

RZN-23-13

Rezoning Application

Status: Active

Submitted On: 12/5/2023

Primary Location

5947 Georgia Highway 21

South

Rincon, GA 31326



Owner

BAZEMORE DONNIE RAY

AND REBECCA R

ARCOLA RD 1685

PEMBROKE, GA 31321

Applicant McCaulea Kirkland 912-644-3249 mccaulea_kirkland@emc-
eng.com 5857 Hwy 21 South
Rincon, GA 31326

Staff Review

 **Planning Board Meeting Date***

01/09/2024

 **Public Notification Letters Mailed**

12/18/2023

 **Planning Board Ads**

12/20/2023

 **Board of Commissioner Meeting Date***

02/06/2024

 **Board of Commissioner Ads**

01/17/2024

 **Commissioner District***

5th

 **Staff Description**

465J-1C

 **Request Approved or Denied**

-

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Donnie Bazemore

Applicant Email Address*
donniebazemore@yahoo.com

Applicant Phone Number*
9124455235

Applicant Mailing Address*
1685 Arcola Rd

Applicant City*
Pembroke

Applicant State*
GA

Applicant Zip Code*
31321

Property Owner Information

Owner's Name*
Donnie Bazemore

Owner's Email Address*
donniebazemore@yahoo.com

Owner's Phone Number*
9124455235

Owner's Mailing Address*
1685 Arcola Rd

Owner's City*
Pembroke

Owner's State*
GA

Owner's Zip Code*
31321

Rezoning Information

Present Zoning of Property*
R-1 (Single Family Residential)

Proposed Zoning of Property*
B-3 (Highway Commercial)

Proposed Road Access*

Lewis Drive

Total Acres *

1.58

Acres to be Rezoned*

1.58

Lot Characteristics *

residential, located at the corner of Lewis Dr and Hwy 21, consists of an existing building and concrete drive

Water Connection *

Public Water System

Name of Supplier*

City of Rincon

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

develop a car lot

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

North*

r-1

South*

b-3

East*

b-3

West*

r-1 (annexing to rincon for commercial zoning)

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

residential lot, consists of existing building, concrete drive, and various vegetation

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

yes

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

develop a car lot

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

residential along Lewis Dr, general commercial adjacent property, and highway commercial across hwy 21

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

adjacent and nearby properties are general commercial and highway commercial districts, buffers provided to screen adjacent residential properties

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, less traffic will be generated than by retail or office or residential

Digital Signature*

Donnie Bazemore
Dec 5, 2023

Attachments

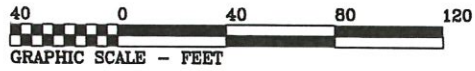


Any additional supporting documentation.

23-0118 Sketch Plan 12-5-23.pdf

Uploaded by McCaulea Kirkland on Dec 5, 2023 at 4:33 PM

DATE: AUGUST 30, 2023
 By: Warren E. Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road
 Sylvania, Georgia 30487
 Cell Phone - 912-531-1453
 Telephone: 912-857-3288
 Equipment - Sokkia GRS2 - GPS
 Topcon 303
 FINAL PLAT CLOSURE =

