

RZN-24-22

Rezoning Application

Status: Active

Submitted On: 3/6/2024

Primary Location

0

Owner

Applicant

 Taylor Stein 912-328-4449 taylor.stein@kimley-
horn.com 25 Bull St

Suite 400

Savannah, GA 31401

Staff Review

 Planning Board Meeting Date*

04/09/2024

 Board of Commissioner Meeting Date*

05/07/2024

 Notification Letter Description *

Revisions to conditions.

 Map #*

354

 Parcel #*

21, 21B, 21C

 Staff Description Georgia Militia District*

1559

 Commissioner District*

1st

🔒 Public Notification Letters Mailed

03/18/2024

🔒 Board of Commissioner Ads

04/17/2024

🔒 Planning Board Ads

03/20/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

BRIAN QUIGLEY

Applicant Email Address*

bquigley@conor.com

Applicant Phone Number*

8472176551

Applicant Mailing Address*

9500 W BRYN MAWR, SUITE 200

Applicant City*

ROSEMONT

Applicant State & Zip Code*

IL 60018

Property Owner Information

Owner's Name*

JEREMY NEASE

Owner's Email Address*

NOT KNOWN

Owner's Phone Number*

9126586245

Owner's Mailing Address*

802 N MAPLE ST

Owner's City*

SPRINGFIELD

Owner's State & Zip Code*

GA 31329

Rezoning Information

Present Zoning of Property*

I-1 (Industrial)

Proposed Zoning of Property*

I-1 (Industrial)

Map & Parcel *

354-21(B)(C)

Road Name*

US 80

Proposed Road Access* 

US 80

Total Acres *

102.69

Acres to be Rezoned*

102.69

Lot Characteristics *

MOSTLY VACANT LOTS; SOME ACCESSORY STRUCTURES

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

DISTRIBUTION WAREHOUSE SIZED IN LINE W CURRENT MARKET DEMAND;
REVISIONS TO PREVIOUSLY PROPOSED BUFFER TO ACCOMODATE UPDATED
ORDINANCES AND STAFF RECOMMENDATIONS

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 & B-3

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

MOSTLY VACANT LOTS; SOME ACCESSORY STRUCTURES

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

NOT LIKELY; LARGE LOTS ALONG US 80 WITH LIMITED EXISTING ACCESS TO
PARCELS

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

3 DISTRIBUTION WAREHOUSES

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

RESIDENTIAL TO EAST; UNIVERSITY RESEARCH TO NORTH; SURFACE MINE
MOSTLY VACAN LOT AND SINGLE RESIDENCE TO SOUTH; RESIDENTIAL TO
SOUTH

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 BUFFERS AND SCREENING TO ACCOMODATE ADJACENT
RESIDENTS

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; ACCOMODATIONS MADE TO MOST PRACTICAL EXTENT POSSIBLE
INCLUDING ROADWAY IMPROVEMENTS

