

ATTACHMENT A - REZONING AMENDMENT APPLICATION

Application Date: 2/24/23

Applicant/Agent: Teramore Development, LLC/Mitcham Walker

Applicant Email Address: mwalker@teramore.net

Phone # 850-510-5986

Applicant Mailing Address: 165 Big Star Drive

City: Thomasville State: GA Zip Code: 31757

Property Owner, if different from above: Ashley Fleetwood

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): ashfleetwood@aol.com

Phone # 843-816-7158

Owner's Mailing Address: 5660 GA Hwy 21 N

City: Springfield State: GA Zip Code: 31329

Property Location: 5660 GA Hwy 21 N, Springfield, GA 31329

Proposed Road Access: Shawnee

Present Zoning of Property: AR-1 Proposed Zoning: B-2

Tax Map-Parcel # 0264A020 Total Acres: 0.63 Acres to be Rezoned: 0.63

Lot Characteristics: _____

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Rezone for suitable use of a commercial retail establishment.

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

North B-1/B-3 South AR-1 East AR-1 West B-2

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 2/13/23

Applicant/Agent: Teramore Development, LLC / Mitcham Walker

Applicant Email Address: mwalker@teramore.net

Phone # 850-510-5986

Applicant Mailing Address: 165 Big Star Dr.

City: Thomasville State: GA Zip Code: 31757

Property Owner, if different from above: George Usher, Angela Usher
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): theushers1@planters.net

Phone # 912-228-0060

Owner's Mailing Address: 5684 Hwy 21 N

City: Springfield State: GA Zip Code: 31329

Property Location: 5684 Hwy 21 N, Springfield, GA 31329

Proposed Road Access: Shawnee Road

Present Zoning of Property: B-1 (Business) Proposed Zoning: B-2 (Business)

Tax Map-Parcel # 0264A021 Total Acres: 0.90 Acres to be Rezoned: 0.90

Lot Characteristics: _____

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: Rezone for suitable use of a commercial retail establishment.

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

North B-3 South AR-1 East AR-1 West B-2

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

The property currently zoned B-1, is used as a residential property.

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

Yes, due to historical use (corner store)

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

A commercial retail development with a building approximately 10,640 sf in size.

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

The adjacent parcel currently zoned AR-1 is being used as a residential property. Propose to rezone to B-2.

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?

Proposed zoning will conform to similar use and zoning of parcels surrounding the intersection of HWY 21 and Shawnee Rd.

