

RZN-24-39

Rezoning Application

Status: Active

Submitted On: 6/5/2024

Primary Location

0

Owner

Applicant

 Adrian Webber 843-301-2900

• adrian@savcommercial.com

 122 N Laurel St

Springfield, GA 31329

---

## Staff Review

 Planning Board Meeting Date\*

07/09/2024

 Board of Commissioner Meeting Date\*

08/06/2024

 Notification Letter Description \*

removal of a condition and new business services.

 Map #\*

315

 Parcel #\*

8A

 Staff Description Georgia Militia District

11

 Commissioner District\*

3rd

 Public Notification Letters Mailed

06/17/2024

 Board of Commissioner Ads

07/17/2024

🔒 Planning Board Ads

06/19/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* ⓘ

No

---

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Adrian Webber

Applicant Email Address\*

adrian@savcommercial.com

Applicant Phone Number\*

843-301-2900

Applicant Mailing Address\*

122 N Laurel St Ste B

Applicant City\*

Springfield

Applicant State & Zip Code\*

31329

---

## Property Owner Information

Owner's Name\*

Ralph E Graham

Owner's Email Address\*

mark.edwards@afmforest.com

Owner's Phone Number\*

912-312-3007

Owner's Mailing Address\*

4738 OLD DIXIE HWY S

Owner's City\*

Springfield

Owner's State & Zip Code\*

31329

---

## Rezoning Information

How many parcels are you rezoning?\*

2

Present Zoning of Property\*

R-4 (Planned Manufactured Home Community)

Proposed Zoning of Property\*

B-3 (Highway Commercial)

Map & Parcel \*

03150008A00, 03150009

Road Name\*

Hwy 21

Proposed Road Access\* 

Hwy 21

Total Acres \*

2

Acres to be Rezoned\*

2

Lot Characteristics \*

Fenced in yard and warehouse building

Water Connection \*

Private Well

Sewer Connection

Private Septic System

**Justification for Rezoning Amendment \***

Lot 03150008A00 is partially wooded with a fenced in storage yard. Lot 03150009 has a warehouse with B-3 zoning already in place however we are asking to have the conditional use for the Dog Training Facility to be removed. Commando Customs, a highend classic car restoration company is purchasing both parcels for their new Effingham location. They plan to renovate the building and use the fenced in yard to safely park customer's vehicles.

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

North*	South*
B-2	B3
East*	West*
B-2	AR-1

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

The property is zoned B-3 however we are asking for the Conditional Use for a Dog Training Facility to be removed.

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

no, not with the conditional use

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

Highend Automotive Restoration Company

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

This area is flagged for commercial use in the County's Future Land Use Map

**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 area is flagged for commercial use in the County's Future Land Use Map

**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, Commando Customs does not have a lot of daily traffic in and out of it's facility. They restore classic cars that take months to complete. They employ only 6-8 employees including the owner.

**Digital Signature\***

 Adrian Webber

Jun 5, 2024

**SURVEY OF 15.10 AC. BEING A PORTION OF THE J.W. ARNSDORFF TRACT LOCATED IN THE 11 TH G.M.DISTRICT OF EFFINGHAM COUNTY, GEORGIA**



