

RZN-24-39

Rezoning Application

Status: Active

Submitted On: 6/5/2024

Primary Location

0

Owner

Applicant

 Adrian Webber 843-301-2900

• adrian@savcommercial.com

 122 N Laurel St

Springfield, GA 31329

Staff Review

 Planning Board Meeting Date*

07/09/2024

 Board of Commissioner Meeting Date*

08/06/2024

 Notification Letter Description *

removal of a condition and new business services.

 Map #*

315

 Parcel #*

8A

 Staff Description Georgia Militia District

11

 Commissioner District*

3rd

 Public Notification Letters Mailed

06/17/2024

 Board of Commissioner Ads

07/17/2024

🔒 Planning Board Ads

06/19/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Adrian Webber

Applicant Email Address*

adrian@savcommercial.com

Applicant Phone Number*

843-301-2900

Applicant Mailing Address*

122 N Laurel St Ste B

Applicant City*

Springfield

Applicant State & Zip Code*

31329

Property Owner Information

Owner's Name*

Ralph E Graham

Owner's Email Address*

mark.edwards@afmforest.com

Owner's Phone Number*

912-312-3007

Owner's Mailing Address*

4738 OLD DIXIE HWY S

Owner's City*

Springfield

Owner's State & Zip Code*

31329

Rezoning Information

How many parcels are you rezoning?*

2

Present Zoning of Property*

R-4 (Planned Manufactured Home Community)

Proposed Zoning of Property*

B-3 (Highway Commercial)

Map & Parcel *

03150008A00, 03150009

Road Name*

Hwy 21

Proposed Road Access* 

Hwy 21

Total Acres *

2

Acres to be Rezoned*

2

Lot Characteristics *

Fenced in yard and warehouse building

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Lot 03150008A00 is partially wooded with a fenced in storage yard. Lot 03150009 has a warehouse with B-3 zoning already in place however we are asking to have the conditional use for the Dog Training Facility to be removed. Commando Customs, a highend classic car restoration company is purchasing both parcels for their new Effingham location. They plan to renovate the building and use the fenced in yard to safely park customer's vehicles.

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

North*	South*
B-2	B3
East*	West*
B-2	AR-1

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

The property is zoned B-3 however we are asking for the Conditional Use for a Dog Training Facility to be removed.

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

no, not with the conditional use

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

Highend Automotive Restoration Company

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

This area is flagged for commercial use in the County's Future Land Use Map

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 area is flagged for commercial use in the County's Future Land Use Map

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, Commando Customs does not have a lot of daily traffic in and out of it's facility. They restore classic cars that take months to complete. They employ only 6-8 employees including the owner.

Digital Signature*

 Adrian Webber

Jun 5, 2024

SURVEY OF 15.10 AC. BEING A PORTION OF THE J.W. ARNSDORFF TRACT LOCATED IN THE 11 TH G.M.DISTRICT OF EFFINGHAM COUNTY, GEORGIA

