

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 1/12/2022

Applicant/Agent: Dennis Trotter

Applicant Email Address: dennis@jordantrotter.com

Phone # 706-951-0147

Applicant Mailing Address: 3638 Walton Way Ext, Suite 200

City: Augusta State: GA Zip Code: 30909

Property Owner, if different from above: Krista Seckinger
Include Signed & Notarized Authorization of Property Owner

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

Phone # 423-400-2043

Owner's Mailing Address: 913 Crest Drive

City: Chickamauga State: GA Zip Code: 30707

Property Location: Northwest corner of Ebenezer Road and Long Bridge Road (1369 Ebenezer Rd)

Proposed Road Access: Full access on Long Bridge Road and right in/out on Ebenezer Road

Present Zoning of Property: AR-1 Proposed Zoning: B-2

Tax Map-Parcel # 460-48 Total Acres: 23.32 Acres to be Rezoned: 2.00

Lot Characteristics: Currently a large wooded lot with an older home on the corner. Some floodzone and wetlands along the rear portion of the property

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: In order to develop a Dollar General store

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

North AR-1 South B-3 & R-2 East R-6 West AR-1

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

North AR-1 South B-3 & R-2 East R-6 West AR-1

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

The property is currently a large wooded lot with an old home. The property has
been vacant for years.

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

The home on the property has been vacant for years and has no economic value.

The current zoning allows for the up to 1 single family house for every 5 acres.

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

We are proposing a 10,640 square foot Dollar General store. Our proposed building will have all four walls clad in brick, stone, or stucco, with no exposed metal wall panels. The building will also contain a combination of brick details, soldier courses, awnings, and/or decorative shutters to provide additional enhancement. The remaining portion of the property not being rezoned will create a natural buffer from the surrounding homes and our site plan accounts for a 30' buffer, per the ordinance, that will stay if the remainder of the property is further developed or rezoned in the future.

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

There is new neighborhood (Sundance) being developed to the west of our site. The majority of the property to the north and east is single-family homes on larger lots. To the south is higher density residential (Brookstone) and on the corner there is a vacant home zoned B-3.

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?

We believe this is a suitable use for this property as this is a growing residential area and our store will serve as a convenience to these homes.

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?

This intersection was recently improved with a traffic circle and there is water and sewer located to the south (Brookstone Neighborhood) and to the west (Raindance Subdivision). This use would not be burdensome to the existing streets, transportation facilities, utilities, or schools in this area.

Applicant Signature: _____



Date _____

1/14/21

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date July 20, 2007, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1653 page 37.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

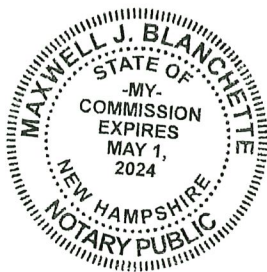
Owner's signature Karla Seckinger
Print Name Karla Seckinger

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 13th day of January, 20 22.

[Signature]
Notary Public, State of ~~Georgia~~ New Hampshire



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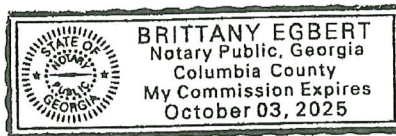
Owner's signature *Krista Seckinger*
Print Name Krista Seckinger

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 13th day of January, 20 22.

Brittany Egbert
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Karla Seckinger, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Dennis Trotter

Applicant/Agent Address: 3638 Walton Way Ext, Suite 200

City: Augusta State: GA Zip Code: 30909

Phone: 706.736.1031 Email: dennis@jordantrotter.com

Owner's signature Karla Seckinger

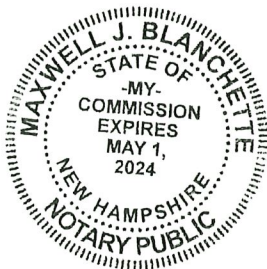
Print Name Karla Seckinger

Personally appeared before me Karla Seckinger (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 13th day of January, 20 22.

