

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 6/28/2023

Applicant/Agent: MRD Partners, LLC / Nolan Andrews

Applicant Email Address: nolan@acsrealtyteam.com

Phone # (912) 228-2262

Applicant Mailing Address: 463 Johnny Mercer Blvd, B7-120

City: Savannah State: GA Zip Code: 31410

Property Owner, if different from above: Ronald V. Roberts
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # (912) 657-6630

Owner's Mailing Address: P.O. Box 553

City: Springfield State: GA Zip Code: 31329

Property Location: 4828 & 4838 McCall Rd

Proposed Road Access: Single curb cut on McCall Rd

Present Zoning of Property: R-2 Proposed Zoning: I-1 (Heavy)

0450D004A00 & 2.38+2.75= 2.38+2.75=

Tax Map-Parcel # 0450D004B00 Total Acres: 5.13 Acres to be Rezoned: 5.13

Lot Characteristics: _____

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: The property adjoins and is almost entirely surrounded by Gateway Industrial Park. The immediate area is transitioning away from residential use.

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

North I-1 South I-1 East AR-1 West I-1

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

The current use of the property is primarily residential, but the owner has operated his business on the property and such activities include the sale of retail goods, outdoor storage and truck parking.

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

Truck traffic on McCall road and the surrounding Gateway Industrial Park does not suit residential use. The wetlands to the southeast of the property are a large natural barrier. This property is on the industrial side of this natural fence.

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

This property will be utilized for smaller warehouse product (flex space) to accommodate smaller businesses compared with the majority of distribution warehouses in the county.

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

Property to the north, filed to rezone from R-2 to I-1 and become a part of this project. Property to the east, residential rental houses with the intention of filing to rezone to I-1 in the future due to their border with Gateway. Property to south, AR-1 residential properties separated by a large wetland buffer. Property to the west, Gateway Industrial Park.

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?

The rezoning of the property to I-1 will allow for uses consistent with the surrounding Gateway Industrial Park. Adjacent AR-1 rental properties across McCall Rd have future intentions of rezoning to I-1. The wetlands to the southeast serve as are a large natural barrier between this property and the adjacent residential off of Oak St.

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?

McCall Road is the existing transportation corridor. It is unlikely that the completion of a building on this site would occur prior to the completion of Gateway Parkway and the Effingham Parkway, which will serve as the main transportation corridor for this project once complete. The nature of this product requires minimal water and a sewer connection is unlikely so county systems will not be impacted. This project would not result in any increase to the school system.

Applicant Signature: Nolan Andrews Date June 30th, 2023

ATTACHMENT A – REZONING AMENDMENT APPLICATION

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Applicant/Agent: MRD Partners, LLC / Nolan Andrews

Applicant Email Address: nolan@acsrealtyteam.com

Phone # (912) 228-2262

Applicant Mailing Address: 463 Johnny Mercer Blvd, B7-120

City: Savannah State: GA Zip Code: 31410

Property Owner, if different from above: Barry Chenkin
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): barry56c@gmail.com

Phone # (443) 235-3131

Owner's Mailing Address: 4884 McCall Rd

City: Rincon State: GA Zip Code: 31326

Property Location: 4884 McCall Rd

Proposed Road Access: Single curb cut on McCall Rd

Present Zoning of Property: AR-1 Proposed Zoning: I-1 (Heavy)

Tax Map-Parcel # 0450D005 Total Acres: 13.37 Acres to be Rezoned: 13.37

Lot Characteristics: Single family home. Partially wooded

WATER

SEWER

Private Well

Private Septic System

Public Water System

Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: The property adjoins and is almost entirely surrounded by Gateway Industrial Park. The immediate area is transitioning away from residential use.

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

North I-1 South I-1 East AR-1 West I-1

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

The current use of the property is residential rental housing.

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

Truck traffic on McCall road and the surrounding Gateway Industrial Park does not suit residential use. The wetlands to the southeast of the property are a large natural barrier. This property is on the industrial side of this natural fence.

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

This property will be utilized for smaller warehouse product (flex space) to accommodate smaller businesses compared with the majority of distribution warehouses in the county.

