



RZN-25-39

Rezoning Application

Status: Active

Submitted On: 8/22/2025

Primary Location

32.378880, -81.325266

Owner

No owner information

Applicant



Joshua Yellin



912-236-0261



jyellin@huntermaclean.com



200 East Saint Julian

Street

Savannah, GA 31401

Staff Review

Planning Board Meeting Date*

10/14/2025

Board of Commissioner Meeting Date*

11/04/2025

Notification Letter Description *

to allow for commercial retail in B-2.

Map #*

366

Parcel #*

48

Staff Description

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed

09/15/2025

Board of Commissioner Ads



10/15/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Teramore Development, LLC

Applicant Email Address*

mwalker@teramore.net

Applicant Phone Number*

229-516-4289

Applicant Mailing Address*

PO Box 6460

Applicant City*

Thomasville

Applicant State & Zip Code*

GA, 31758

Property Owner Information

Owner's Name*

Carey F. Graham

Owner's Email Address*

evelyngraham51@outlook.com

Owner's Phone Number*

--

Owner's Mailing Address*

5121 Highway 21 N

Owner's City*

Springfield

Owner's State & Zip Code*

GA, 31329

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 *

03660048

Road Name*

Old Tusculum Road

Proposed Road Access* ?

Old Tusculum Road

Total Acres *

36.36

Acres to be Rezoned*

2

Lot Characteristics *

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Rezone the use of a commercial retail establishment.

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

North*

AR-1

South*

AR-1, I-1

East*

AR-R, R-2

West*

AR-1

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

The property is currently vacant land zoned AR-1.

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

No. The property is currently vacant land, not in use.

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

The development of a commercial retail establishment with a building approximately 10,640 sq ft in size.

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

The property is surrounded mostly by vacant land with a mix of single-family homes and mobile homes.

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 proposed rezoning, to permit a commercial retail establishment, will serve adjacent properties and will provide a suitable use that will not impact adjacent and nearby property.

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?*

The proposed rezoning will not cause an excessive or burdensome use of streets, public facilities, utilities, and schools.

Digital Signature*

✓ Joshua Yellin
Aug 22, 2025

State of Ga.

Effingham Co. Plot of

Three and eight-tenths acres of land in 11th
G. M. District surveyed and plat drawn for
H. M. Tebeau out of lands of A. S. Graham
and E. A. DeWitt. Completed July 21, 1962.

Scale - 5 ch. per inch.

E. A. DeWitt
A.S.

State of Ga.

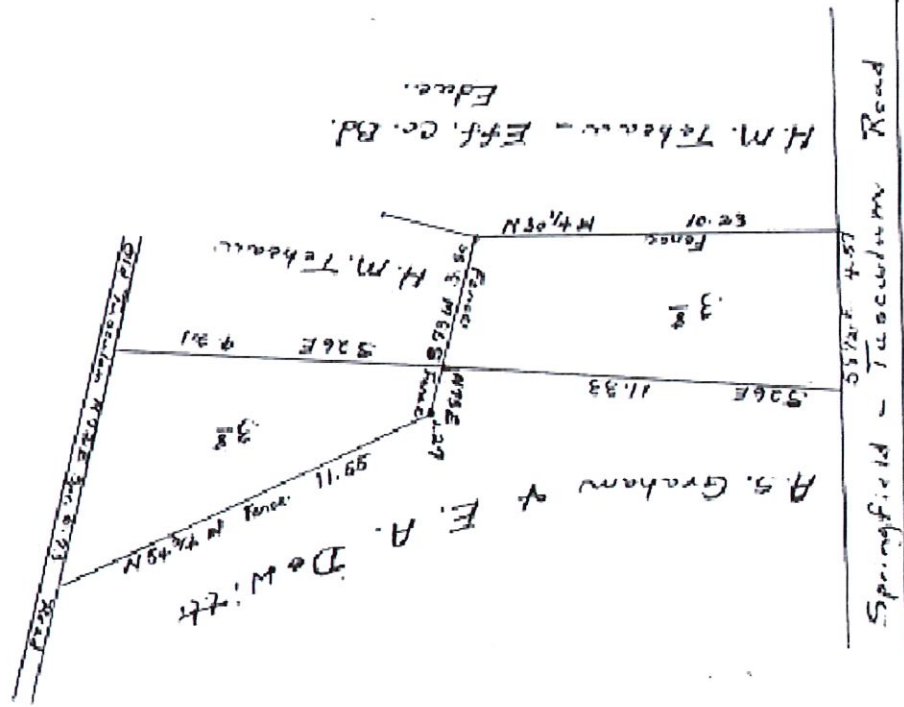
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E. A. DeWitt
A.S.