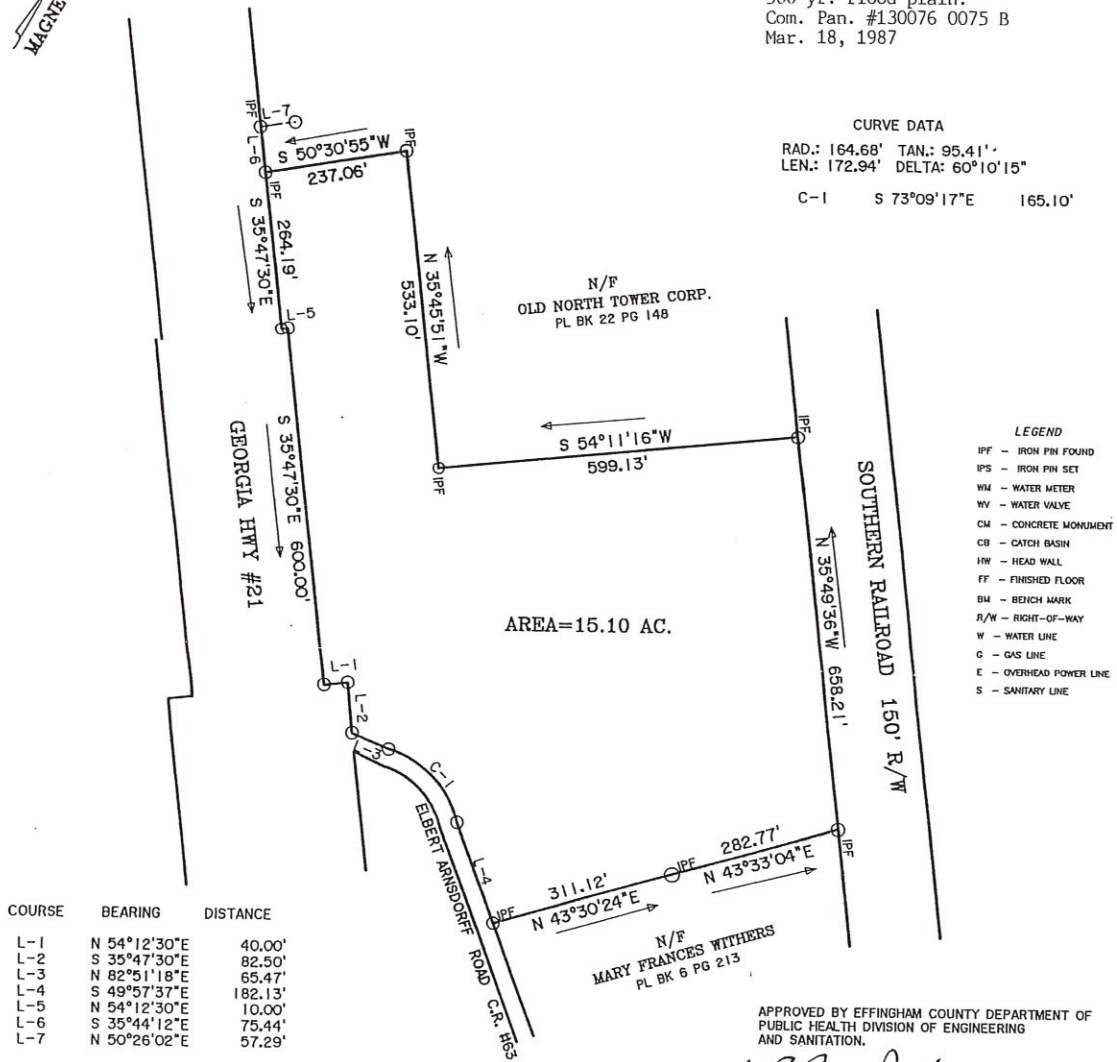
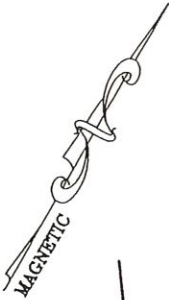
FLOOD ZONE:

Area is in Flood Zone "X".
 Area determined to be outside
 500 yr. flood plain.
 Com. Pan. #130076 0075 B
 Mar. 18, 1987

CURVE DATA

RAD.: 164.68' TAN.: 95.41'
 LEN.: 172.94' DELTA: 60°10'15"

C-1 S 73°09'17"E 165.10'



COURSE	BEARING	DISTANCE
L-1	N 54°12'30"E	40.00'
L-2	S 35°47'30"E	82.50'
L-3	N 82°51'18"E	65.47'
L-4	S 49°57'37"E	182.13'
L-5	N 54°12'30"E	10.00'
L-6	S 35°44'12"E	75.44'
L-7	N 50°26'02"E	57.29'

- LEGEND**
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - WM - WATER METER
 - WV - WATER VALVE
 - CM - CONCRETE MONUMENT
 - CB - CATCH BASIN
 - HW - HEAD WALL
 - FF - FINISHED FLOOR
 - BM - BENCH MARK
 - R/W - RIGHT-OF-WAY
 - W - WATER LINE
 - G - GAS LINE
 - E - OVERHEAD POWER LINE
 - S - SANITARY LINE

AREA=15.10 AC.

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION.

D. Ch. Rust 12/10/02
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Joseph J. Paris 8/16/02
 ZONING ADMINISTRATOR DATE

THE DATA UPON WHICH THIS SURVEY WAS BASED HAS A FIELD PRECISION ERROR OF ONE IN 31,742 FOLLOWING ANGULAR ERROR OF 6 SEC/ARC/STATION AND WAS ADJUSTED USING CRANFIELD METHOD

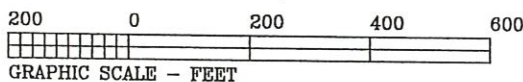
IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F. I. A. OFFICIAL FLOOD HAZARD MAPS.