[Signature]
Notary Public, State of ~~Georgia~~ New Hampshire



AUTHORIZATION OF PROPERTY OWNER

I, Krista Seckinger, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

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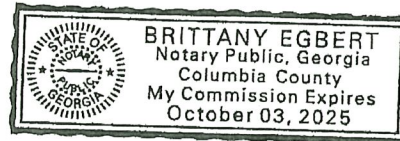
Print Name Krista Seckinger

Personally appeared before me Krista Seckinger (Owner print)

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Sworn and subscribed before me this 13th day of January, 20 22.

Brittany Egbert
Notary Public, State of Georgia



2

BOOK PAGE
FILED JUL 20 2007
01653-0037
PAGE NO

2007 JUL 20 AM 9: 21

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

After Recording, Return To:
Ratchford & Rafter, LLP
P.O. Box 1039, Springfield, GA

STATE OF GEORGIA)
) ASSENT TO DEVISE
COUNTY OF EFFINGHAM)

WHEREAS, Thyrza Janelle Robinson Seckinger, died a resident of Effingham County, Georgia, on the 14th day of November, 2004, leaving a will dated January 5th, 2001, which has been probated in solemn form in said County on November 19th, 2004, in the General Court of Justice Superior Court Division thereof; and

WHEREAS, under the terms of said will the following described property was devised to KRISTA JANELLE SECKINGER and KARLA SUE SECKINGER:

All that certain lot or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing three and eight/tenths (3.8) acres, more or less, bounded on the northeast by the Rincon-Stillwell Public Road; on the southeast by State of Georgia Highway #275; on the southwest by lands of Evelyn Zeigler; and on the northwest by lands of Calvin L. Seckinger, as well as the home located thereon and the household and kitchen furniture therein.

All that certain lot or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing three/tenths (0.3) acres, more or less, bounded on the north by State of Georgia Highway # 275; on the east by lands of M. L. Wilson; and on the southwest by the Rincon-Stillwell Highway, as shown on a map or plat made by Paul Weitman, C.D., November 9, 1968, recorded in Book I, page 307 of the Surveyor's Records of Effingham County, Georgia.

All that certain lot or parcel of land situate lying and being in the 9th G.M. District, Effingham County, Georgia, containing Twelve and three-tenths (12.3) acres, more or less, and being bounded as follows: on the Northeast by the Rincon-Stillwell Highway; on the Southeast by lands of Mrs. Effie W. Seckinger; on the Southwest by channel of branch and across branch lands of John D. Zeigler; and on the Northwest by channel of branch, and across branch lands of Continental Can Corporation and lands of John D. Zeigler.

For a more particular description of the above conveyed lands reference is herein had to map or plat of same made by Paul Weitman, County Surveyors, dated November 20, 1970, and recorded in the Surveyor's Records of Effingham County in Plat Book "J", Page 9.

All that certain lot, tract or parcel of land situate, lying and being in the 9th District, G.M. Effingham County, GA, containing Eleven (11) acres, more or less, and being bounded as follows: on the North by lands of W.J. Overstreet, the channel of a branch being the ling; on the East by lands of said W.J. Overstreet; on the South by State Highway # 275, known as the Ebenezer Road; and on the West by lands of the Estate of G.W. Seckinger. For a more particular description of the above conveyed tract of land reference is herein specifically had to a map or plat of same made by Paul Weitman, County Surveyor of said County, and recorded in his office in Book G, page 176.

WHEREAS, the undersigned duly qualified as Executor of the estate of the the Thyrza JANELLE ROBINSON SECKINGER and is now administering the estate under the terms of said will and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned, as Executor of the will of said THYRZA JANELLE ROBINSON SECKINGER hereby assents to the devise of said property under the terms of said will, so that full fee-simple title

kgj
7/20

thereto is vested in the said KRISTA JANELLE SECKINGER and KARLA SUE SECKINGER as provided in said will.