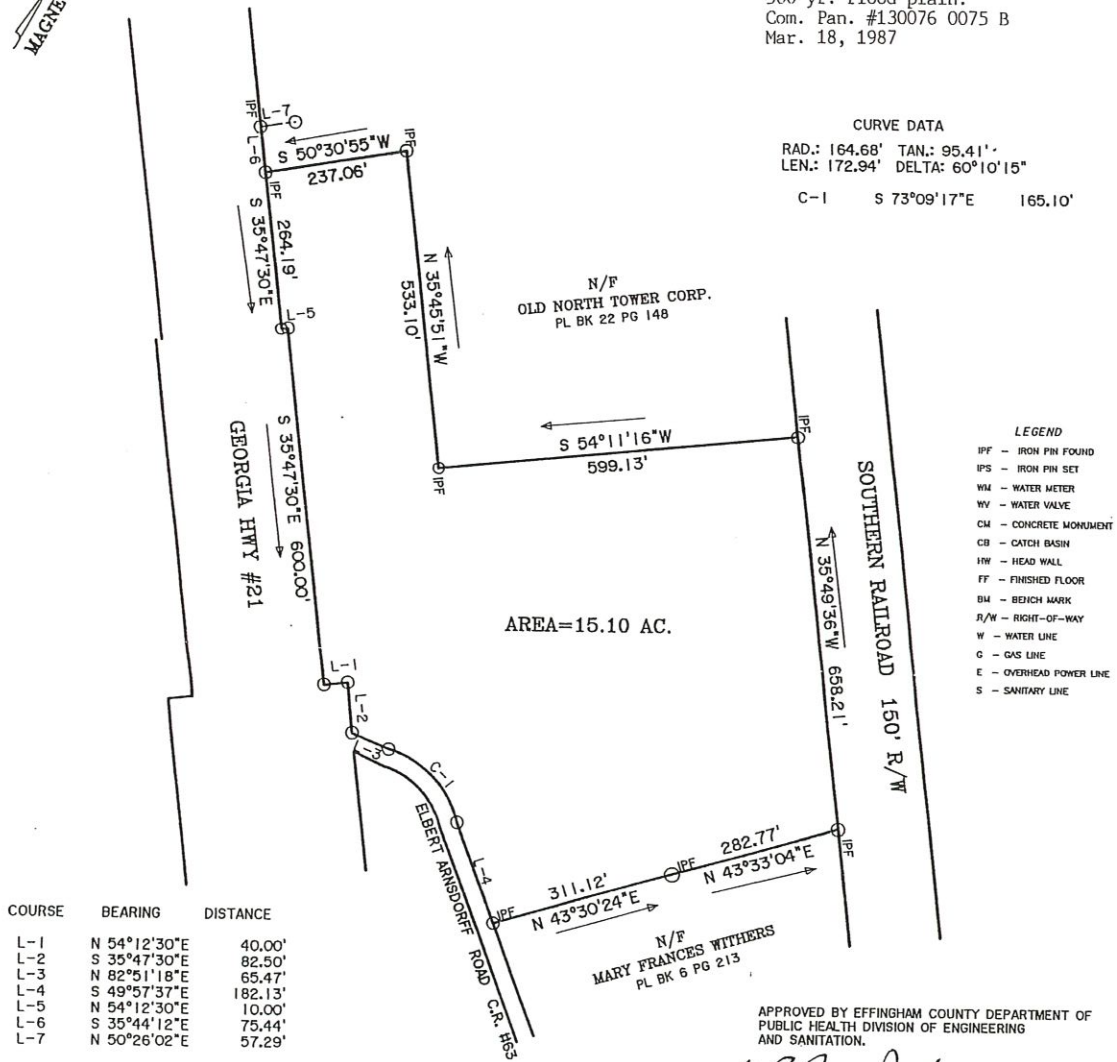
**FLOOD ZONE:**

Area is in Flood Zone "X".  
 Area determined to be outside  
 500 yr. flood plain.  
 Com. Pan. #130076 0075 B  
 Mar. 18, 1987

**CURVE DATA**

RAD.: 164.68' TAN.: 95.41'  
 LEN.: 172.94' DELTA: 60°10'15"

C-1 S 73°09'17"E 165.10'



AREA=15.10 AC.

- LEGEND**
- IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - WM - WATER METER
  - WV - WATER VALVE
  - CM - CONCRETE MONUMENT
  - CB - CATCH BASIN
  - HW - HEAD WALL
  - FF - FINISHED FLOOR
  - BM - BENCH MARK
  - R/W - RIGHT-OF-WAY
  - W - WATER LINE
  - G - GAS LINE
  - E - OVERHEAD POWER LINE
  - S - SANITARY LINE

COURSE	BEARING	DISTANCE
L-1	N 54°12'30"E	40.00'
L-2	S 35°47'30"E	82.50'
L-3	N 82°51'18"E	65.47'
L-4	S 49°57'37"E	182.13'
L-5	N 54°12'30"E	10.00'
L-6	S 35°44'12"E	75.44'
L-7	N 50°26'02"E	57.29'

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION.

*D. Ch. Rust* 12/10/02  
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

*Joseph J. Paris* 8/16/02  
 ZONING ADMINISTRATOR DATE

THE DATA UPON WHICH THIS SURVEY WAS BASED HAS A FIELD PRECISION ERROR OF ONE IN 31,742 FEET (ANGULAR ERROR OF 6 SEC/ARC) AND WAS ADJUSTED USING CRANIAL METHOD

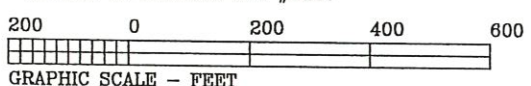
IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F. I. A. OFFICIAL FLOOD HAZARD MAPS.