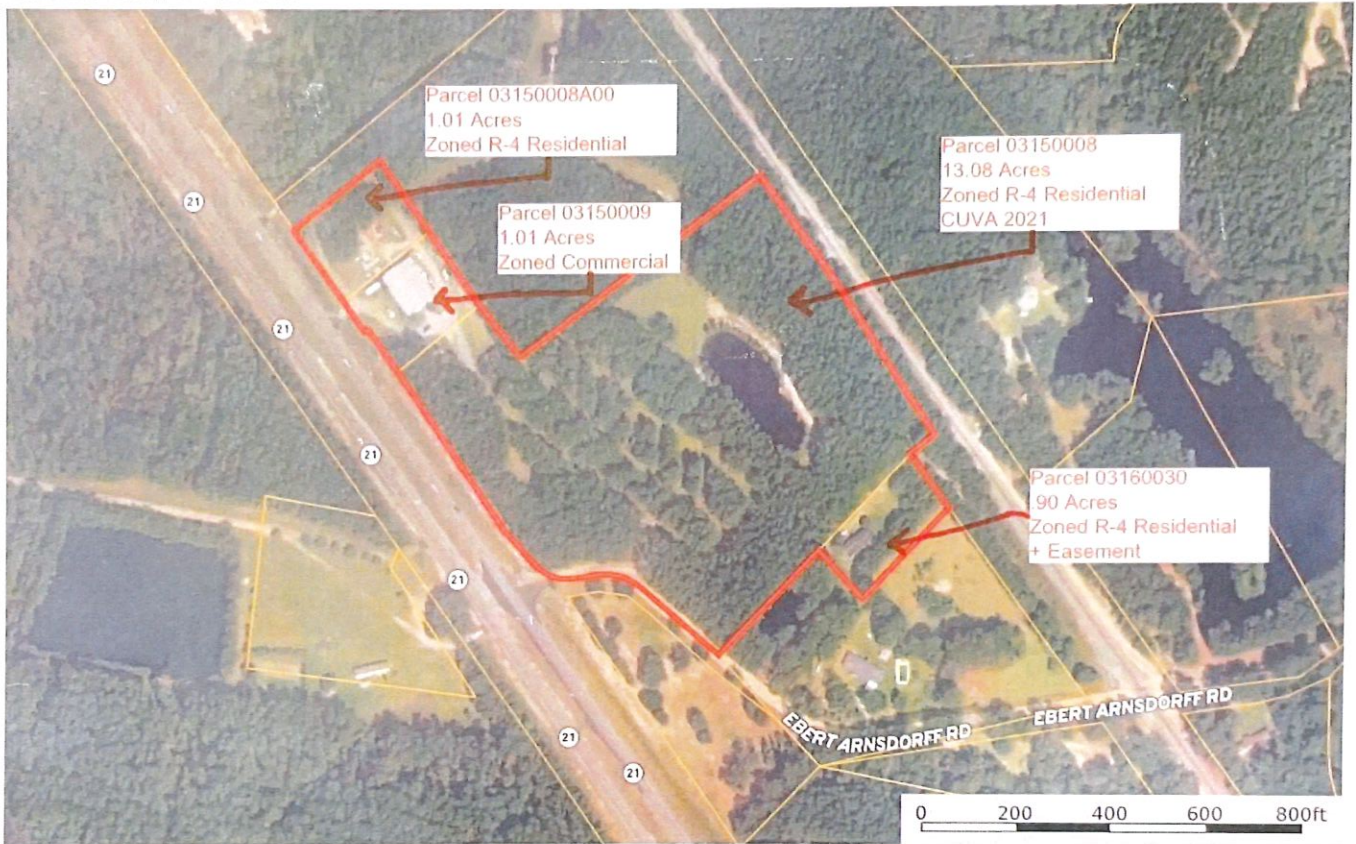
EQUIPMENT USED WAS A TOPCON, MODEL GTS 303.

