

RZN-23-17

Rezoning Application



Status: Active

Submitted On: 12/11/2023

Primary Location

0

Owner

Applicant Theodore Carellas 912-661-4646 tcarellas@carellaslaw.com POBox 2599440 Silverwood Centre Dr
Rincon, GA 31326

Staff Review **Planning Board Meeting Date***

02/13/2024

 **Board of Commissioner Meeting Date***

03/05/2024

 **Notification Letter Description ***

integration into an industrial park.

 **Map #***

331

 **Parcel #***

5A, 4, 3, 13A, 14A

 **Staff Description**

5 lot rezoning

 **Georgia Militia District***

1559

 **Commissioner District***

1st

 **Public Notification Letters Mailed**

01/15/2024

 **Board of Commissioner Ads**

02/21/2024

🔒 Planning Board Ads

01/17/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Internal Documents

🔒 Rezoning Checklist



Carellas.doc

🔒 ZMA Template



No File Uploaded

🔒 Staff Report



No File Uploaded

🔒 Completed Rezoning Checklist



No File Uploaded

🔒 Approval/Denial Letter



No File Uploaded

🔒 Signed ZMA



No File Uploaded

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Theodore T Carellas

Applicant Email Address*

TCarellas@Carellaslaw.com

Applicant Phone Number*

9128267100

Applicant Mailing Address*

POBox 2599, 440 Silverwood Centre
Drive

Applicant City*

Rincon

Applicant State & Zip Code*

GA

Applicant Zip Code*

31326

Property Owner Information

Owner's Name*

Effingham County Industrial
Development Authority

Owner's Email Address*

BHerndon@EffinghamIndustry.com

Owner's Phone Number*

9123923000

Owner's Mailing Address*

777 Old Augusta Road S

Owner's City*

Rincon

Owner's State & Zip Code*

GA

Owner's Zip Code*

31326

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More
Acres)

Proposed Zoning of Property*

I-1 (Industrial)

Map & Parcel *

331-5A,4,3,13A,14A

Road Name*

Interstate 16

Proposed Road Access* ?

Savannah Portside International Parkway

Total Acres *

3.97

Acres to be Rezoned*

3.97

Lot Characteristics *

undeveloped land

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Property was acquired by ECIDA since it is an "island" in Effingham County Industrial Development Authority's industrial park surrounded by Industrial zoned land on all sides except for one side bounded by Interstate 16. The property was acquired to integrate it into the existing industrial park, Savannah Portside International Park.

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

North*

I-1

South*

I-1

East*

I-1

West*

Interstate 16

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

vacant undeveloped land

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

No

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

It will be integrated into the industrial park that it borders.

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

Industrial park owned by Effingham County Industrial Development Authority

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 rezoning is entirely consistent.

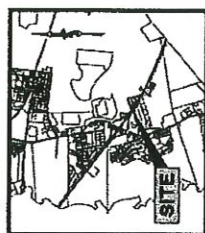
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

 Theodore T Carellas

Dec 6, 2023



VICINITY MAP (NOT TO SCALE)

- LEGEND:**
- 0 - 30' R/W RIGHT OF WAY
 - 1 - 60' R/W RIGHT OF WAY
 - 2 - 120' R/W RIGHT OF WAY
 - 3 - 180' R/W RIGHT OF WAY
 - 4 - 240' R/W RIGHT OF WAY
 - 5 - 300' R/W RIGHT OF WAY

STAKEOUT RECORDING CERTIFICATE

This certificate is to certify that the survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1978, and that the survey was performed by a duly licensed Professional Surveyor. The survey was performed on the 28th day of August, 1981, at the location of the parcels shown on the attached plan. The survey was performed by Mr. [Name], a duly licensed Professional Surveyor, and the results are shown on the attached plan. The survey was performed in accordance with the provisions of the Georgia Surveying and Mapping Act of 1978, and the results are shown on the attached plan.



BOUNDARY RETRACEMENT SURVEY

OF

PORTIONS OF PARCELS 28 THROUGH 28E

18078TH C.M.D.