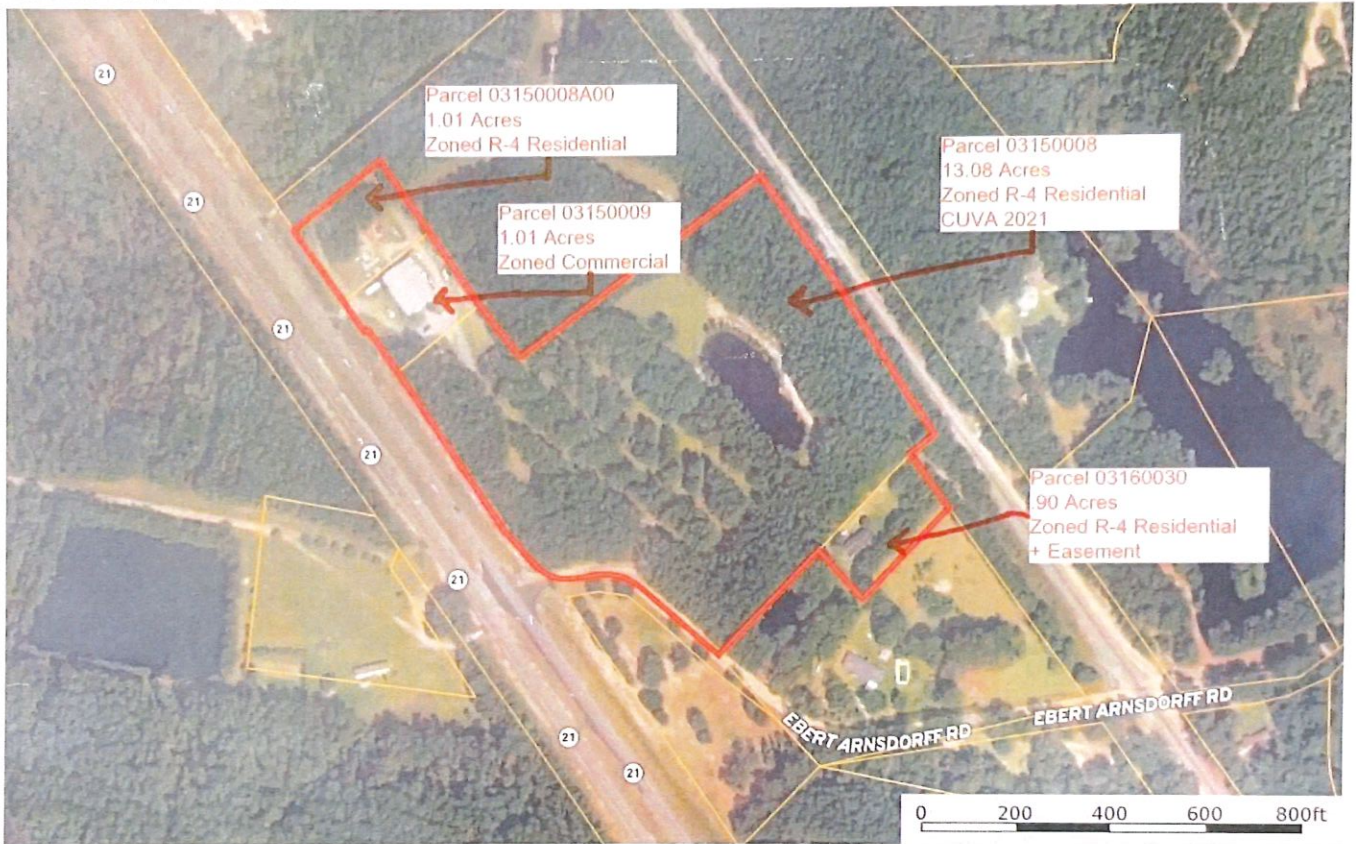
EQUIPMENT USED WAS A TOPCON, MODEL GTS 303.