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

2/13/23

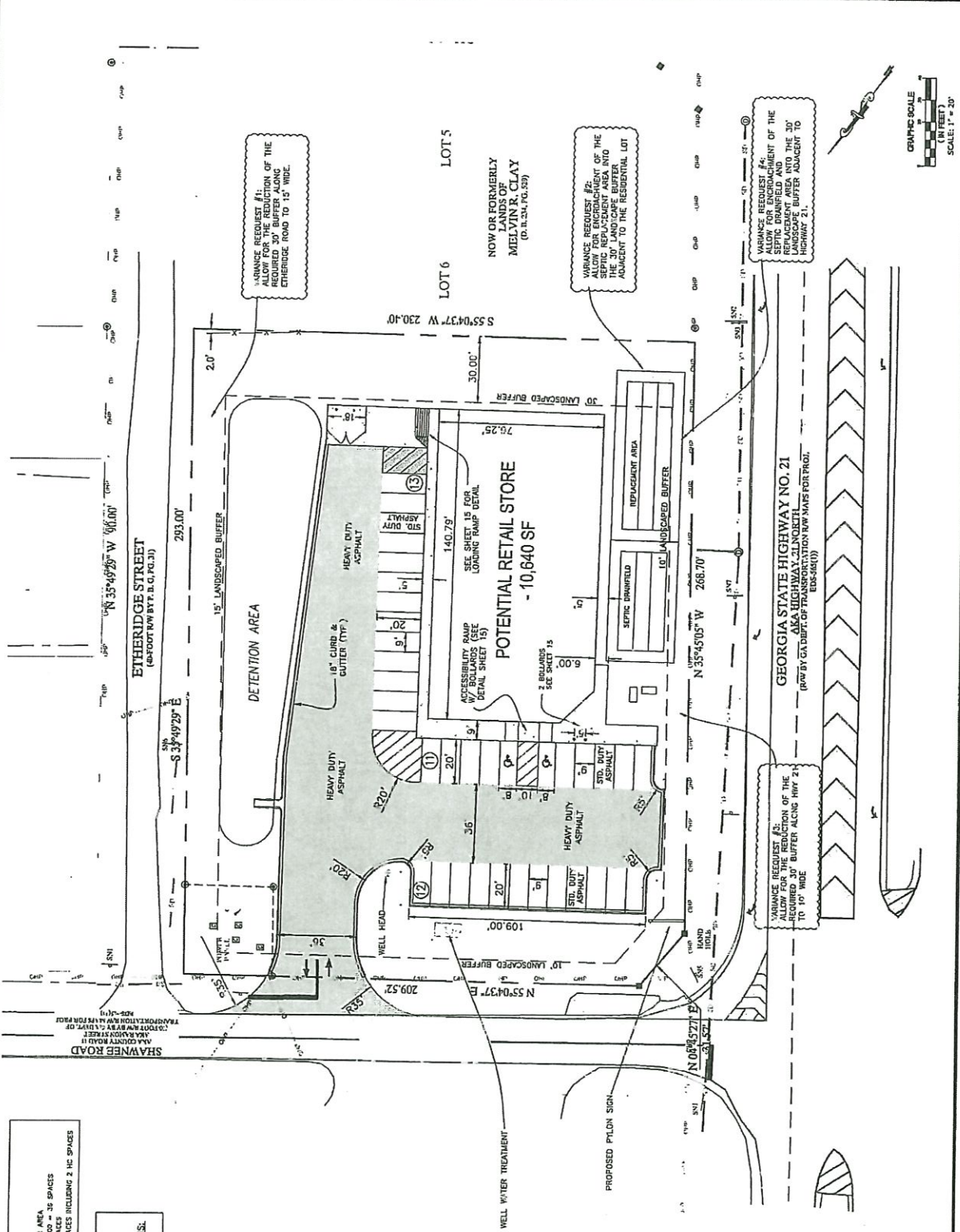


TIDEWATER ENGINEERING, INC.
 200 PLANTATION CHASE, SUITE 102
 ST. SIMONS ISLAND, GEORGIA 31522
 PHONE (912) 248-1914 FAX (912) 248-1915
 WWW.TIDEWATERENGINEERING.COM