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

Property to the north, I-1 (Gateway) . Property to the east, residential rental houses with the intention of filing to rezone to I-1 in the future due to their border with Gateway. Property to the south, filed to rezone from AR-1 to I-1 and become a part of this project. Property to the west, Gateway Industrial Park

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?

The rezoning of the property to I-1 will allow for uses consistent with the surrounding Gateway Industrial Park.

Adjacent AR-1 rental properties across McCall Rd have future intentions of rezoning to I-1.

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?

McCall Road is the existing transportation corridor. It is unlikely that the completion of a building on this site would occur prior to the completion of Gateway Parkway and the Effingham Parkway, which will serve as the main transportation corridor for this project once complete. The nature of this product requires minimal water and a sewer connection is unlikely so county systems will not be impacted. This project would not result in any increase to the school system.

Applicant Signature: Adan Andrews Date June 30th, 2023

Samantha Easton

From: Katie Dunnigan
Sent: Monday, July 31, 2023 10:42 AM
To: Samantha Easton
Subject: FW: EXTERNAL:Rezoning of 4828, 4838, & 4884 McCall Rd Public Comment

For rezoning file

From: Sam Bennett [REDACTED]
Sent: Monday, July 31, 2023 10:41 AM
To: Zoning Information <ZoningInfo@EffinghamCounty.org>
Subject: EXTERNAL:Rezoning of 4828, 4838, & 4884 McCall Rd Public Comment

To Whom It May Concern:

My name is Sam Bennett. I am the owner of 4903 McCall Road, Rincon. My property is directly across McCall Road from this project. I am fully in support of this project and have similar plans for my property in the near future. This project and my property are surrounded by industrial property, so we feel we are inherently included as industrial. Thank you for your consideration.

Best regards,

Sam

**** This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. ****

Samantha Easton

From: Wes Harper [wesharper@icloud.com]
Sent: Tuesday, August 1, 2023 11:11 AM
To: Zoning Information
Cc: Jesse Martin; nolan@acsrealtyteam.com; bherndon@effinghamindustry.com
Subject: EXTERNAL:Rezoning of 4828, 4838 & 4884 McCall Road Public Comment

Dear Members of the Rincon Zoning Board and Economic Development Authority,

I hope this message finds you well. My name is Wesley Harper and I am the owner of the property located at 4885 McCall Rd. As well I have my family member Jesse Martin copied on this note who is the property owner of 4857 McCall Rd.

I am writing to express our support for the proposed rezoning of the properties at 4828, 4838 & 4884 McCall Road **based on the current sketch plan that has been provided.**

As a landowner in the area, I believe that the rezoning of these properties to accommodate warehouse development and commercial flex space is a positive step in support of the current development already underway.