DATA ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF ONE FOOT IN 314,065

Harold R. Johnson
 HAROLD R. JOHNSON RLS #1137



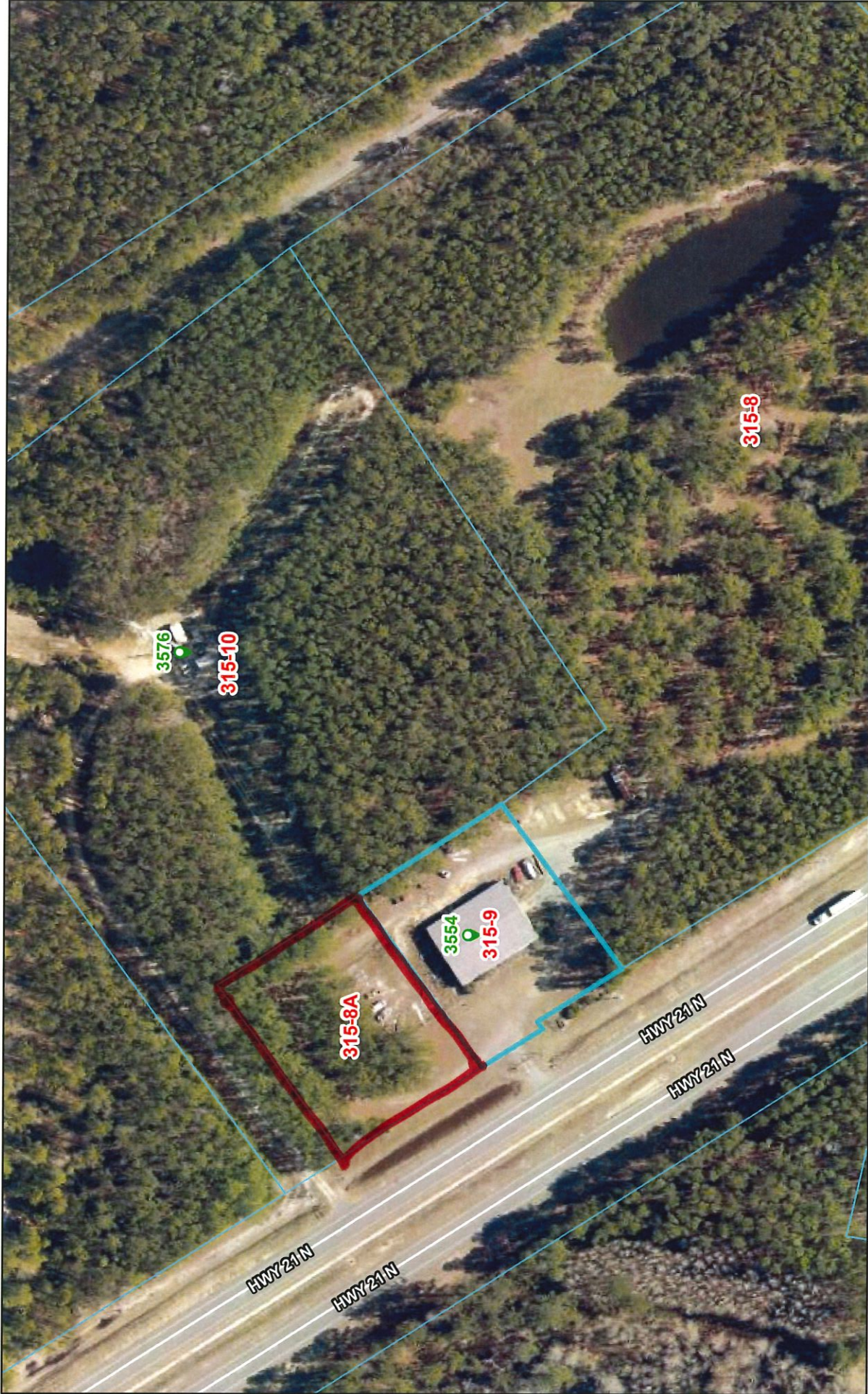
SURVEY FOR:	
MARY FRANCES WITHERS	
COUNTY	EFFINGHAM STATE GA.
DIST.	11 TH SUBD. LOT
DATE:	06/30/02 SCALE: 1" = 200'
JOB NUMBER	02139 TOTAL AREA
JOHNSON LAND SURVEYING CO. INC. 108 S. BOYD AVE. PO. BOX 1137 RINCON, GEORGIA 31326 PH: (912) 826-5283	