North



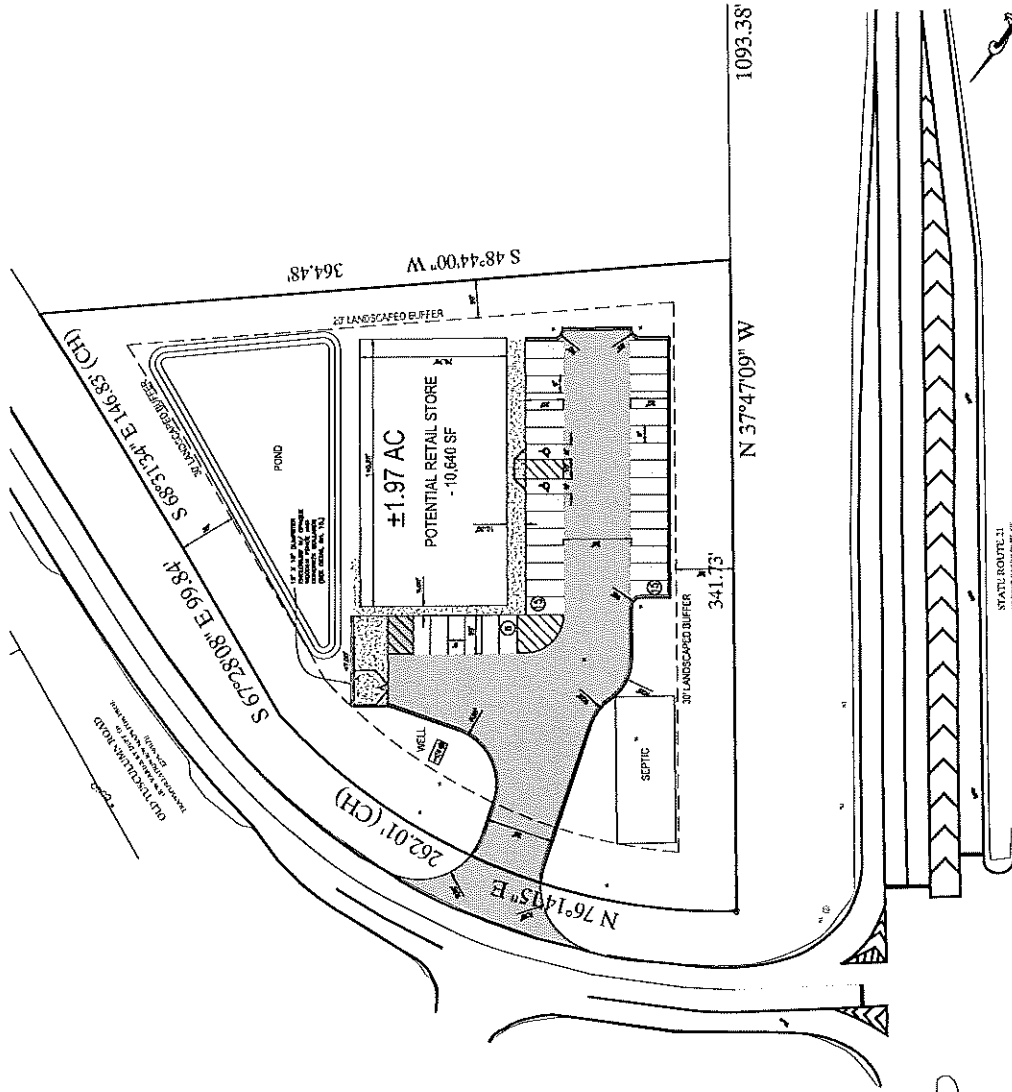
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NTS

OWNER/DEVELOPER:
TERAMORE DEVELOPMENT, LLC
P.O. BOX 6460
THOMASVILLE, GA 31758
(229) 516-4289

PROPOSED ZONING: B2
PROPOSED LAND USE: RETAIL

PARKING SUMMARY:
REQUIRED PARKING:
1 SPACE PER 300 S.F. OF FLOOR AREA
10,640 S.F. OF FLOOR SPACE / 300 = 36 SPACES
TOTAL SPACES REQUIRED: 36 SPACES
TOTAL SPACES PROVIDED: 36 SPACES INCLUDING 2 HC SPACES