BOOK PAGE

WITNESS my hand and seal, this 16 day of July, 2007.

01653 0038

TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER

Signed, sealed and delivered
in the presence of:

Thyrza Janelle Robinson
WITNESS

Sharon J. [Signature]
NOTARY PUBLIC
DATE NOTARIZED



Krista Janelle Seckinger (SEAL)
Krista Janelle Seckinger, Executor of the
Estate of Thyrza Janelle Robinson Seckinger, Deceased

Karla Sue Seckinger (SEAL)
Karla Sue Seckinger, Executor of the
Estate of Thyrza Janelle Robinson Seckinger, Deceased



Coastal Health District
Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350
Springfield, Georgia 31329
Phone: 912-754-6850 | Fax: 912-754-0078

February 9, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Dennis Trotter
1369 Ebenezer Road Springfield, GA 31329
Pin: 460-483
Total Acres: 23.32 Acres to be rezoned: 2.0

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to B-2. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. EPD Verification of public water source.
4. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
5. The following signature block should be used on all plats that require Health Department approval
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.



We Protect Lives.

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,



Darrell M. O'Neal, MPA
Environmental Health County Manager
Effingham County Health Department



February 17, 2022

Trotter General, LLC
3638 Walton Way Ext, Suite 200
Augusta, GA 30909

**RE: Ebenezer Road and Long Bridge Road, Rincon GA
Parcel 460-48
Water & Sewer Availability & Capacity Letter**

To Whom It May Concern:

Water and sewer services are currently available to the proposed 1 lot development at the above referenced location. All costs to connect to the existing water and sewer infrastructure will be paid by the developer.

The City of Springfield currently has adequate water and sewer capacity to service a single standalone Dollar General on the 23.32 acre parcel.

If I may be of further assistance, please contact me at (912)754-7617 or mmorris@springfieldga.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew A. Morris".