REV.	DATE	DESCRIPTION

DOLLAR GENERAL STORE #25069
 5684 HWY 21 N
 SPRINGFIELD, EFFINGHAM COUNTY, GA
BUFFER VARIANCE EXHIBIT

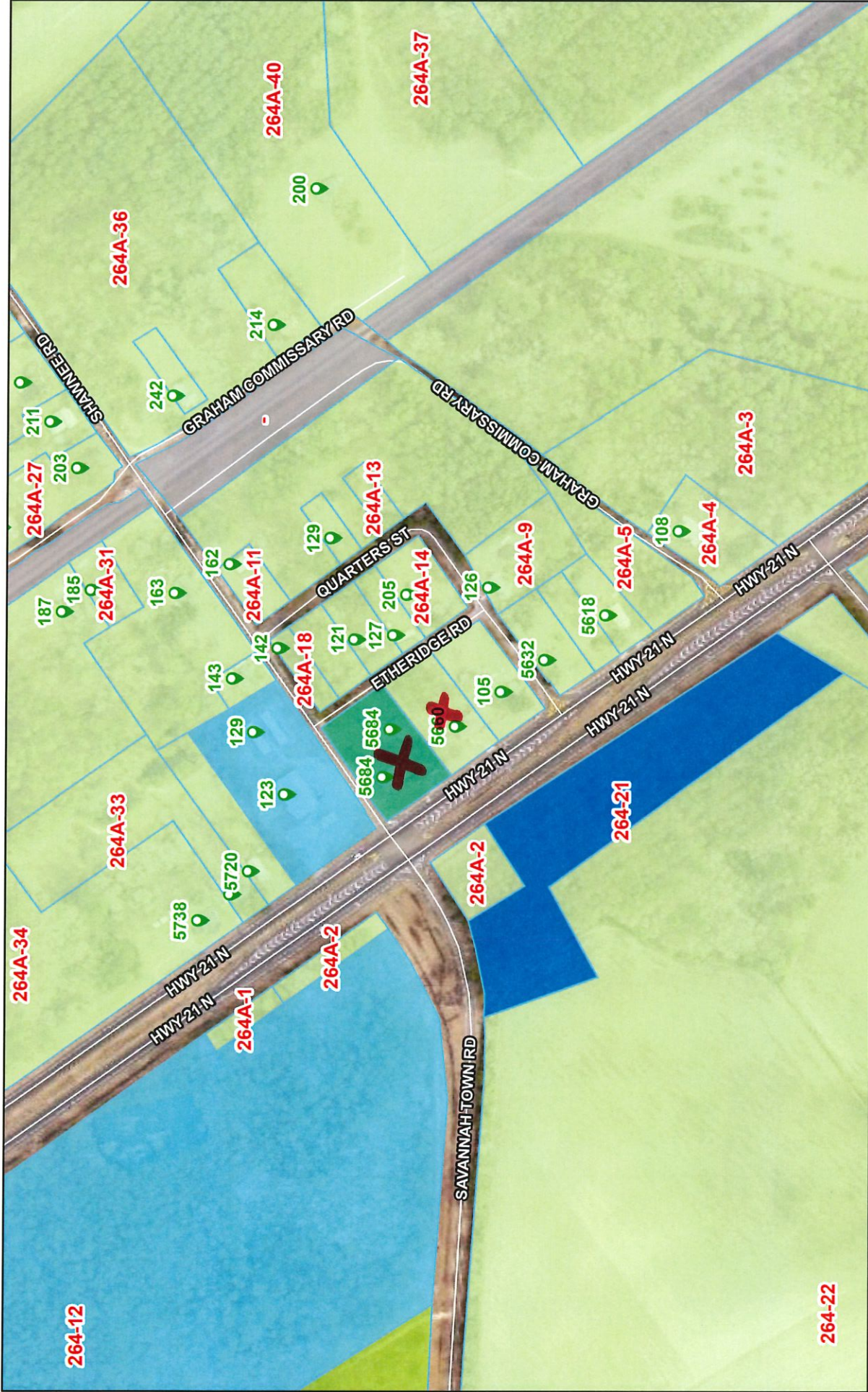
DRAWN: PJS
 APPROVED: PJS
 DATE: 11/11/11
 PROJECT: 22-049
 SCALE: AS SHOWN
 SHEET 4 OF 18



264A-20&21



264A-20&21



4/6/2023

	Address Points		Roads		AR-2		B-3		Efn_fin_cache
	Tax Parcel Labels		Effingham County Zoning		B-1		Other		Red: Band_1
	Tax Parcels		AR-1		B-2				Green: Band_2

Scale: 1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, 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 **Teramore Development, LLC as Agent for Ashley Fleetwood and George & Angela Usher**– (Map # 264A Parcel # 20&21) from AR-1 & B-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?

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request by applicant **Teramore Development, LLC as Agent for Ashley Fleetwood and George & Angela Usher**– (Map # 264A Parcel # 20&21) from AR-1 & B-1 to B-2 zoning.

AZ

- 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?
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- Yes ~~No~~? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
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CHECK LIST:

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APPROVAL

DISAPPROVAL

Of the rezoning request by applicant **Teramore Development, LLC as Agent for Ashley Fleetwood and George & Angela Usher-** (Map # 264A Parcel # 20&21) from AR-1 & B-1 to B-2 zoning.

DB

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by applicant **Teramore Development, LLC as Agent for Ashley Fleetwood and George & Angela Usher**– (Map # 264A Parcel # 20&21) from AR-1 & B-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?
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BKS. 4/11/23

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL PEH DISAPPROVAL _____

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PEH