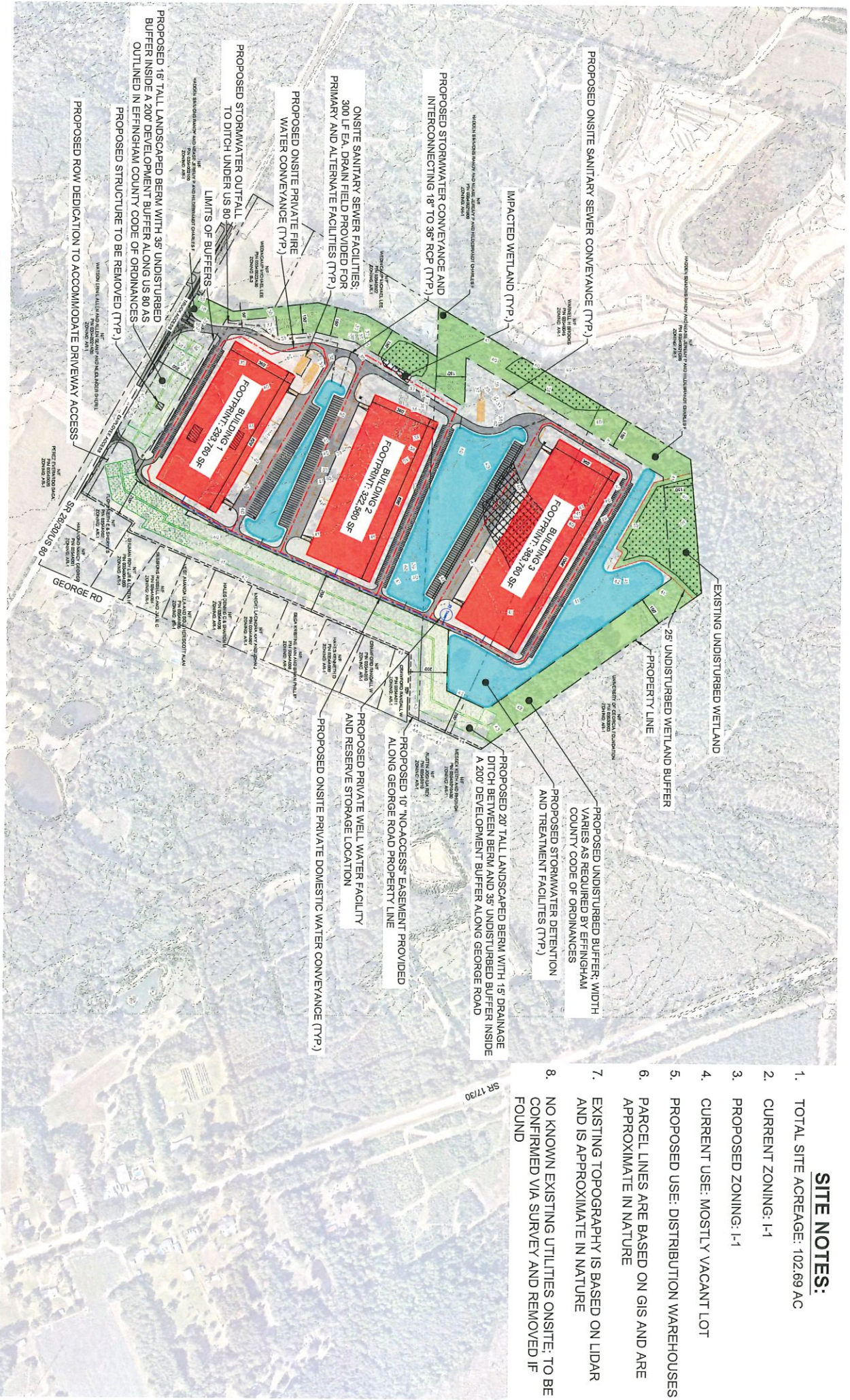
Digital Signature*

 TAYLOR STEIN

Mar 6, 2024

SITE NOTES:

1. TOTAL SITE ACREAGE: 102.69 AC
2. CURRENT ZONING: I-1
3. PROPOSED ZONING: I-1
4. CURRENT USE: MOSTLY VACANT LOT
5. PROPOSED USE: DISTRIBUTION WAREHOUSES
6. PARCEL LINES ARE BASED ON GIS AND ARE APPROXIMATE IN NATURE
7. EXISTING TOPOGRAPHY IS BASED ON LIDAR AND IS APPROXIMATE IN NATURE
8. NO KNOWN EXISTING UTILITIES ONSITE; TO BE CONFIRMED VIA SURVEY AND REMOVED IF FOUND



Clerk's use

Course	Bearing	Distance
L1	N 24°23'22" E	212.23'
L2	N 06°46'42" W	441.49'
L3	N 12°55'44" E	259.18'
L4	N 29°20'12" E	429.47'
L5	N 89°28'42" W	257.10'
L6	N 89°20'24" W	312.51'
L7	N 55°29'16" W	52.27'
L8	S 29°16'58" W	311.42'

Surveyor's Notes
 By graphic plotting only, this parcel is in Zone X of the flood insurance rate map, Community Panel No. 13103C0361E which bears an effective date of 3/16/2015, and is not in a special flood hazard area.

Parcel 1, 2 & 3 is zoned Zoning AR-1
 Parcel 4 is zoned AR-2

Subject property is tax #354-21, currently owned by Martha Ann Sloan & James H Allen Jr.

Brooks Warnell
DB 1549 Pg 51

24.92 Acres

24.91 Acres

52.84 Acres

Michael Wedincamp
PB 28 Pg 779

William & Lenora Crawford
DB 328 Pg 452

Kenneth Hayes
DB 223 Pg 316

Brian Segal
DB 222 Pg 470

Betty Williamson
DB 739 Pg 105

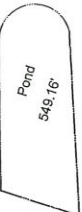
Dennis Hales
DB 224 Pg 550

Marvin Hendrix
DB 177 Pg 680

Russell Sessions
DB 353 Pg 124

Roy Shuman
DB 1086 Pg 40

Keith & Sheryl Floyd
DB 356 Pg 153



CERTIFICATE OF APPROVAL FOR RECORDING
 The Subdivision has been found to comply with the Effingham County Subdivision Regulations and was approved by the Effingham County Board of Commissioners for recording in the Office of the Clerk of Superior Court of Effingham County, Georgia.

Chairman of Effingham County Board of Commissioners _____ Date _____
 Witness _____ Date _____

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appointments. Each lot must be reviewed and approved for On-Site Sewage Management Systems placement prior to the issuance of a construction permit. Modification or changes in site designation may void this approval.

Environmental Health Dept. _____ Date _____



The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares.
 This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet. The survey was made without benefit of a title search. This plat is subject to all recorded easements and restrictions.
 This plat is valid only for the persons named herein.
 According to the F.E.M.A. map this property is not located in a flood hazard zone.
 Equipment used: Topcon ES-103 and Carlson Software

To the best of my knowledge, information and belief all angles, bearings, measurements, of courses, distances and monuments locations are as shown, have been proven by a land survey and in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of Georgia law 1978.

This survey complies with both the rules of the Georgia board of registration for professional engineers and land surveyors and the official code of Georgia annotated (O.C.G.A.) 15-6-67 as amended by HB1004 (2016) in that where a conflict exists between those two sets of specifications the requirements of the law prevail.

The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Handwritten signature

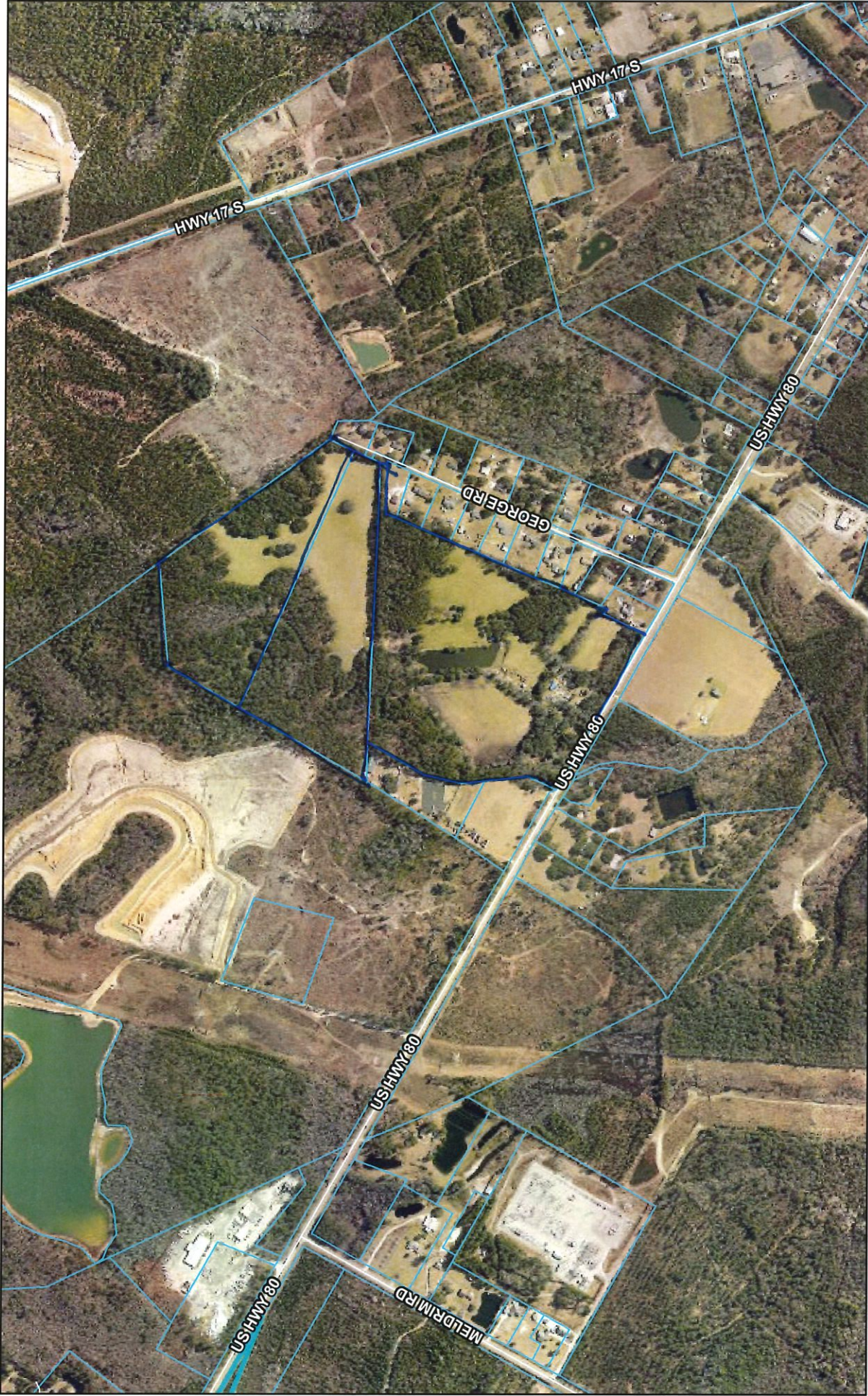


Pirkle & Associates Surveying Inc.
 783 Slater Durrence Rd., Glennville Ga. 30427
 Phone: 912-654-3298 Fax: 912-654-1463
 email: pirkleur@windstream.net

Survey Date	7/25/2021
Plat Date	7/25/2021
File #	3643

Subdivision Survey for:
Parcel 1 - S Randy & Kathy B Hadden
Parcel 2 - Charles F & Rana H Hildebrand
Parcel 3 - Jeremy P & Heather H Nease
 102.67 Acres
 1559 Georgia Militia District
 Effingham County, Georgia

354-21, 354-21B, & 354-21C



3/7/2024

Roads

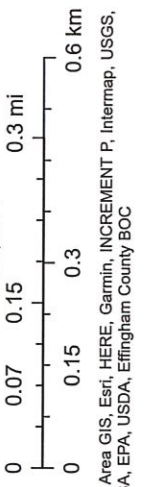
Tax Parcel Labels

Efn_fin_cache

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Tax Parcels

1:13,091



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

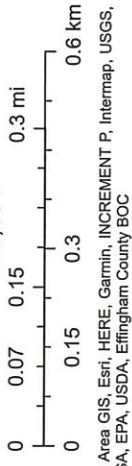
354-21, 354-21B, & 354-21C



3/7/2024

- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-1
 - B-2
 - B-3
 - I-1 Efn_fin_cache
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Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, 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

DISAPPROVAL

Of the rezoning request by applicant **Brian Quigley as agent for Jeremy Nease**– (Map # 354 Parcels # 21, 21B, 21C) from I-1 to I-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?

D.B.

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APPROVAL X

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Handwritten notes:
only berm
20' - 200'
Buffer - Net
builds orientation
the original
approval was
very specific
on the
orientation

Handwritten initials: R.T.

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P.H.
Brian Quigley

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B.S.