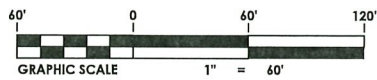
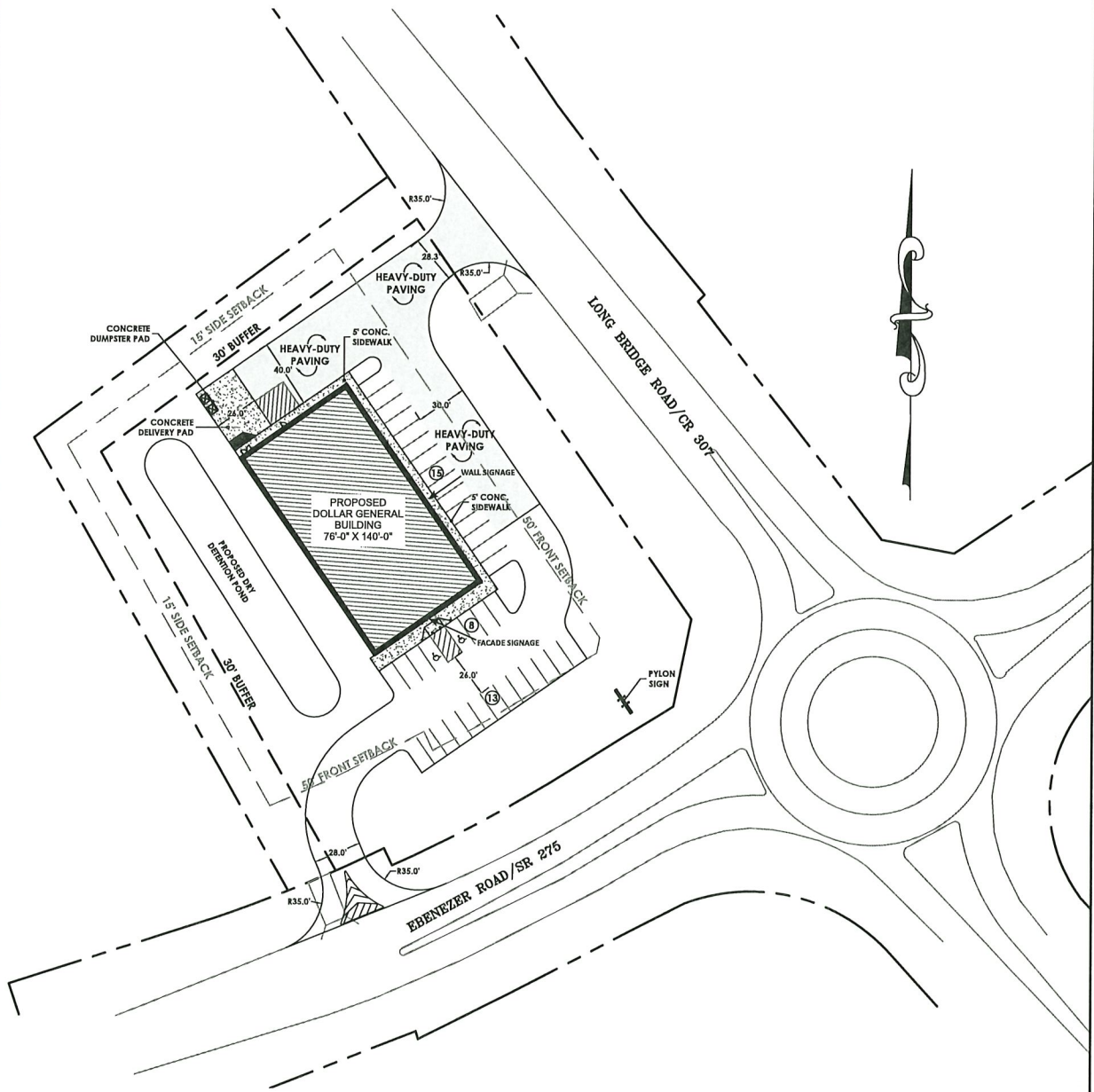
Matthew A. Morris
City Manager

