

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: May 10, 2022

Applicant/Agent: Linda Sims

Applicant Email Address: lsims@cci-sav.com

Phone # 912-200-3041

Applicant Mailing Address: 1480 Chatham Parkway, Suite 100

City: Savannah, State: GA Zip Code: 31405

Property Owner, if different from above: Eric Edwards / K & M Effingham Properties, LLC

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): eedwards@actionohd.com

Phone # 912-659-8352

Owner's Mailing Address: P.O. Box 249

City: Rincon, State: GA Zip Code: 31326

Property Location: 1204 Mill Pond Rd. Rincon, GA 31326

Proposed Road Access: GA Hwy. 275 (Ebenezer Rd.)

Present Zoning of Property: I-1 Proposed Zoning: B-3

Tax Map-Parcel # 04460007C Total Acres: 7.01 Acres to be Rezoned: 7.01

Lot Characteristics: Primarily vacant, foundation of former structure, existing septic tank and drain field and well.

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: N/A Letter from the city of Springfield

Justification for Rezoning Amendment: Proposed use is better suited for a commercial designation, and buffer relief.

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

North I-1 South AR-1 East AR-1 West Mill Pond Rd and Rail R.O.W.

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

Current use is vacant, with the exception of an existing building foundation, septic tank and well.

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

Current zoning requires 300' to residentially zoned properties and creates a developable

area of 0.87 acres out of the total 7.01 acres.

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

The proposed use will be the location of (2) businesses with a future sales/showroom building.

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

The property to the north is Rincon Fire Station #2 and various industrial warehouses and businesses.

The property to the south and east is undeveloped with a residential classification. To the west is a County R.O.W that is a gravel road, beyond that is a Rail R.O.W.

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?

This zoning will be a good transitional density zoning for the adjacent properties in a corridor that has industrial uses. It will be a suitable step down from intense industrial to residential properties.

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?

The proposed zoning and businesses will not have an impact to the existing streets, the deliveries will be with smaller (box) trucks. The applicant is requesting the use of a septic system and well since this property will not be served by the local provider. The businesses will not impact the enrollment of the existing schools.

Applicant Signature:



Date

5-10-22

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date 8/25/2021, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2719 page 270-270.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature *E. J. Edwards*

Print Name Eric J. EDWARDS

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 10th day of May, 20 22.

Emily Greene
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Eric Edwards, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Linda Sims / Coleman Company, Inc.

Applicant/Agent Address: 1480 Chatham Parkway, Suite 100

City: Savannah, State: GA Zip Code: 31405

Phone: 912-200-3041 Email: lsims@cci-sav.com

Owner's signature 

Print Name ERIC S. EDWARDS

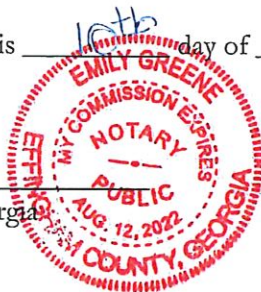
Personally appeared before me Eric Edwards (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 10th day of may, 20 22.



Notary Public, State of Georgia



8914712675
7067927936
PARTICIPANT ID

BK: 29 PG: 130-130
P2021000165

FILED IN OFFICE
CLERK OF COURT
08/11/2021 03:26 PM
JASON S. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

James E. Bragg

LEGEND:
RW 1/2" BEAR FOUND
RS 3/4" BEAR SET
CH 1" CHAIN
N/F COND. W/VA. FURROW
N/F ROW OR FORMERLY
PP POWER POLE
EMPALASSED TOTAL STATION
TOPPOUN 303
GRINDER OF CHLORINE
1:14,000 PLAT NOT ADAPTED

ADOLPH N. MICHELIS & ASSO.
736 SUNDY RIDGE BLVD
STAVANNA, GEORGIA 30487
PH. 4782 628 3172

SURVEYORS CERTIFICATION

I, the undersigned, do hereby certify that I am a duly Licensed Surveyor in the State of Georgia and I am duly Licensed and qualified to perform the duties of a Surveyor. I have personally supervised and participated in the execution of this survey and I am satisfied with the accuracy of the same. I have read the plat and the same is a correct and true representation of the facts as shown on the ground. I have also read the description and the same is a correct and true representation of the facts as shown on the ground. I have also read the description and the same is a correct and true representation of the facts as shown on the ground.