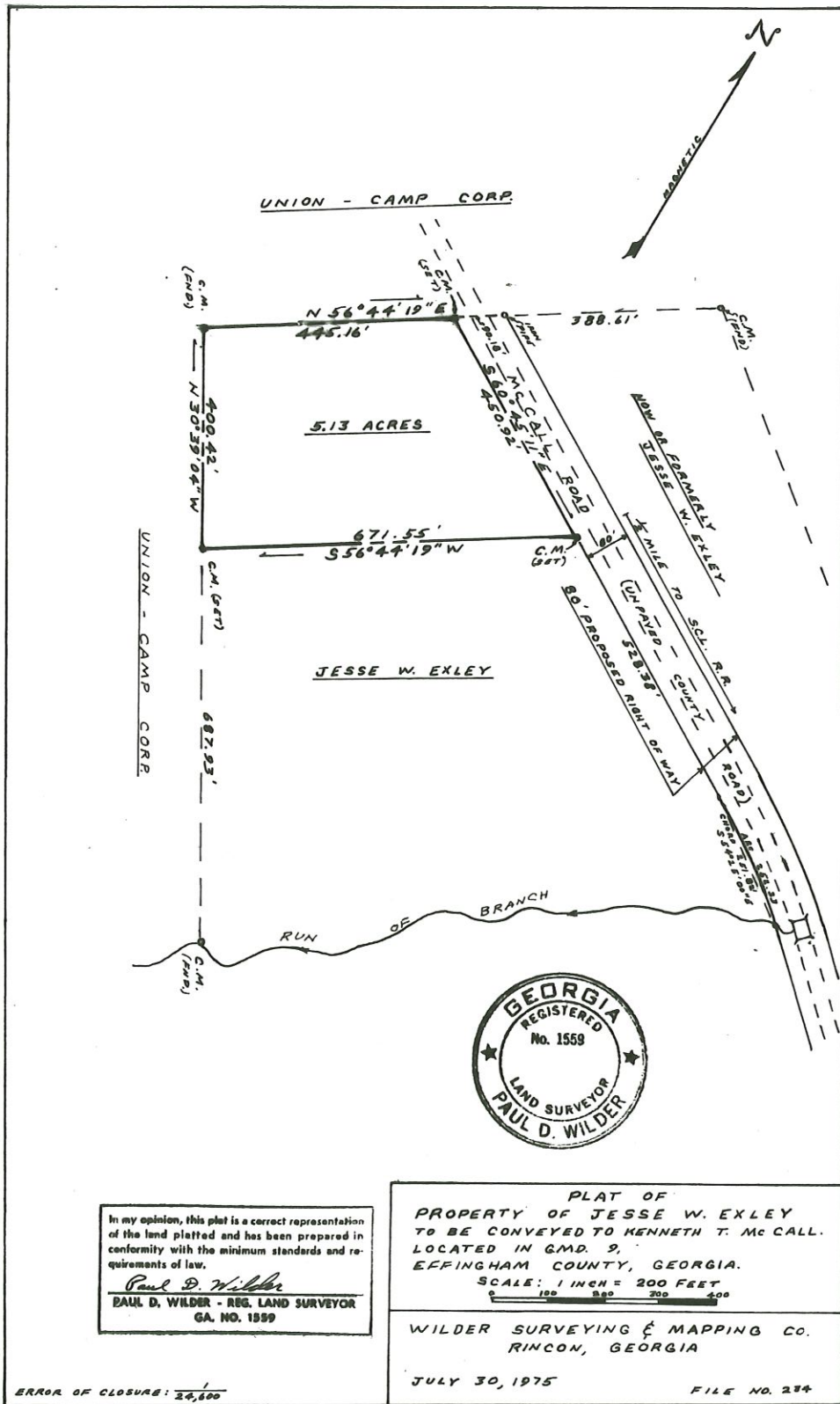
I understand the need to maintain a balance between residential and commercial areas in our community. However, given the current trends in development around Rincon, I believe that this rezoning aligns with the best interests of what the County and Economic Development Authority is working on as it pertains to the Savannah Gateway Industrial Hub development.

Thank you for your time and for the work you do to guide the development of our community. I look forward to following the progress of this proposal.

Best regards,

Wesley Harper
4885 McCall Rd
Rincon, GA 31326

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SITE HIGHLIGHTS:

- TOTAL AREA = 18.3 ACRES
- UPLANDS = 11.9 ACRES
- WETLANDS = 6.4 ACRES
- CURRENT ZONING = R-2
- PROPOSED ZONING = F-1
- BUILDING 1 - SINGLE LOAD
- 95,000 SF (600' X 260')
- 20 DOCK POSITIONS
- 18 TRAILER POSITIONS
- 70 - COMMUTER PARKING

- LEGEND**
- WETLANDS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - FLOOD PLAIN
 - DETENTION
 - BUILDING
 - PAVING



VICINITY MAP
SCALE 1" = 2000'

HORIZON BUSINESS CENTER

CONCEPT PLAN - MCCALL ROAD
BETHUNGAH COUNTY, GA
DATE AUGUST 22, 2022 SCALE 1" = 60'
GRAPHIC SCALE
1" = 0' 10" 20" 30" 40" 50" 60"