PRELIMINARY SITE PLAN

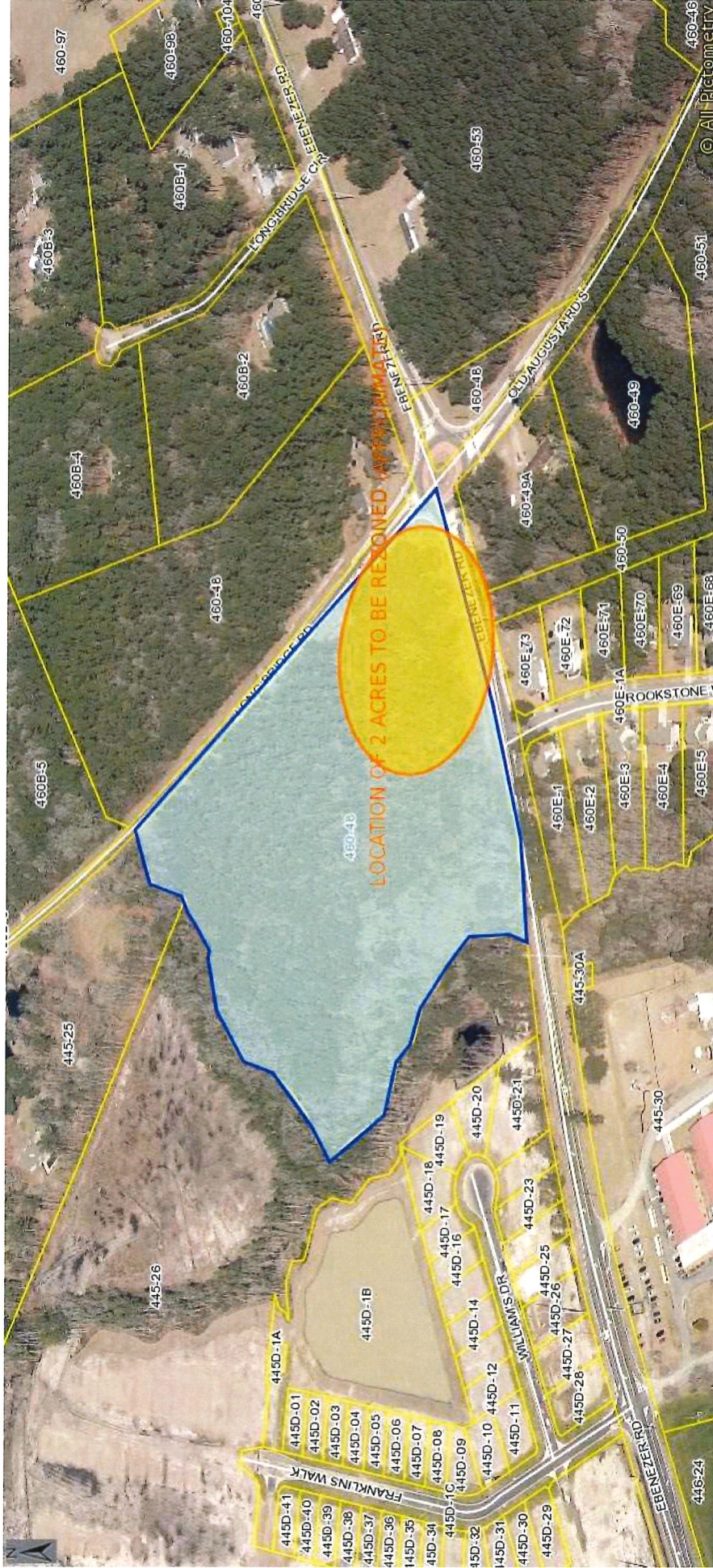
CITY, STATE - STREET: EBENEZER ROAD/GA SR 275
EFFINGHAM COUNTY, GA

| PROTOTYPE: | DEVELOPER | DESIGNER | DATE: |
|--------------------------------|------------------------------|--------------------------------------|----------|
| DG PLUS "C" | JORDAN TROTTER, LLC | CIVIL DESIGN SOLUTIONS, LLC | 11/18/21 |
| BLDG/SALES SF: 10,640/8,513 | COMPANY: JORDAN TROTTER, LLC | COMPANY: CIVIL DESIGN SOLUTIONS, LLC | |
| ACREAGE: +/- 2.00 ACRES | NAME: DENNIS TROTTER | NAME: LAWTON H. JOHNSON, PE | |
| PARKING SPACES: 36 | PHONE #: (706) 951-0147 | PHONE #: (706) 465-0900 | |