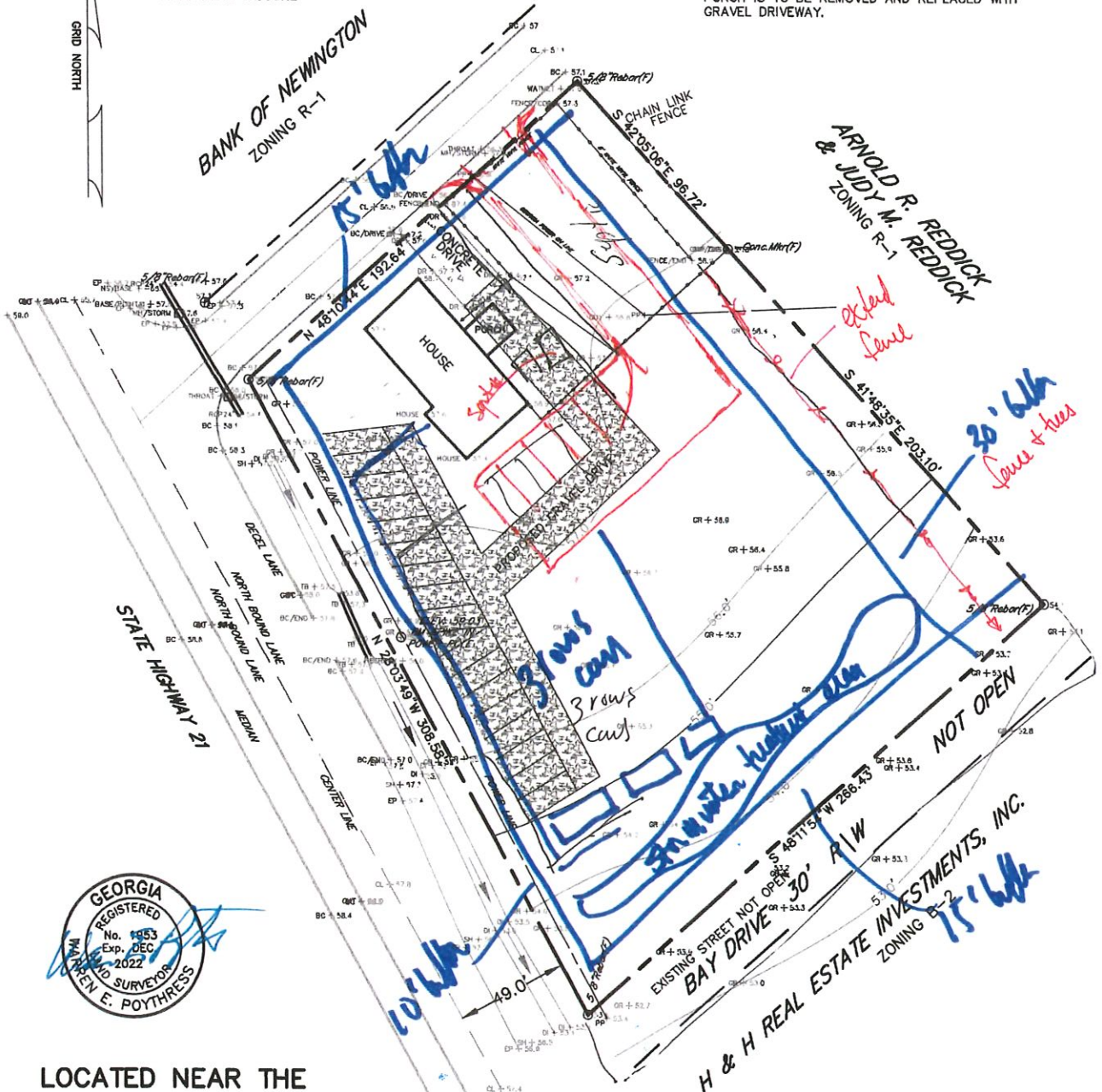


PORCH IS TO BE REMOVED AND REPLACED WITH GRAVEL DRIVEWAY.

GRID NORTH

BANK OF NEWINGTON
 ZONING R-1

ARNOLD R. REDDICK
 & JUDY M. REDDICK
 ZONING R-1



LOCATED NEAR THE CITY OF RINCON, 9TH G. M. D., EFFINGHAM COUNTY, GEORGIA

ADDRESS - 5947 HIGHWAY 21 RINCON, GA. 31326

TOPOGRAPHIC SYRVEY AND PLOT PLAN FOR DONNIE BAZEMORE

partly 1 space in 400 sq ft floor area?