STATU ROUTE 21
EUNIKOY NEW BRIDGE, CT
TRANSPORTATION LAW MATS FOR
PROF. LEEA-KA/199

GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 30'

[illegible]

DOLLAR GENERAL STORE #31453
OLD TUSCULUM ROAD (SR 21)
EFFINGHAM COUNTY, GA

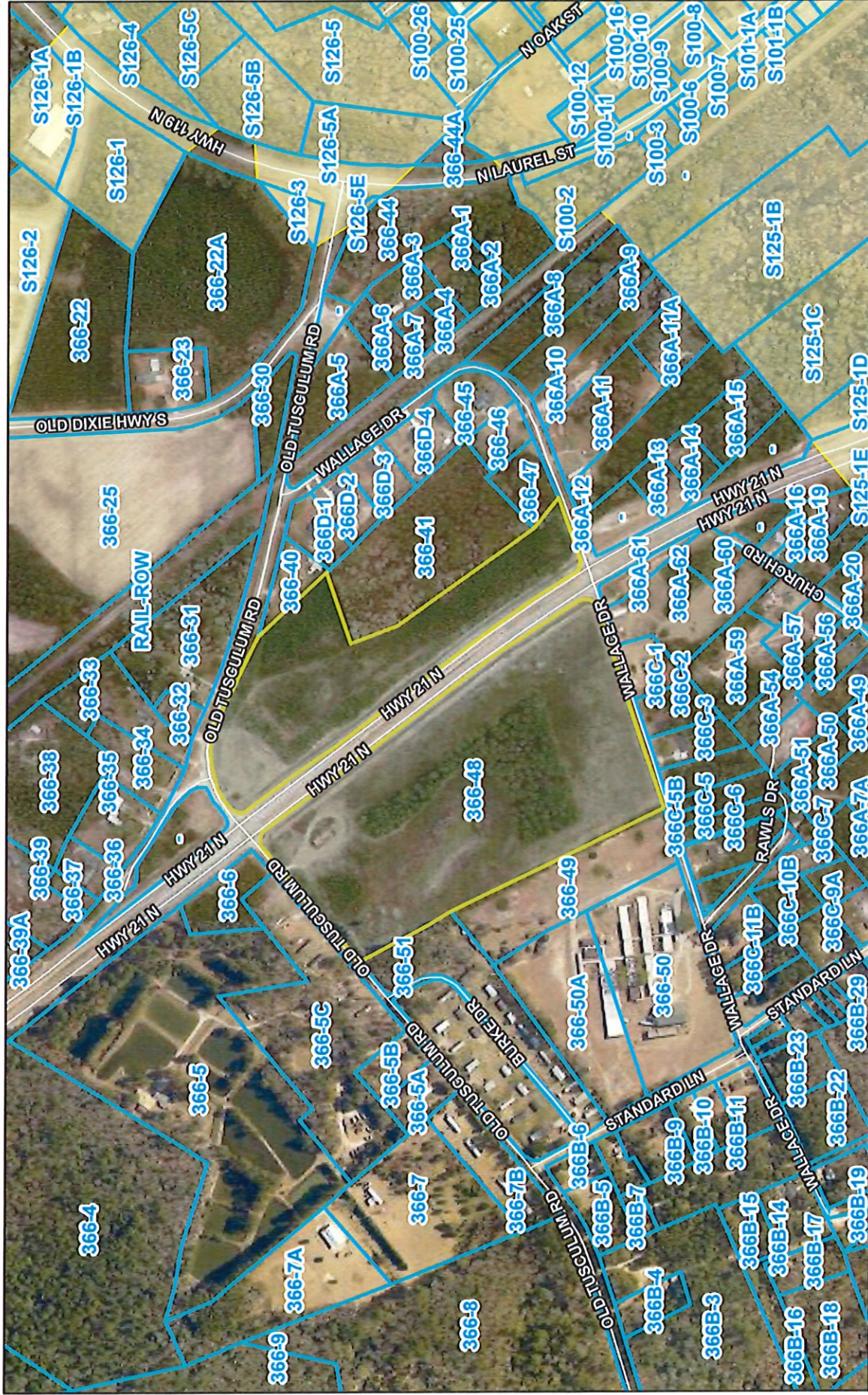
DRAWN: pss
APPROVED: pss
DATE:
PROJECT: 25-019
SCALE: AS SHOWN