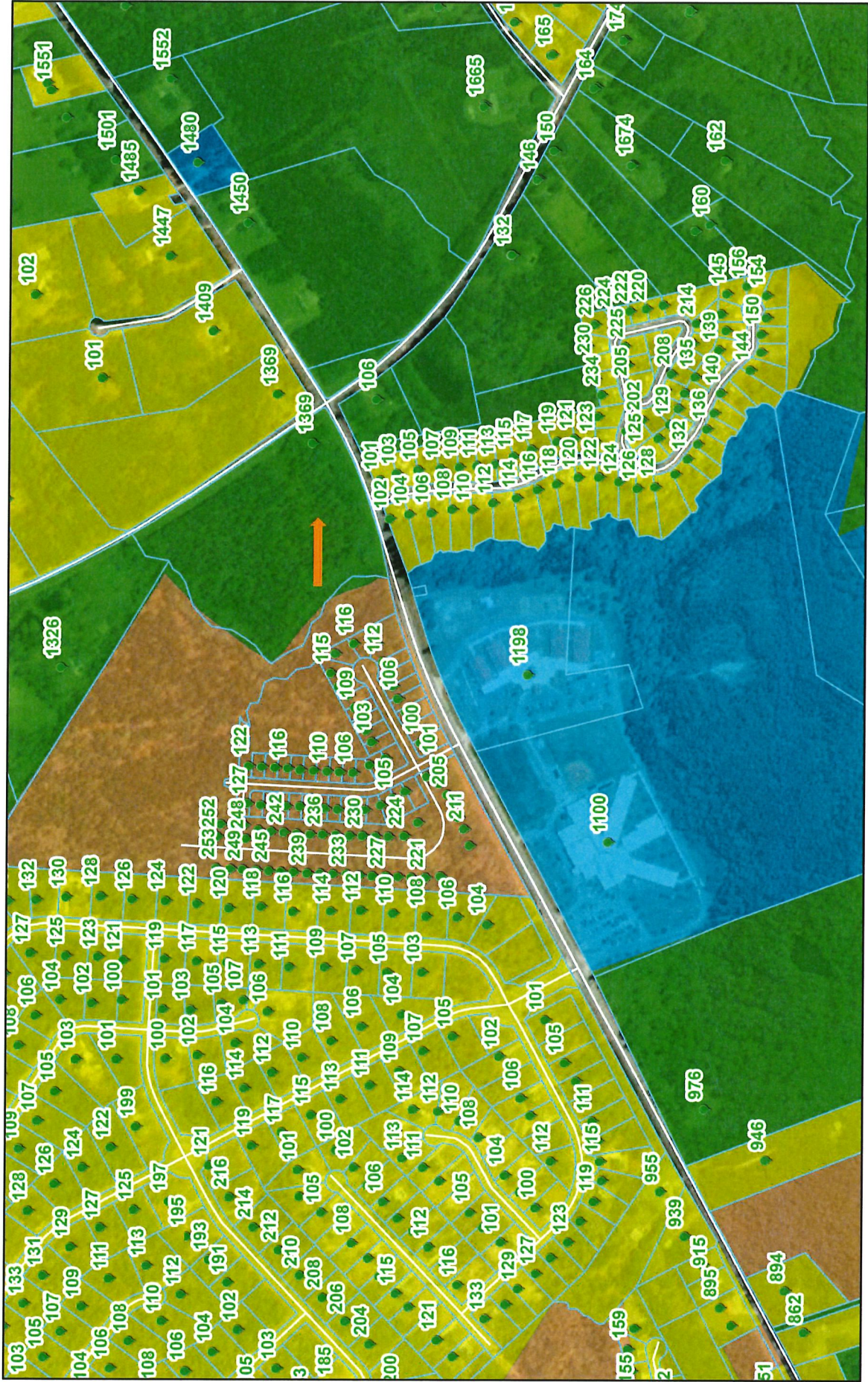
PARKING STALL DIMENSIONS: 18.5' X 9'