465J-1C



12/16/2023

Legend

- Addresses:
- Roads:
- Tax Parcels:
- Tax Parcel Labels: R-1, B-2, Efn_fin_cache
- Effingham County Zoning: R-3, B-3, B-1, AR-1, AR-2
- Color Key: Red: Band_1, Green: Band_2, Blue: Band_3

Scale

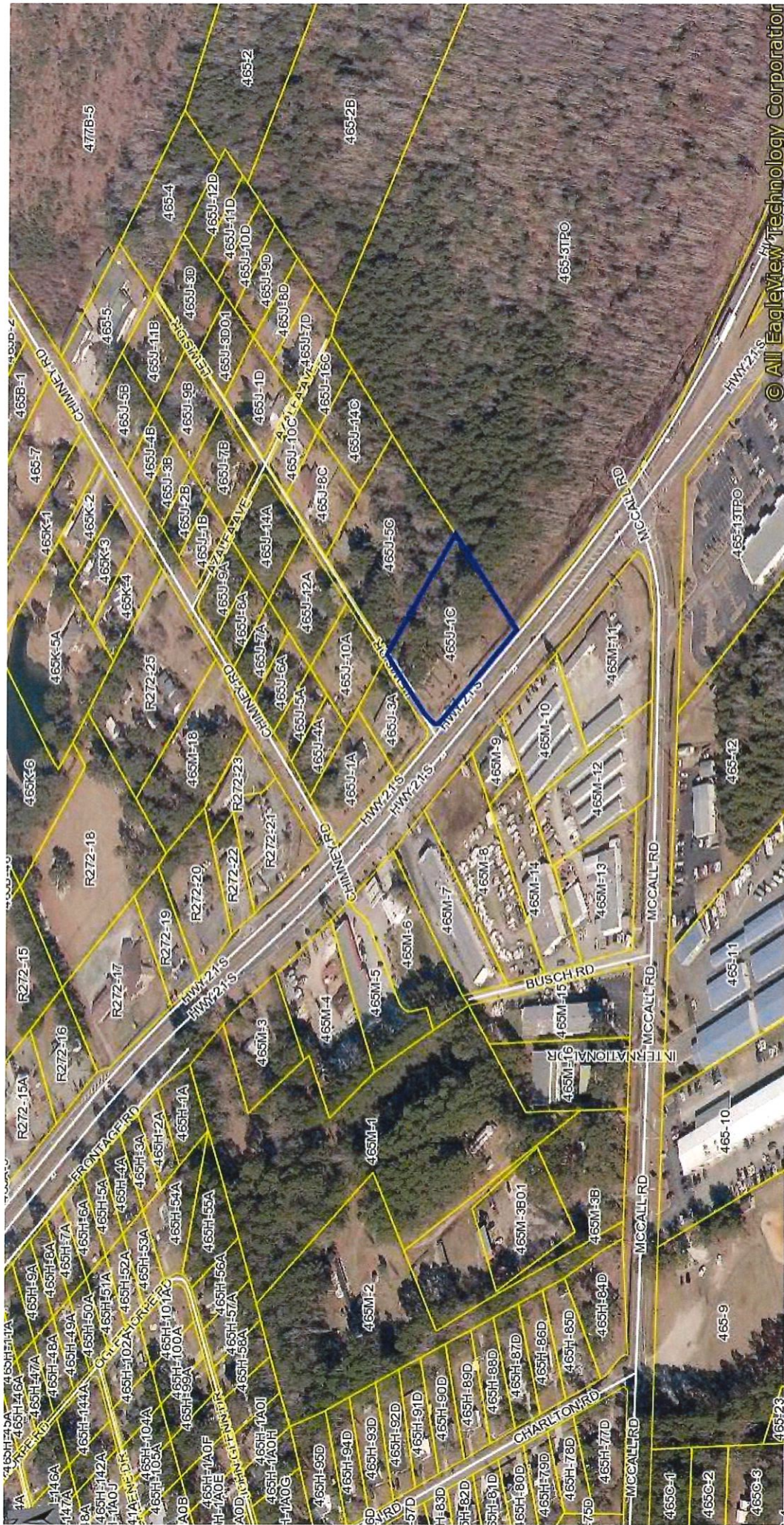
1:6,545

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

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

465J-1C



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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 **Donnie Bazemore - (Map # 465 Parcel # 1C)** from **R-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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OR

could be used as an auto use.

it could be used without limiting the use.

R.T.

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D.M.

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D.B.