Esri



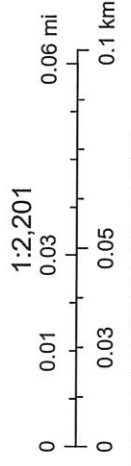
315-8A & 315-9



6/5/2024

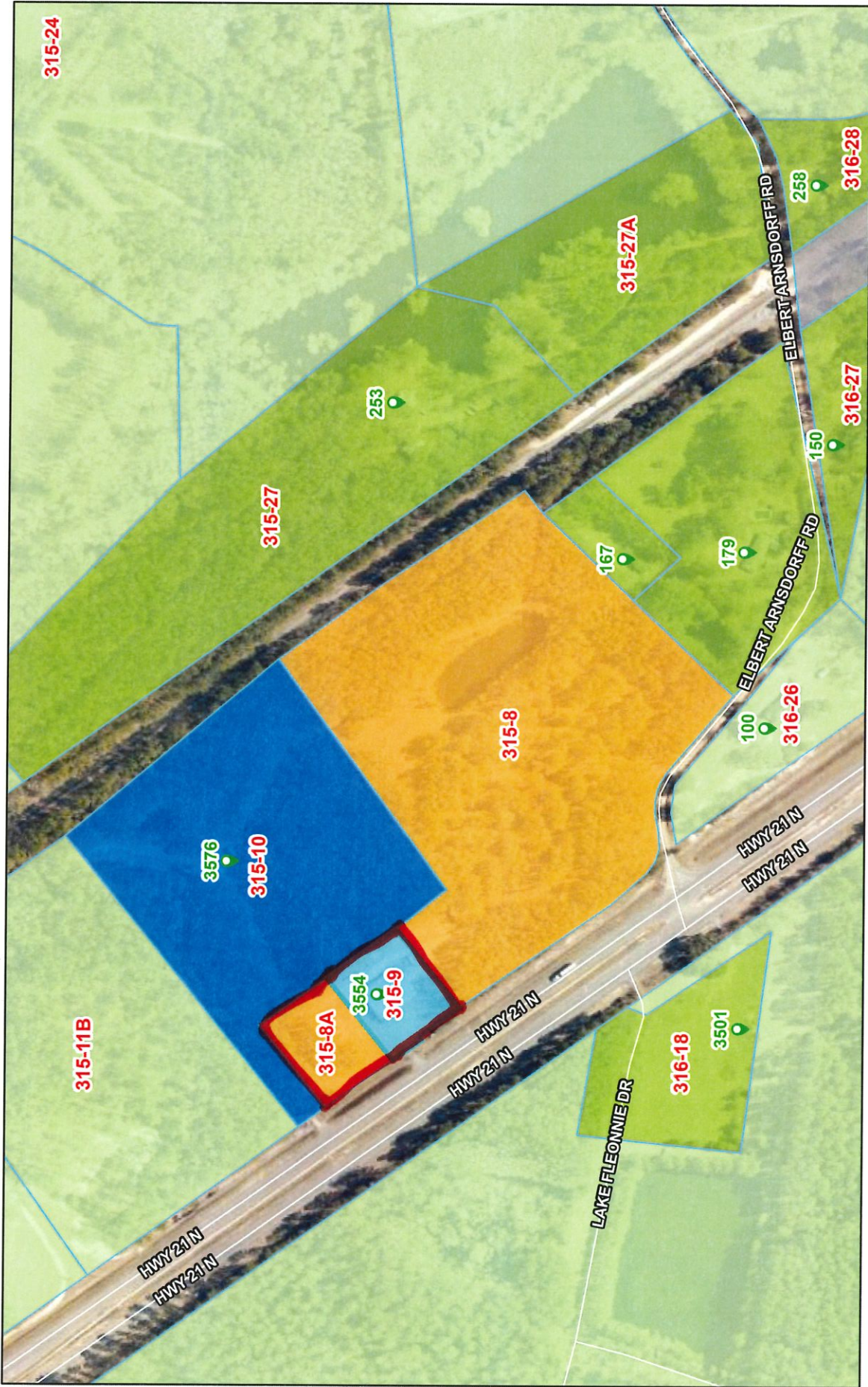
📍 Addresses Tax Parcels

Roads Tax Parcel Labels



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

315-8A & 315-9



6/5/2024

Addresses
 Roads
 Tax Parcels

AR-1
 R-4
 B-2
 AR-2
 Other
 B-3

0
 0.03
 0.06
 0.1
 0.12 mi
 0
 0.05
 0.1
 0.2 km

1:4,401

Esri, HERE, Garmin, INCREMENT P, USGS, 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 ✓

DISAPPROVAL _____

Of the rezoning request by applicant **Adrian Webber as agent for Ralph E. Graham-** (Map # 315 Parcels # 8A & 9) from R-4 & B-3 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?

DB

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Ret P.H.

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APPROVAL X DISAPPROVAL _____

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R.T.

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APPROVAL X

DISAPPROVAL _____

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B.S.