460-48



460-48



2/11/2022, 12:44:52 PM

1:9,028

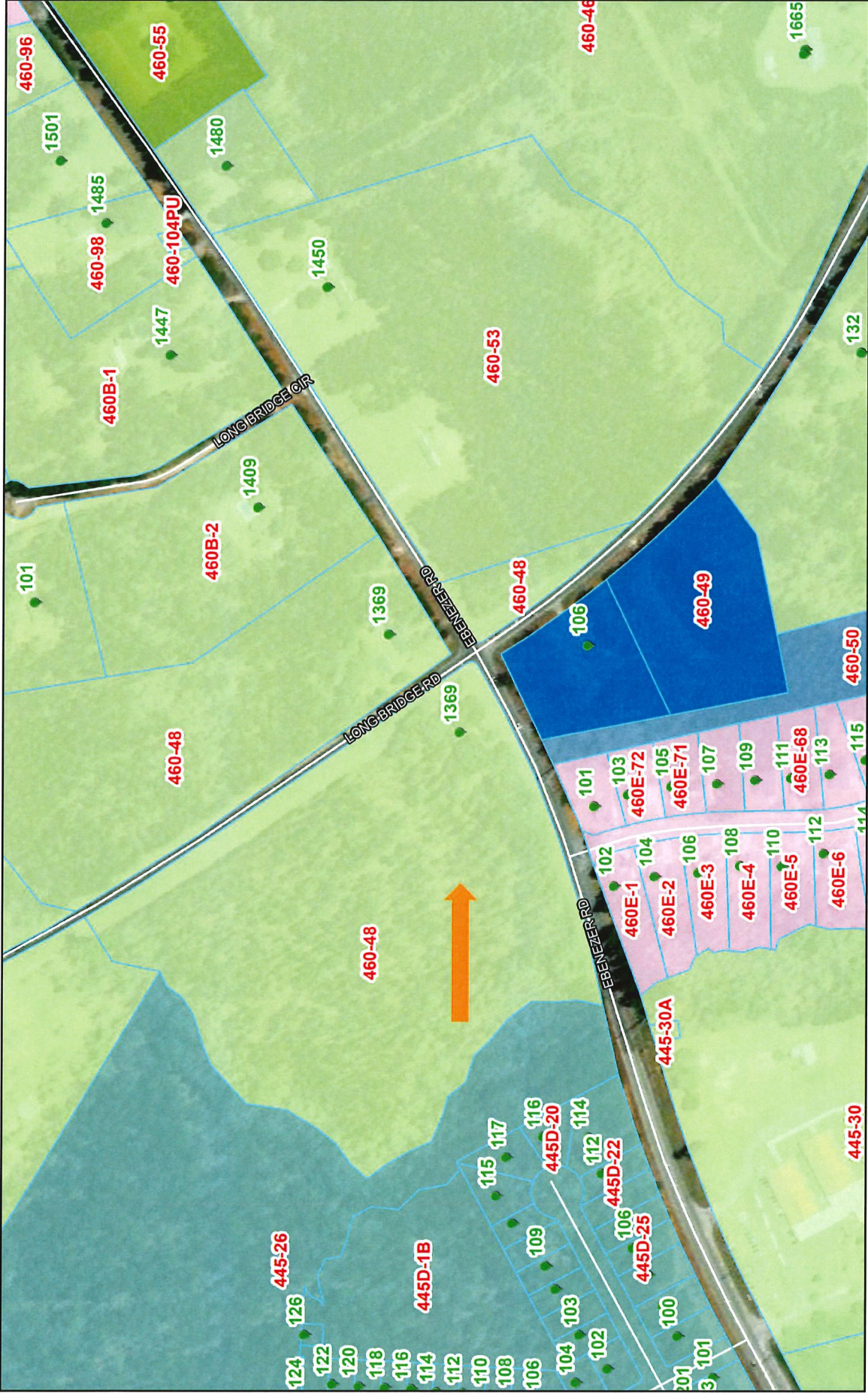
Legend:

- Address Points
- Parcels2020
- Roads
- Agriculture
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

Scale: 0 0.05 0.1 0.2 mi / 0 0.1 0.2 0.4 km

Maxar

460-48



2/11/2022, 12:08:39 PM

1:4,514

- Address Points
- Tax Parcel Labels
- Parcels2020
- Roads
- AR-1
- AR-2
- R-1
- R-2
- R-6
- B-2

Maxar

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

ArcGIS Web AppBuilder

Maxar | Esri, Inc., City of Naperville, Illinois | Effingham County BOC | <https://www.fws.gov/wetlands/data/data-download.html>

DB

9.5

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 **Dennis Trotter as Agent for Krista Seckinger**– (Map # 460 Parcel # 48) from AR-1 to B-2 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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CHECK LIST:

AZ

The Effingham County Planning Commission recommends:

APPROVAL

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opposed 3

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BKS Approval 3/21/22.

EFFINGHAM COUNTY REZONING CHECKLIST

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APPROVAL PEH

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PEH