DATA ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF ONE FOOT IN 314,065

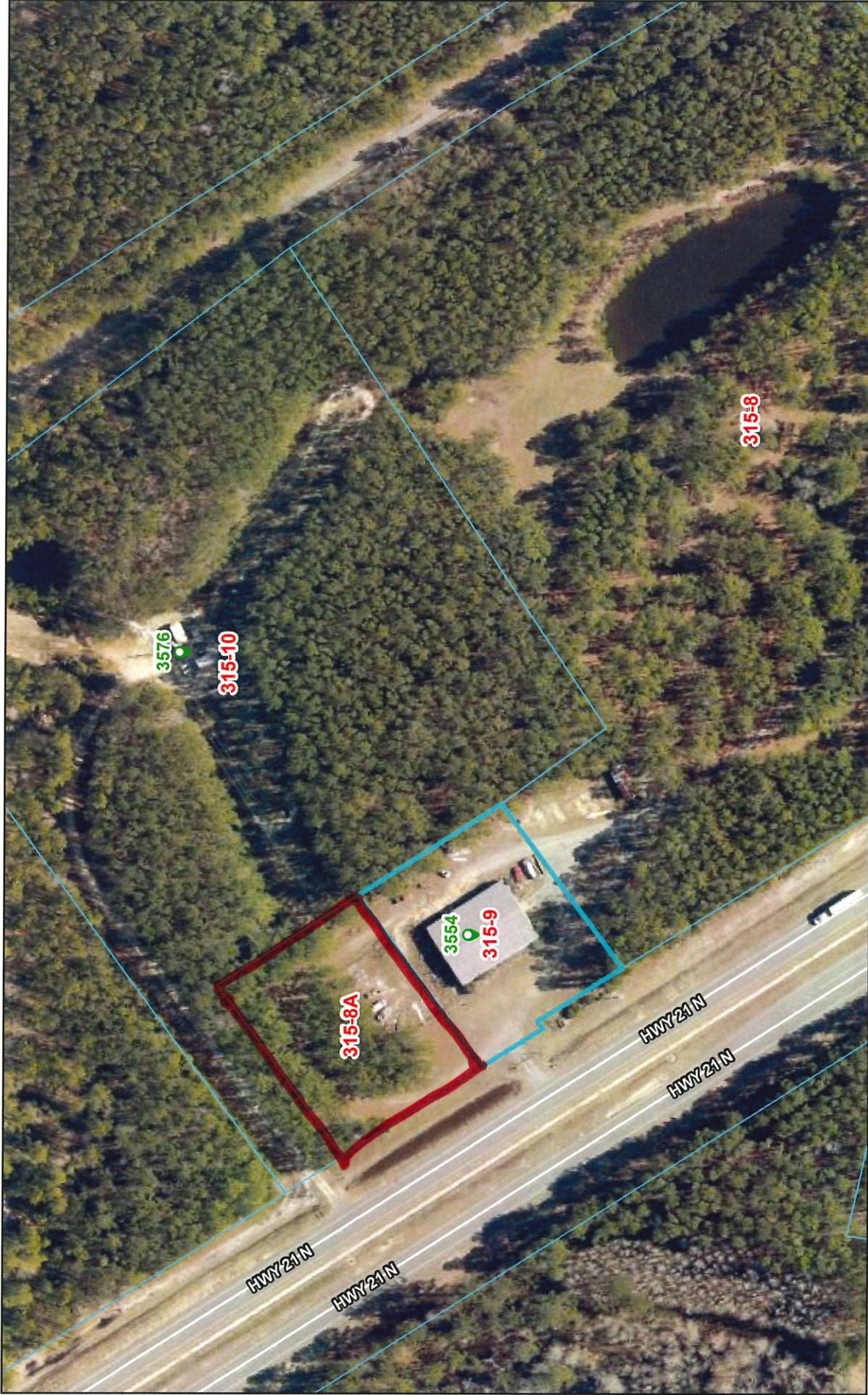
*Harold R. Johnson*  
 HAROLD R. JOHNSON RLS #1137



SURVEY FOR:	
MARY FRANCES WITHERS	
COUNTY	EFFINGHAM STATE GA.
DIST.	11 TH SUBD. LOT
DATE:	06/30/02 SCALE: 1" = 200'
JOB NUMBER	02139 TOTAL AREA
JOHNSON LAND SURVEYING CO. INC. 108 S. BOYD AVE. PO. BOX 1137 RINCON, GEORGIA 31326 PH: (912) 826-5283	



