

RZN-24-12

Rezoning Application

Status: Active


Submitted On: 2/8/2024

Primary Location

0

Owner

Applicant

 Scott Monson 912-665-2935 monson.s@tandh.com 50 Park of Commerce
Way

Savannah, GA 31405

Staff Review

 Planning Board Meeting Date*

03/12/2024

 Board of Commissioner Meeting Date*

04/02/2024

 Notification Letter Description *

subdivision and change of land use.

 Map #*

378

 Parcel #*

6 & 7

 Staff Description Georgia Militia District*

1559

 Commissioner District*

1st

 Public Notification Letters Mailed

02/20/2024

 Board of Commissioner Ads

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Keith Blocker - EB Miles Properties, Inc.

Applicant Email Address*

KBlocker@ssterminal.com

Applicant Phone Number*

912-656-6499

Applicant Mailing Address*

2755 Strickland Street

Applicant City*

Pembroke

Applicant State & Zip Code*

GA 31321

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

B-3 (Highway Commercial)

Map & Parcel *

0378-00000-006-000 & 0378-00000-007-000

Road Name*

US Highway 80 West

Proposed Road Access* ?

Total Acres *

Relocation of Shared Driveway

11.03

Acres to be Rezoned*

9.21

Lot Characteristics *

Parcel 006 is undeveloped and mostly wooded. Parcel 007 has a 3800 sf Convenience Store and gas pumps.

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Subdivide the property, sell the CStore, and market the back property for commercial development.

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

North*

South*

AR-1

Ar-1 & B-2

East*

West*

AR-1, R-4, & B-1

AR-1 & B-2

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

Parcel 006 is undeveloped and mostly wooded. Parcel 007 has a 3800 sf Convenience Store and gas pumps.

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

Parcel 006 no longer has a reasonable economic use as a property zoned AR-1. Single family residential (1 unit per 5 acres) and commercial agricultural uses that are permitted under the AR-1 zoning do not represent the best use of the property, given the transition of this section along Highway 80 to a commercial corridor.

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

The owner/applicant proposes to prepare Parcel 006 for commercial development. Parcel 007 will continue with its present use as a convenience store.

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

The property at the corner of Zeigler Rd. & Hwy. 80 is a Chevron station and Convenience Store. The property immediately east of the site is a mobile home park with 3 slab built houses and 11 mobile homes. Properties immediately west are residential. A Parker's Kitchen is permitted for the corner of Hwy. 80 and GA Hwy. 17. The southside of Hwy 80 is occupied by Trademark Truck Lines, another Parker's Store, The Faulkville Animal Hospital, The Oak's Strip Center (Subway, Gordon's Pharmacy, small restaurant, Star Nails Shop) and then several private residences.

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 Highway 80 corridor in this area has been transitioning from a mix of residential and commercial uses for a number of years. The transition has intensified in recent years and will continue to do so.

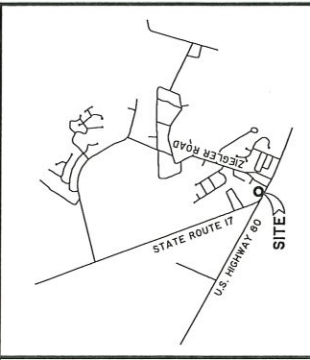
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No zoning change is proposed for the Convenience store parcel and the use is proposed to stay the same. The zoning change from AR-1 to B-3 for the larger parcel and the planned commercial use may add traffic to Hwy. 80 but the added traffic would likely be less than most types of future residential development. The proposed rezoning and future land use would not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Digital Signature*

✔ Keith Blocker

Feb 8, 2024



VICINITY MAP

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SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OF SURVEY. THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH APPLICABLE REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE. UNDESIGNED LAND SURVEYOR CERTIFICATES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING PRACTICE AND REGULATIONS OF THE BOARD OF REGISTRATION AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



RECOMBINATION PLAT

PARCEL A AND PARCEL B

BEING A RECOMBINATION OF PORTIONS OF THE HENRY EDWARDS ESTATE

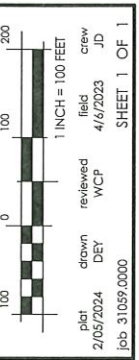
KNOWN AS: 2991 U.S. HIGHWAY 80
LOCATED IN THE 1559TH G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

prepared for
E.B. MILES PROPERTIES

No.	Revision	By	Date



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

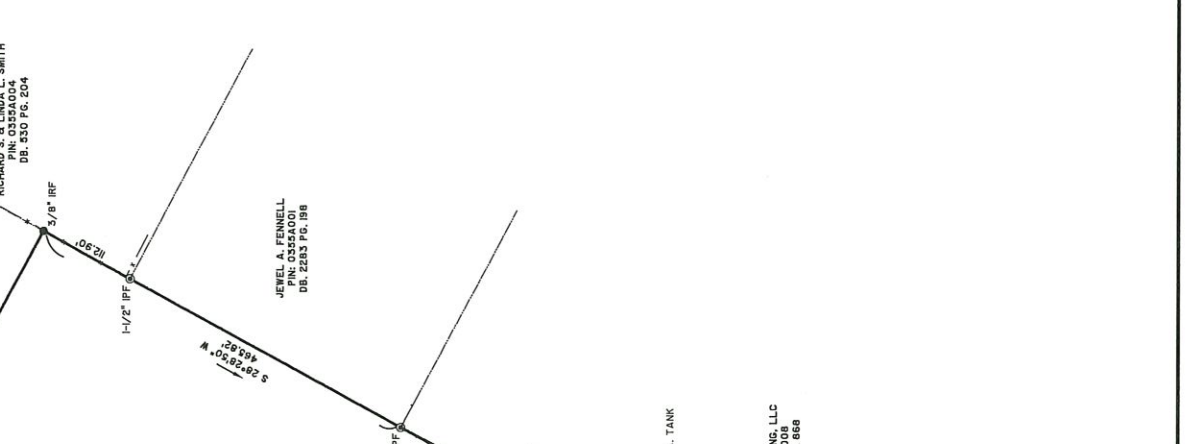


REFERENCES

- PLAT RECORDED AT PLAT RECORD BOOK 5, PAGE 82.
- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, PROJECT NO. STP-005-4(2B), DATED 7/2/2000.

KENNETH L. SOULS
PIN: O355A003
DB: 2813 PG. 502

RICHARD S. & LINDA L. SMITH
PIN: O355A004
DB: 830 PG. 204



NOTES

- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOMBO R2, GEOMAX ZENITH 35 GNSS RECEIVER, THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF .001 IN 36,425 FEET, AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- ALL CORNERS MARKED WITH 5/8" IRON REBAR, 24" LONG WITH CAP STAMPED "TH" UNLESS OTHERWISE NOTED.
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 271,748 FEET.
- ALL DISTANCES UNLESS OTHERWISE NOTED.
- COORDINATE SYSTEM (NAD83), EAST ZONE.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE ACCORDING TO F.I.R.M. MAP NO. 1803C, PANEL 0364E, EFFECTIVE 3/16/2015.
- THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X.
- THE PROPERTY IS UNDER THE JURISDICTION OF THE COUNTY OF EFFINGHAM, GEORGIA. THE PROPERTY IS SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMISSION AND APPROVAL.
- UPON THE LOCATION OF SURFACE UTILITIES SHOWN ON THIS DRAWING IS BASED ON RECORDS AND DEPTH OF UNDERGROUND UTILITIES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY EXCAVATION OF THE UTILITY. EXACT, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
- TAX MAP NUMBERS: 03780007 AND 03780006.
- PROPERTY OWNER: E.B. MILES PROPERTIES (PER TAX RECORDS).
- TITLE REFERENCE: DEED BOOK 349, PAGE 660.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITHOUT RESTRICTIONS OF RECORD.
- ALL IMPROVEMENTS ARE NOT SHOWN.

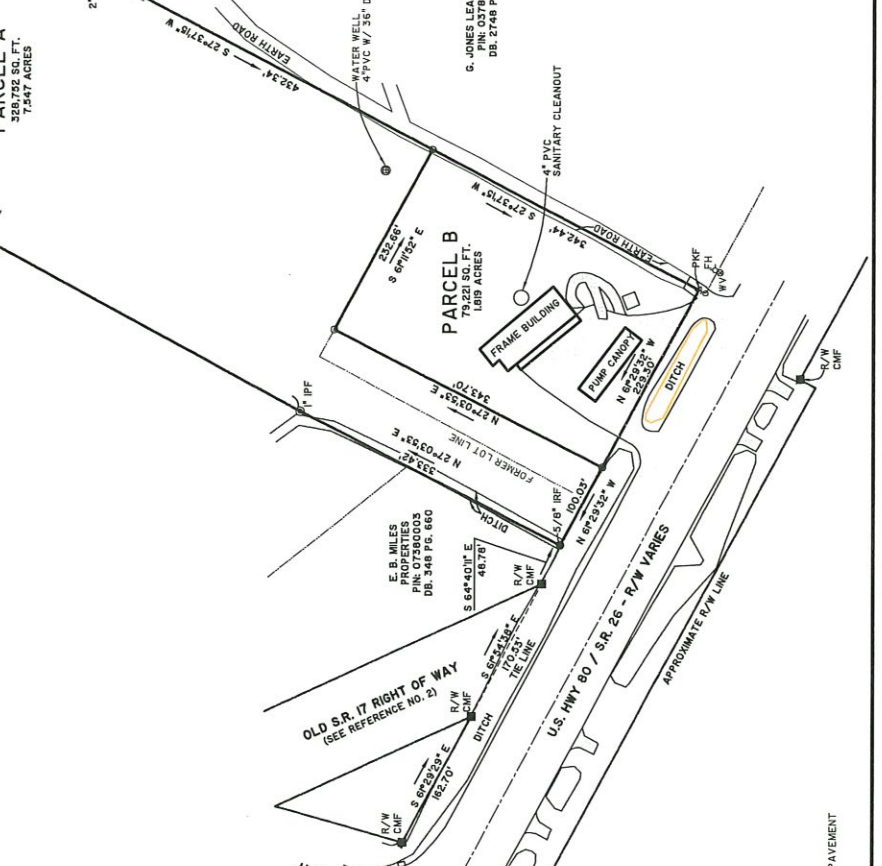
PARCEL A
326,732 SQ. FT.
7.547 ACRES

PARCEL B
79,321 SQ. FT.
1.819 ACRES

E.B. MILES PROPERTIES
PIN: O79A0003
DB: 349 PG. 660

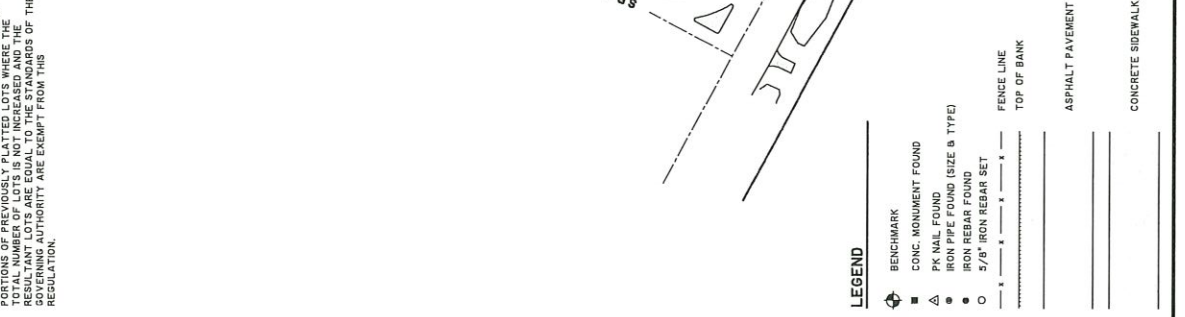
JEWEL A. FENNEL
PIN: O2203 PG. 198
DB: 2203 PG. 198