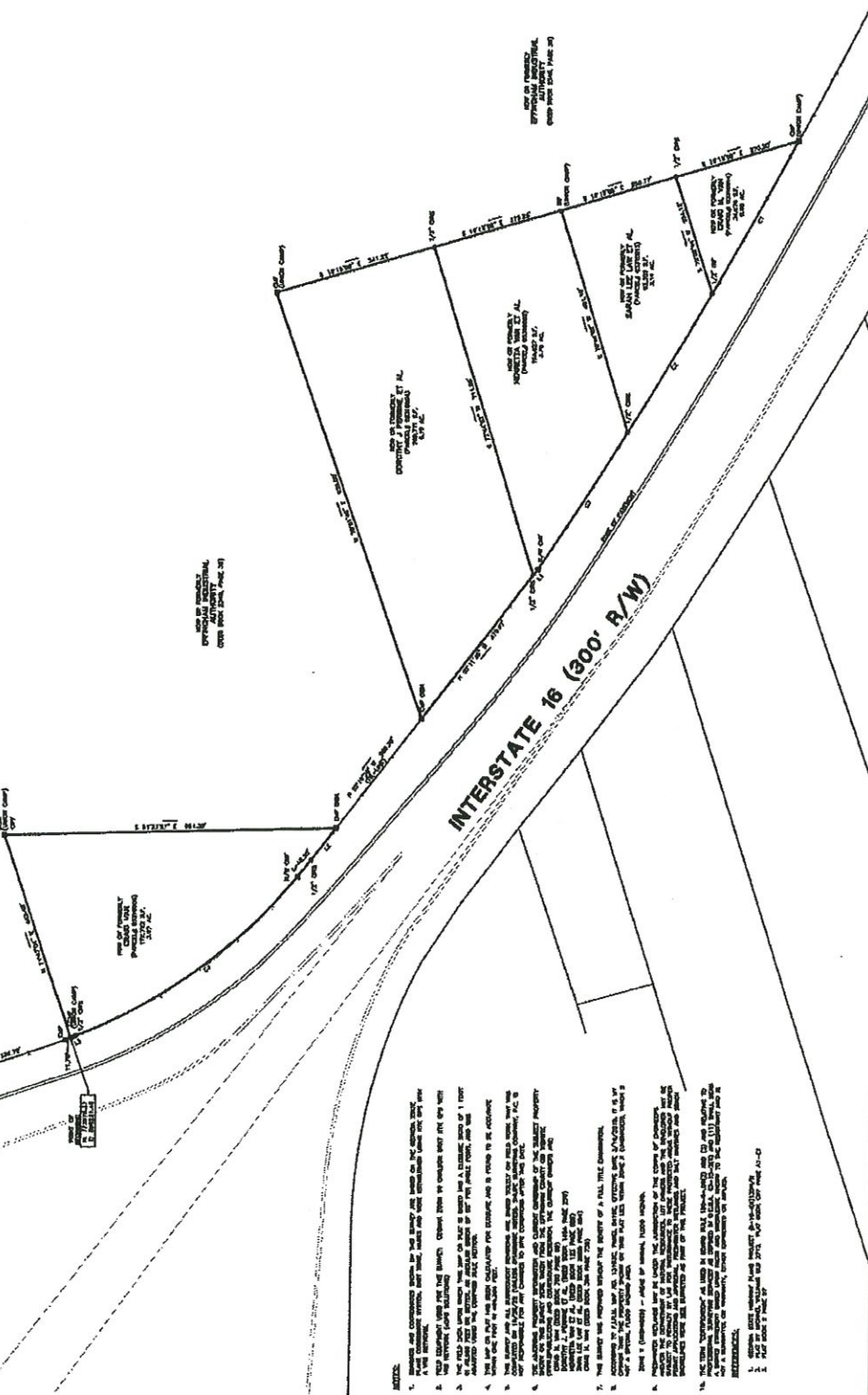
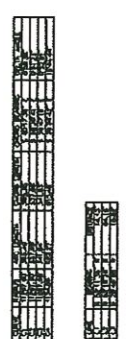
EFFINGHAM COUNTY, GEORGIA

PREPARED FOR:

EFFINGHAM COUNTY INDUSTRIAL AUTHORITY



SEMPER SUBSISTENS COMPANY, P.C.
198 SOUTH BAY STREET, SUITE 201
DUBLIN, GEORGIA 31001
CREATED BY AUTOCAD, 1981



PROJECT NO. 81-017-477
DATE OF PLAN 08/28/81

DESIGNED BY
CHECKED BY
SURVEYED BY

James Z. Berry

- NOTES:**
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED TO THE CONTRARY.
 2. ALL BEARINGS ARE TRUE BEARINGS.
 3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1978, AND THE RESULTS ARE SHOWN ON THE ATTACHED PLAN.
 4. THE SURVEY WAS PERFORMED BY MR. JAMES Z. BERRY, A DULY LICENSED PROFESSIONAL SURVEYOR.
 5. THE SURVEY WAS PERFORMED ON THE 28TH DAY OF AUGUST, 1981, AT THE LOCATION OF THE PARCELS SHOWN ON THE ATTACHED PLAN.
 6. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1978, AND THE RESULTS ARE SHOWN ON THE ATTACHED PLAN.
 7. THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE INDUSTRIAL AUTHORITY OF EFFINGHAM COUNTY, GEORGIA.
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331-5A, 4, 3, 13A, 14A



1/8/2024

Roads
Tax Parcels

Tax Parcel Labels Efn_fin_cache

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

Scale: 1:6,545
0 0.04 0.09 0.15 0.18 mi
0 0.07 0.15 0.3 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

331-5A, 4, 3, 13A, 14A



1/8/2024

Roads
Tax Parcels
Tax Parcel Labels

Effingham County Zoning
I-1
AR-1
B-2

Efn_fin_cache
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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 **Theodore Carellas as agent for Effingham County Industrial Development – (Map # 331 Parcels # 5A, 4, 3, 13A, 14A)** from AR-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?

1.) B.S.

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CHECK LIST:

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APPROVAL *JEH*

DISAPPROVAL _____

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P.H.

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APPROVAL ✓

DISAPPROVAL _____

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A.Z.

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OK
I refused myself

CHECK LIST:

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APPROVAL _____

DISAPPROVAL _____

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R.T.