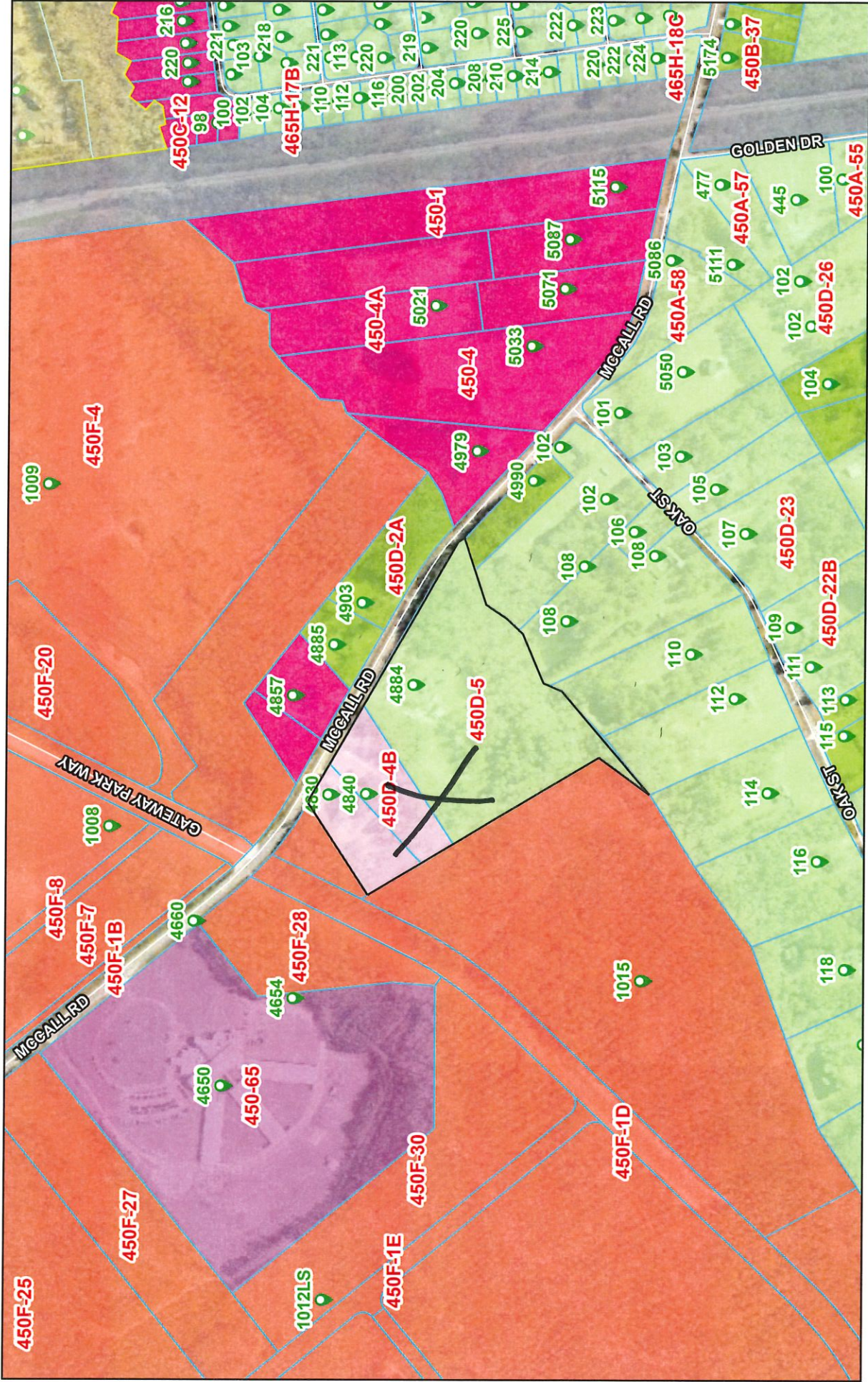
HUSSEY GAY BELL
Established 1958



4830, 4840 & 4884 McCall Road



4830, 4840 & 4884 McCall Rd \ 450D-4A,4B & 5



7/7/2023

	Municipal Boundaries		Tax Parcels		Effingham County Zoning		PD
	Address Points		Roads		AR-1		Other
	Tax Parcel Labels				AR-2		I-1

1:7,899

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, 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 **MRD Partners, LLC / Nolan Andrews – (Map # 450D Parcel # 4A, 4B & 5)** from **R-2 & 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?

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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.

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The Effingham County Planning Commission recommends:

APPROVAL *RSJ* DISAPPROVAL _____

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- Yes 1 No ? 1. Is this proposal inconsistent with the county’s master plan?
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- Yes 1 ~~No~~ ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes 1 No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

RSJ
P.H

06

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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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?

A.2

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

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Handwritten signature/initials

*have some
forward
as well*

*surrounded on three sides by industrial
creek acts a transition
to residential.*

R.T