SHEET
4 OF 18

IDEWATER
ENGINEERING, INC.
200 PLANTATION CHASE
ST. SIMONS ISLAND, GEORGIA 31522
PHONE (412) 243-2154 ext. 111
In Georgia: (404) 243-2154

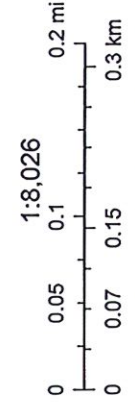
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366-48



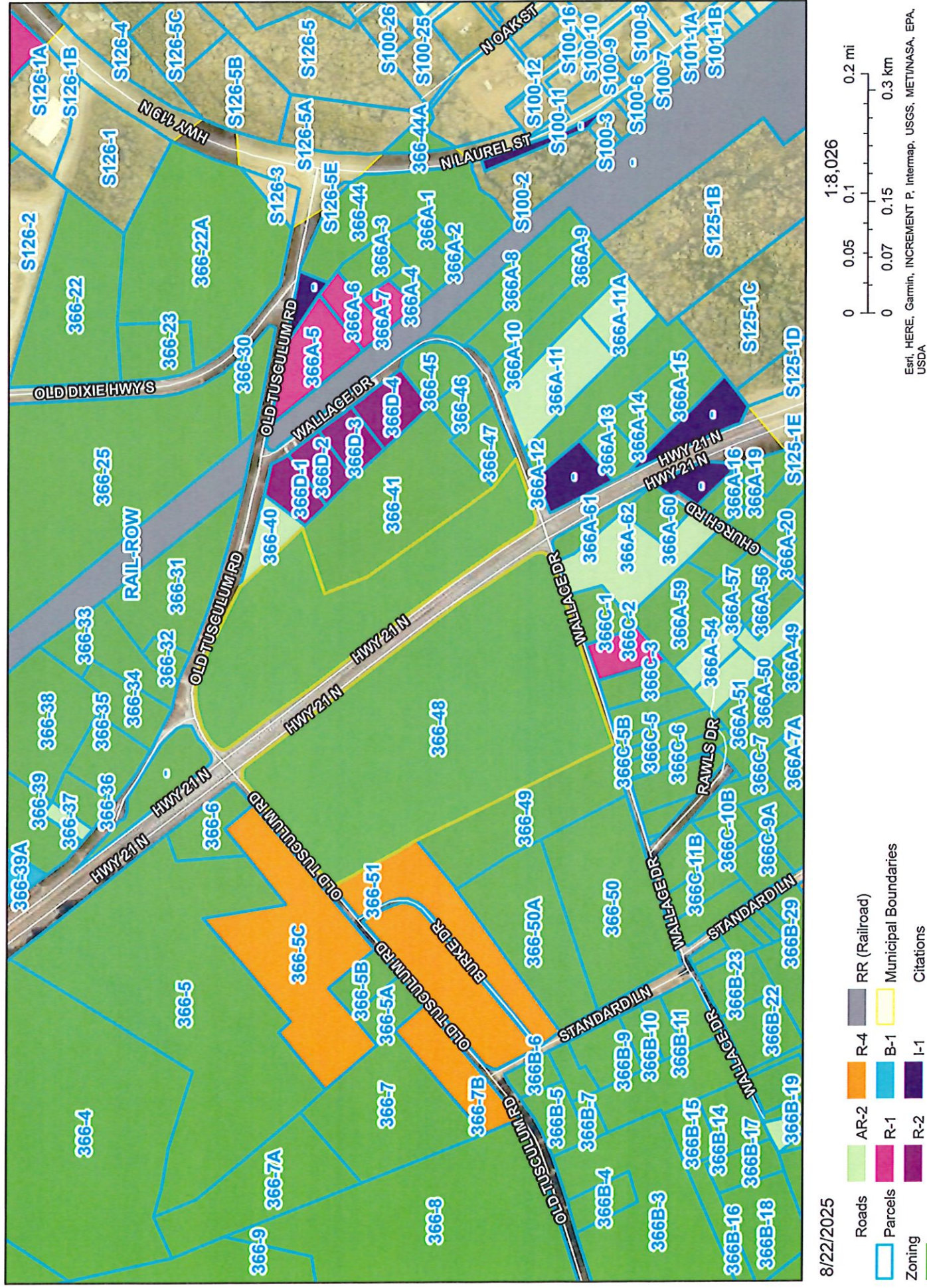
8/22/2025

-  Roads
-  Parcels
-  Municipal Boundaries
-  Citations

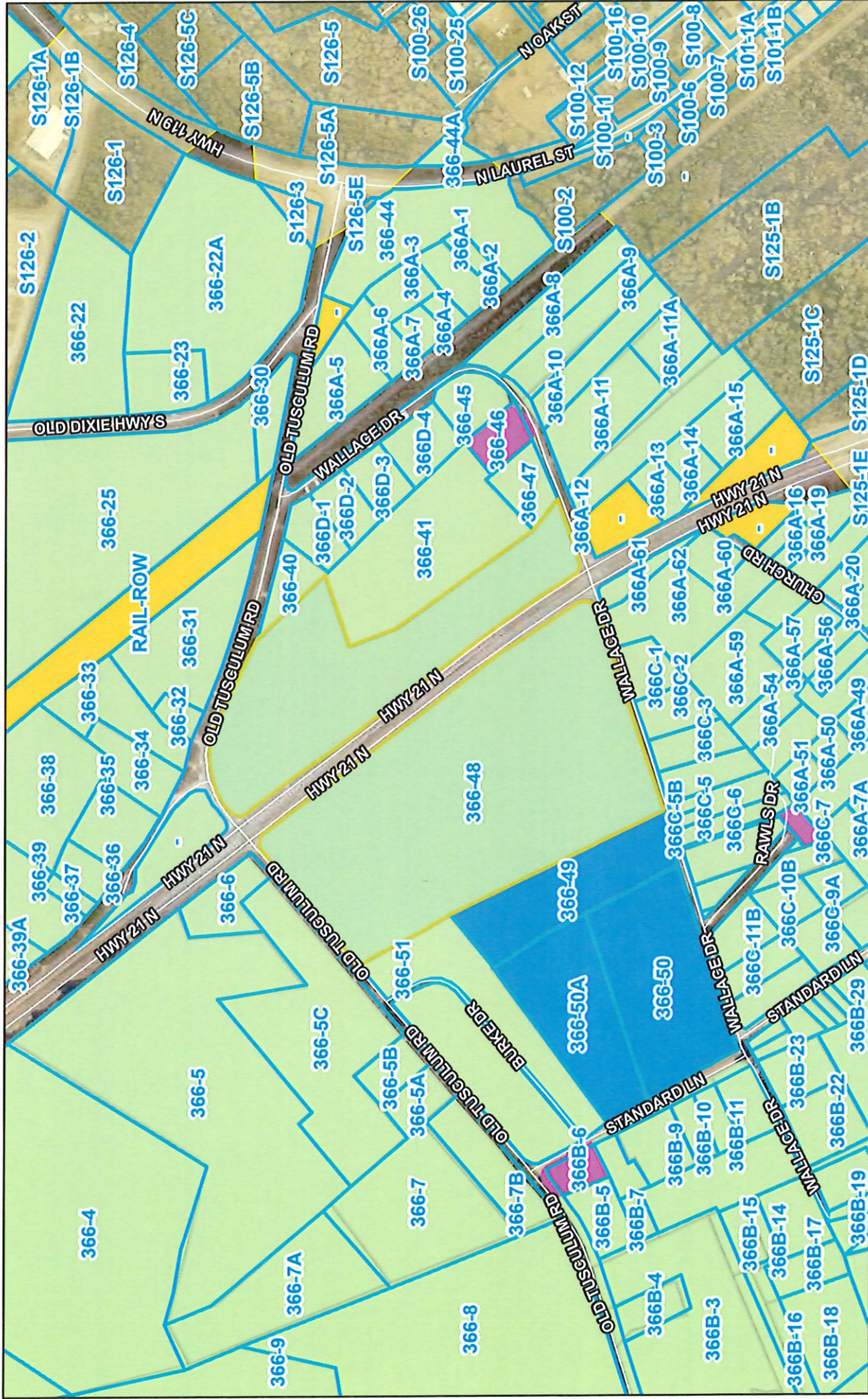


Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

366-48



366-48



8/22/2025

Roads
Parcels

FLUM Areas

Agricultural-Residential
Assembly Area

Industrial

Public-Institutional

Transportation

Municipal Boundaries

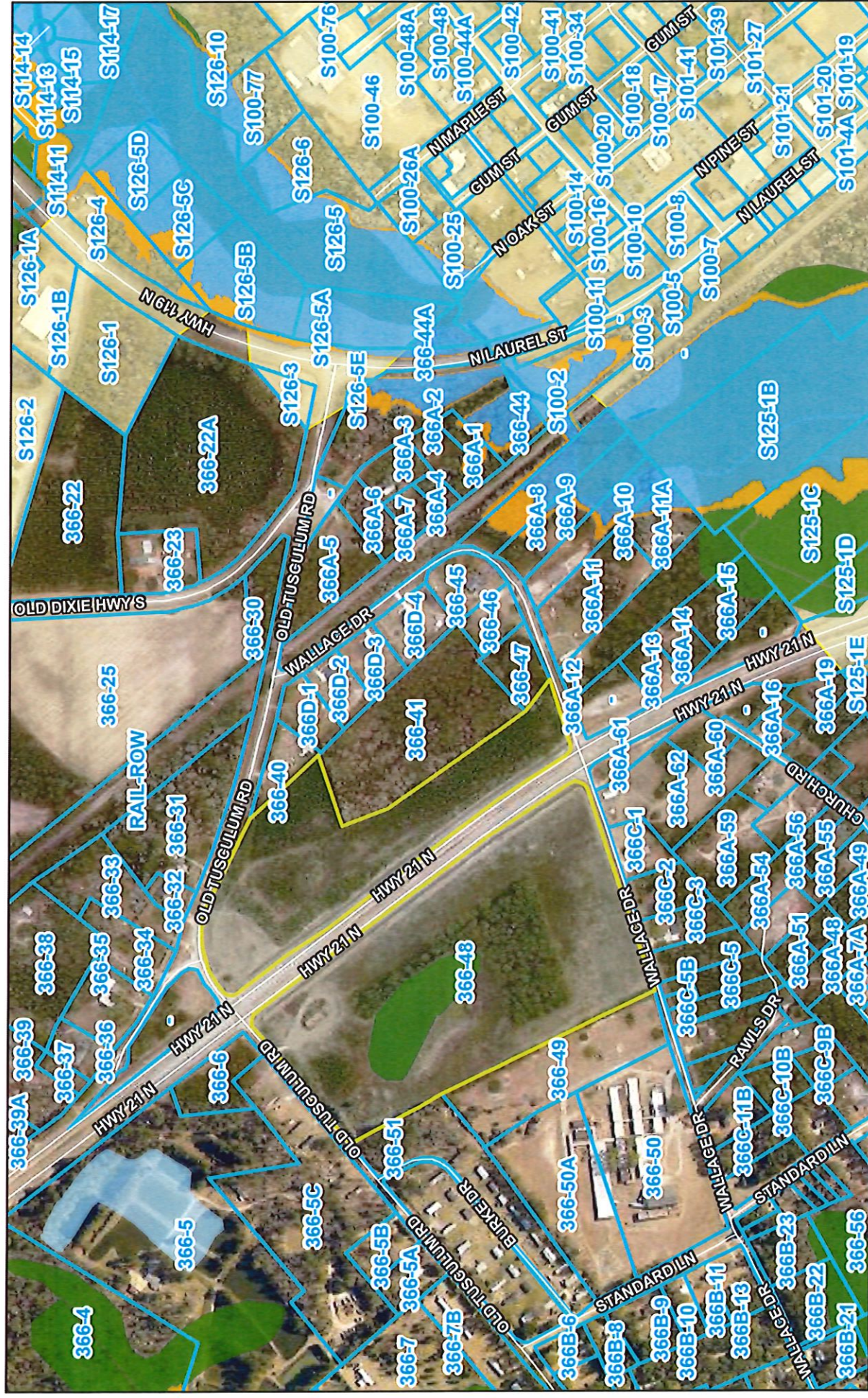
Citations

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

1:8,026








Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

366-48



9/15/2025

1:8,026

Roads		X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD		Freshwater Pond
Parcels		X, AREA OF MINIMAL FLOOD HAZARD		Rivertine
FEMA Flood Zone		Wetlands		Municipal Boundaries
AE		Freshwater Forested/Shrub Wetland		Citations

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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 by **Teramore Development, LLC as agent for Carey F. Graham (Map # 366 Parcel # 48)** 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?

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4-1

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL DISAPPROVAL

Of the rezoning request by **Teramore Development, LLC** as agent for **Carey F. Graham** (Map # 366 Parcel # 48) 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?

Just selling
a precect
is concerning?

N.K.

9.5

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

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DOESN'T MEET FUM
& Spot zoning

J.S.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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has But @
reason to
approve

Partially
But the
area is
existing

R.T.

9.5

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APPROVAL ☒DISAPPROVAL ☐

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Good intersection to add a store or any other convenience

W.B.