G. JONES LEASING, LLC
PIN: O337A0001
DB: 2749 PG. 868

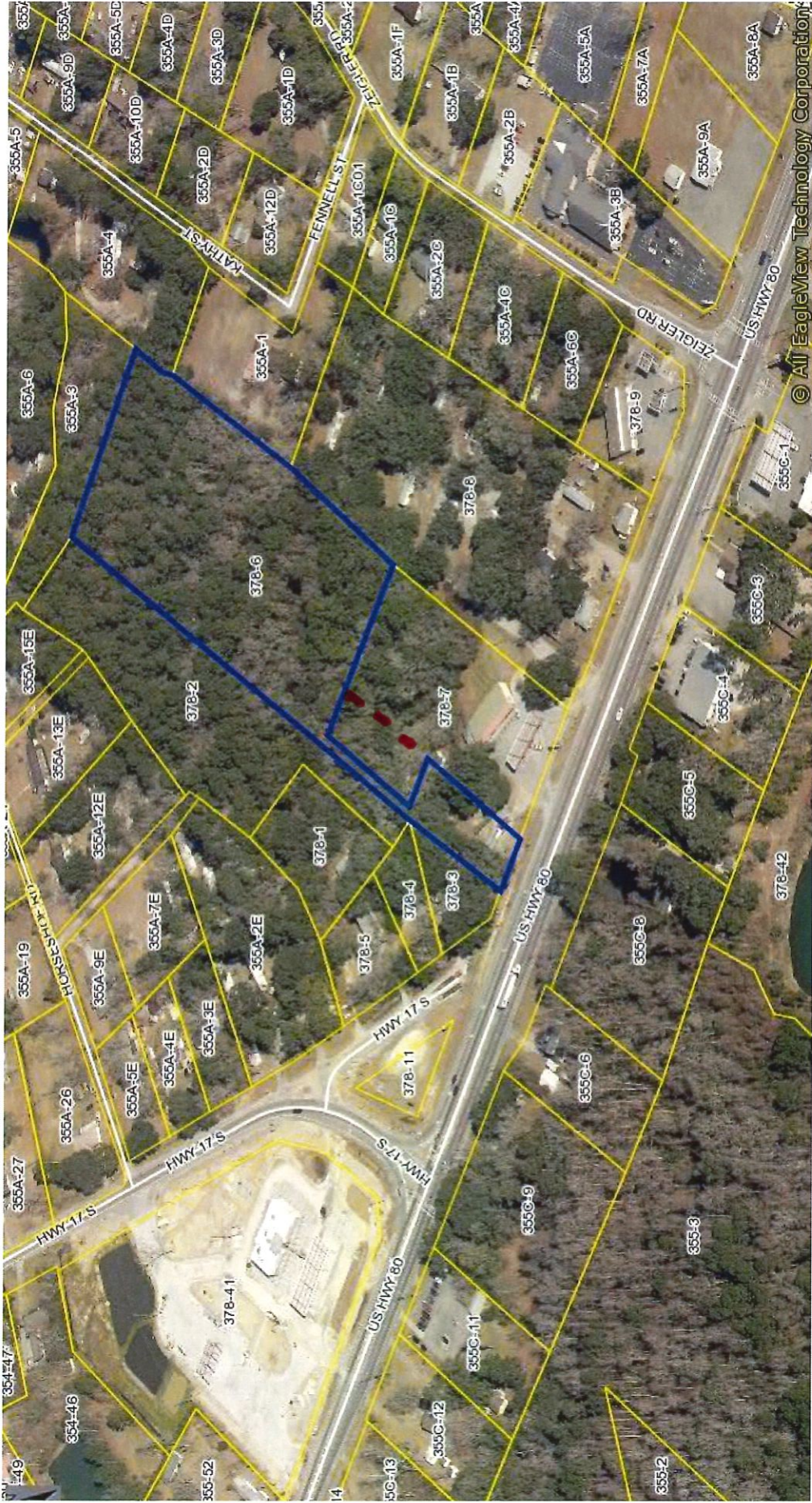


THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

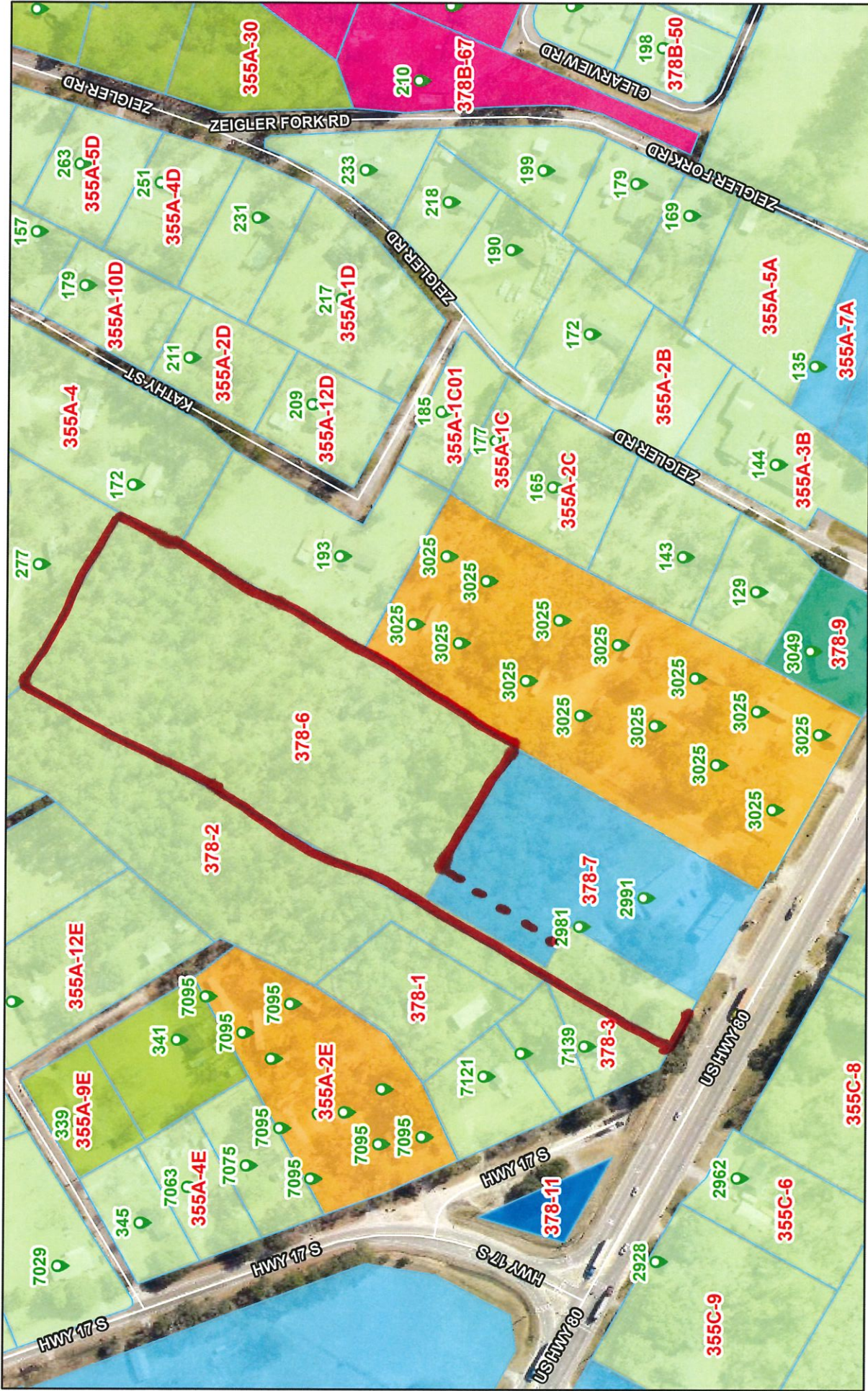
PER EFFINGHAM COUNTY SUBDIVISION REGULATIONS SECTION 3.2.57 THE COMBINATION OR RECOMBINATION OF LOTS OR UNDIVIDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT LESS THAN THE RESULTANT LOTS ARE EQUAL TO THE STANDARDS OF THE GOVERNING AUTHORITY ARE EXEMPT FROM THIS REGULATION.



378-6 & 7



378-6 & 7



2/9/2024

	Addresses		AR-2		B-1		Efn_fin_cache
	Roads		AR-1		B-2		Red: Band_1
	Tax Parcels		R-1		B-3		Green: Band_2
			R-4		Blue: Band_3		

1:3,273

0 0.02 0.04 0.07 0.09 mi

0 0.04 0.07 0.15 km

Effingham County BOC, Savannah Area GIS, 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 X DISAPPROVAL _____

Of the rezoning request by applicant **Keith Blocker- EB Miles Properties, Inc** – (Map # 378 Parcels # 6 & 7) from AR-1 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?

B.S

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APPROVAL

DISAPPROVAL

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D.B.

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Yes ~~No~~? 8. Do other conditions affect the property so as to support a decision against the proposal?

A.Z.

3

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

NA

DISAPPROVAL _____

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I had to re-use myself.

Yes No ? 1. Is this proposal inconsistent with the county’s master plan?

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R.T.