Adolph N. Michelis
DMS
7/19/21

NOTE: BASED UPON REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING TO THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/4/2016, THIS PROPERTY IS LOCATED IN "ZONE X": OUTSIDE THE 500 YEAR FLOODPLAIN.

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 446 -07 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

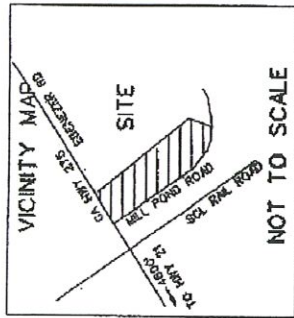
04480008
N/F
DIME E HWELEY



04480008
N/F
DIME E HWELEY

NOTE: THE OVERALL ACRES ON THIS PROJECT HAS CHANGED DUE TO THE SUBTRACTION OF LANDS THAT WERE PART OF THE RECORDED PLAT WHICH INCLUDED PORTIONS OF THE ROADWAY AND R/W.

PLAT ON FILE PLAT BK 3 PG 25



NOT TO SCALE

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

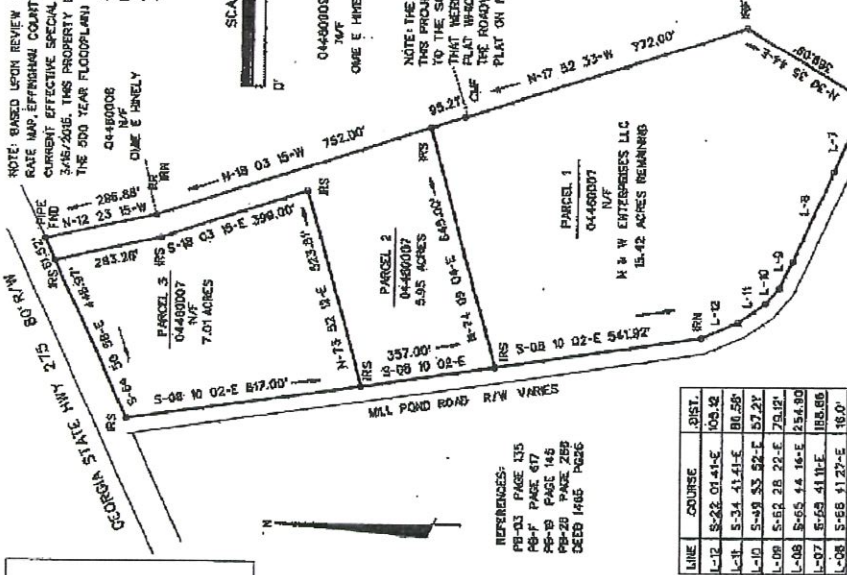
James E. Bragg
Zoning Administrator
DATE 8/19/2021

Surveyor's Signature: *Adolph N. Michelis*
Date: 8/19/21
Title: Surveyor

MINOR SUBDIVISION

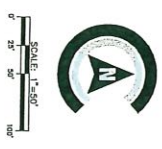
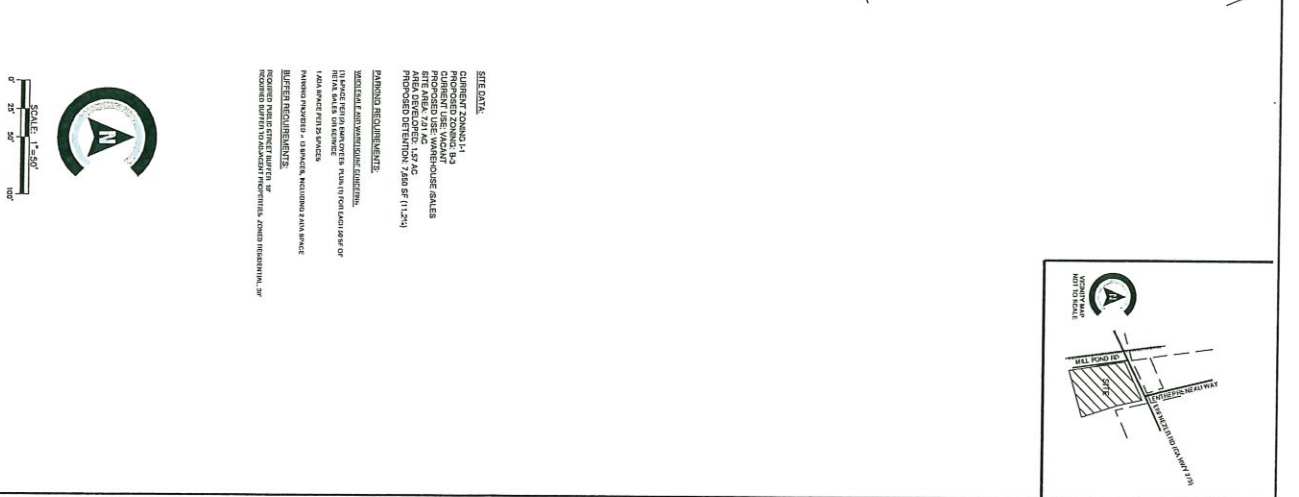
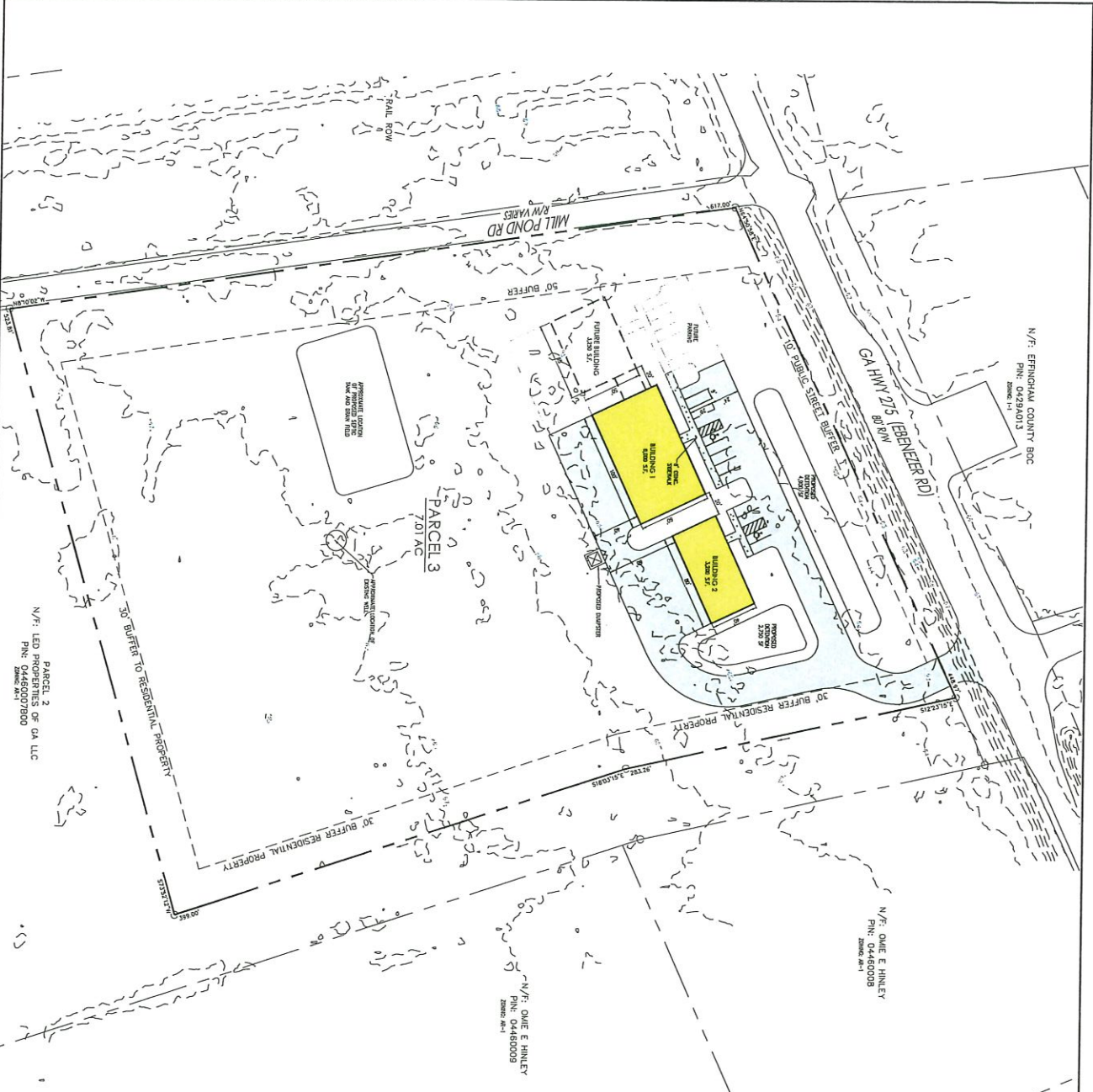
SURVEY FOR
N & W ENTERPRISES LLC
SURVEY TO DIVIDE 28.38 AC.
INTO 3 PARCELS
MAP & PARCEL 04460007
LOCATED IN THE 08TH, G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 16 JULY 2021
PLAT DRAWN 16 JULY 2021

04480005
N/F
PHIL & BRADY
KIEFFER

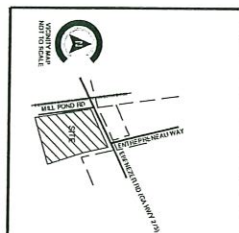


REFERENCES:
PB-03 PAGE 135
PB-F PAGE 477
PB-B PAGE 145
PB-28 PAGE 289
DEED 1465 1466

LINE	COURSE	DIST.
L-12	S-22.01-41-E	109.42
L-11	S-34.41-41-E	80.59
L-10	S-49.53-52-E	57.27
L-09	S-62.28-22-E	79.97
L-08	S-65.14-16-E	234.90
L-07	S-68.41-16-E	193.89
L-06	S-68.11-27-E	16.07



SITE DATA:
 CURRENT ZONING: I-1
 PROPOSED ZONING: BA
 PROPOSED USE: WAREHOUSE/STALES
 SITE AREA: 7.01 AC, L&P AC
 PROPOSED DETENTION: 7,500 SF (1.2M)
PERMITS REQUIRED:
 WAREHOUSE/STALES/WAREHOUSE/STALES
 (1) LAND USE PERMITS: 7510 (1) FOR EACH 100' OF
 1.604 WATER USE PERMITS
 FLOODPLAIN PERMITS - 13.00000, 14.00000, 15.00000
BUFFER REQUIREMENTS:
 REQUIRED 50' BUFFER TO RESIDENTIAL PROPERTY
 REQUIRED 50' BUFFER TO ADJACENT PROPERTIES, OTHER RESIDENTIAL, OR



SHEET: CP1.0
 CONCEPTUAL PLAN

CONCEPTUAL PLAN
PROPOSED WAREHOUSES
 1204 MILL POND RD.
 EFFINGHAM COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION
 SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION



JOB NUMBER: 21-1104
 DATE: 06/07/2022
 DRAWING BY: LINDA LUM
 CHECKED BY: AS NOTED
 SCALE: AS NOTED

1204 MILL POND



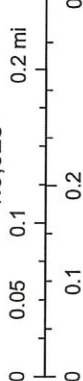
1204 MILL POND ROAD



5/16/2022, 8:26:02 AM

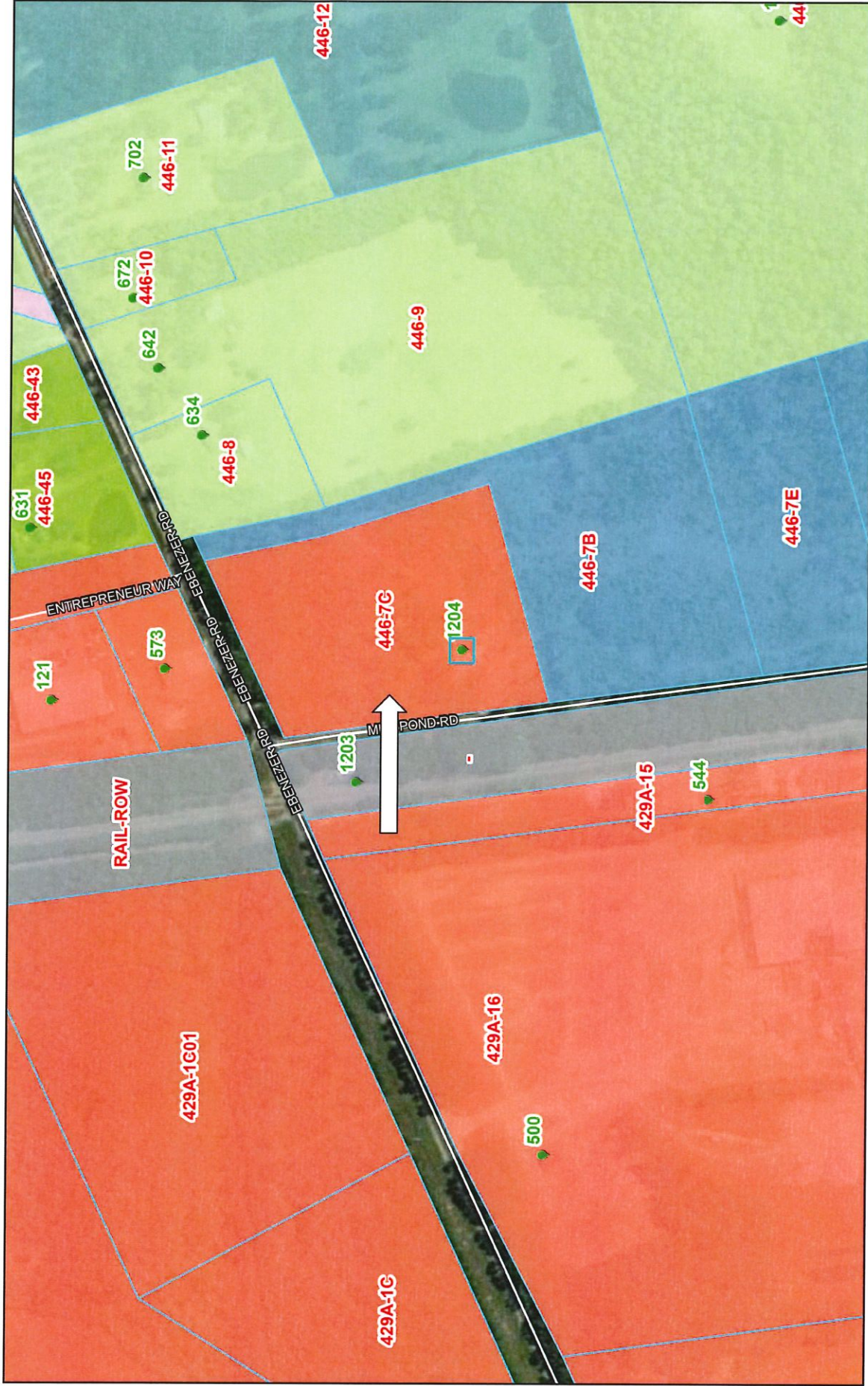
- Municipal Boundaries
- Address Points
- Parcels2020
- Roads
- Future Land Use - Plan Date 10/1/2019
 - Residential
 - Agriculture
 - Industrial
 - Public/Institutional
 - Transportation/Utilities
 - Undeveloped

1:9,028

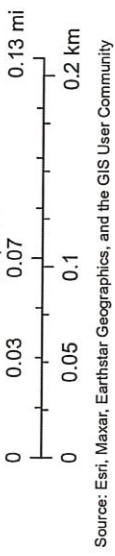


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1204 MILL POND ROAD



5/16/2022, 9:54:26 AM



1:4,514
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

- Address Points
- Tax Parcel Labels
- Parcels2020
- Roads
- AR-2
- R-1
- R-2
- R-6
- I-1
- Other

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 **Linda Sims as Agent for K & M Properties, LLC – (Map # 446 Parcel # 7C)** from I-1 to B-3 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?
- 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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RT
the bylaws of the zoning letter

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DKS

6/13/22.