

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RA

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APPROVAL X

DISAPPROVAL _____

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BKS. 5/9/23

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APPROVAL

DISAPPROVAL

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