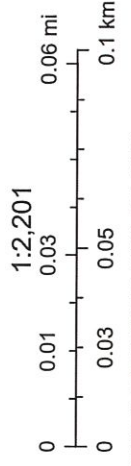
# 315-8A & 315-9



6/5/2024

📍 Addresses  Tax Parcels

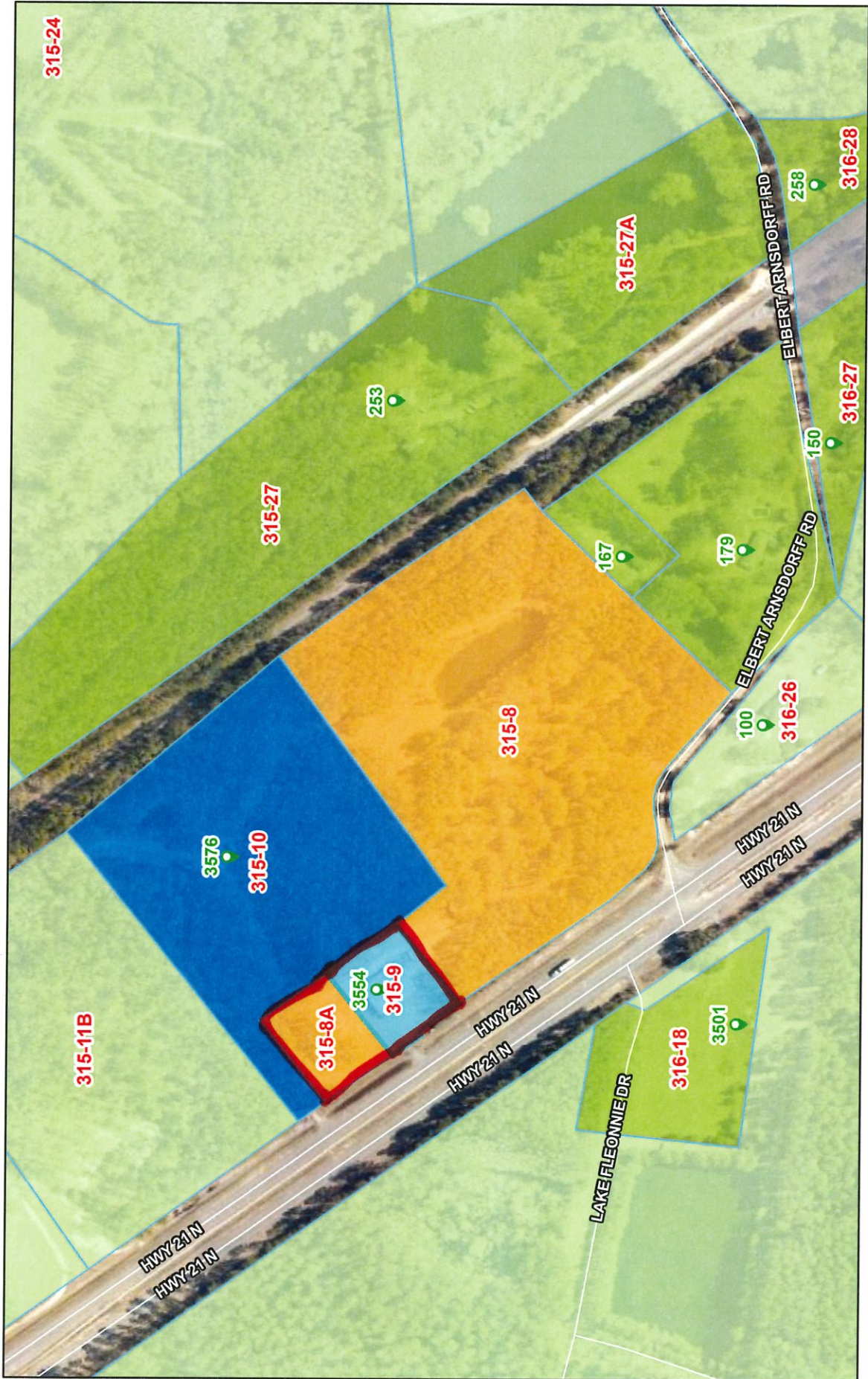
Roads  Tax Parcel Labels



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

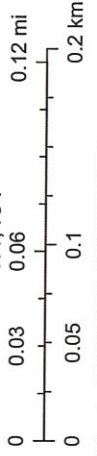


# 315-8A & 315-9



6/5/2024

1:4,401



- Addresses
- Roads
- Tax Parcels
- Tax Parcel Labels: AR-2 B-3 Other
- Effingham County Zoning: AR-1 B-2 R-4

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA