

RZN-24-2**Rezoning Application**

Status: Active

Submitted On: 1/3/2024

Primary Location

1682 United States Highway

80

Bloomington, GA 31302

Owner

GROUND CONTROL

DEVELOPMENT LLC

P O BOX 98 EDEN, GA 31307

Applicant Greg Coleman 912-661-4734 gcoleman@cci-sav.com 1480 Chatham Pkwy. Ste.
100

Savannah, GA 31405

Staff Review **Planning Board Meeting Date***

02/13/2024

 Board of Commissioner Meeting Date*

03/05/2024

 Notification Letter Description *

parking of tractor trailers and/or containers on chassis.

 Map #*

329

 Parcel #*

36, 37, 38

 Staff Description **Georgia Militia District***

1559

 Commissioner District*

1st

 Public Notification Letters Mailed

01/15/2024

 Board of Commissioner Ads

02/21/2024

🏠 Planning Board Ads

01/17/2024

🏠 Request Approved or Denied

—

🏠 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Greg Coleman

Applicant Email Address*

gcoleman@cci-sav.com

Applicant Phone Number*

(912) 200-3041

Applicant Mailing Address*

1480 Chatham Pkwy. Ste. 100

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

Ray Nestlehutt

Owner's Email Address*

rnestlehutt@rayndev.com

Owner's Phone Number*

(478) 804-2406

Owner's Mailing Address*

PO Box 98

Owner's City*

Eden

Owner's State & Zip Code*

GA 31307

Rezoning Information

Present Zoning of Property*

B-3 (Highway Commercial)

Proposed Zoning of Property*

I-1 (Industrial)

Map & Parcel *

03290038, 03290036 & 03290037

Road Name*

Hwy 80

Proposed Road Access* ?

Hwy 80

Total Acres *

12.38

Acres to be Rezoned*

12.38

Lot Characteristics *

Currently developed lot for storage of Georgia Power construction materials and equipment. (3 Lots for same owner; 1652, 1682 & 0 Hwy 80. Present Zoning is B-2, B-3 & B-3)

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

The property is under contract for purchase and is intended to be used for parking of tractor trailers and/or containers on chassis. Stacking of containers will not be allowed on site.

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

North*

B-2/AR-1

South*

AR-1

East*

AR-1

West*

AR-1

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

The property is currently a storage yard for Georgia Power. Georgia Power is using the facility to store heavy construction equipment and construction materials.

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

The buyer of the proposed property will be marketing/leasing the property for parking of tractor trailers and containers on chasis. Ther current zoning does not allow for this type of use of the existing facility and limits the tenant type for the development.

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

The proposed use for the existing development will be parking of tractor trailers and containers on chassis. Stacking of containers will not be allowed. The buyer is proposing to add an opaque fence and vegetative screenign along Highway 80 to the existing storage yard. There are no other improvements or changes proposed at this time to the existing storage yard.

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

The property to the south and wast of the property to be rezoned is a single undeveloped wooded parcel. The parcel to the east of the property to be rezoned is a home.business for a sign company. The parcels to the north include a HVAC company office/shop and the others appear to be residential uses.

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 proposed zoning will allow for the property to be purchased an improved aesthetically, fence and vegetative screenign improvements, while not inherently changing the existing use of the property. The proposed parking of tractor traielrs will be less burdensome on the surrounding properties compared to the existing use. The existing use is storing heavy equipment and construction materials which burdensome visually and create much more noise that the proposed use.

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?*

The access for the proposed facility will remain on Highway 80 and traffic will likely not utilize county roads to access the truck routes in the area for port related traffic. The property is on private well and septic so there will be no impact to county utilities. There will be no burden on the schools as there is no housing proposed with this project.

Digital Signature*

 Greg Coleman
Jan 3, 2024

7774630246
PARTICIPANT ID

BK:29 PG:104-104

P2021000140

FILED IN OFFICE
CLERK OF COURT
07/15/2021 11:55 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978*.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316

DATE 7/14/2021

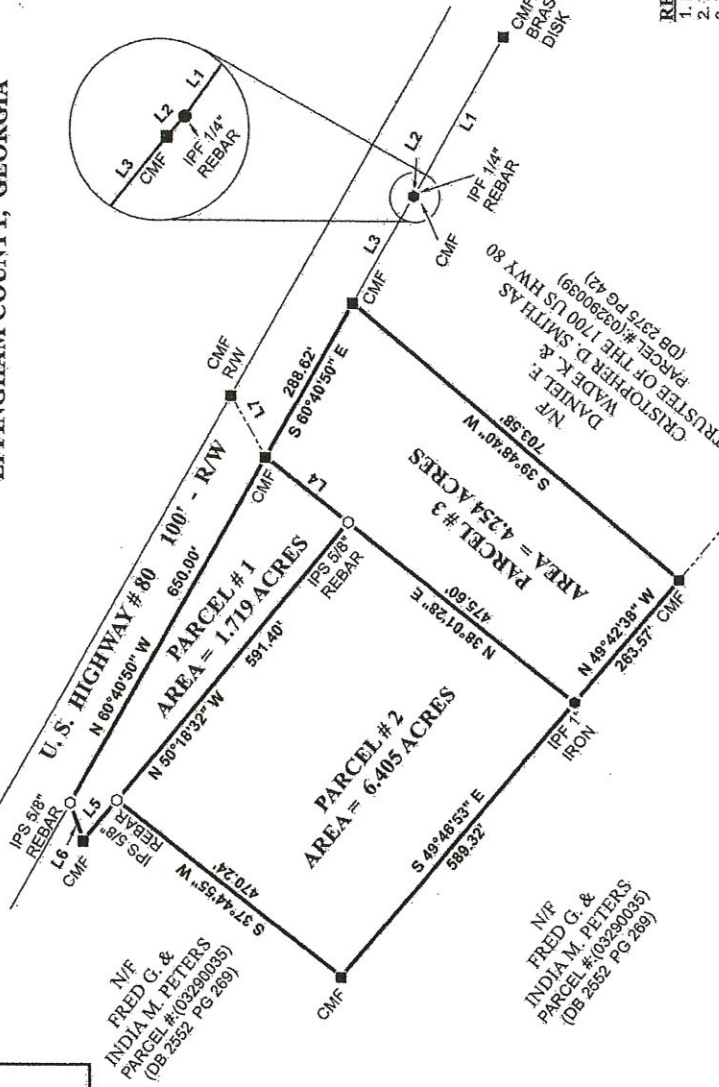
200' 0 200' 400'

GRAPHIC SCALE 1" = 200'

Taverse PC

LINE	BEARING	HORIZ DIST
L1	S60°43'56"E	300.06'
L2	S45°56'16"E	0.21'
L3	S60°36'58"E	200.03'
L4	N38°01'28"E	173.53'
L5	S50°18'32"E	86.27'
L6	S70°11'23"W	65.50'
L7	N59°36'43"E	115.99'

SURVEY OF THREE PARCELS LOCATED IN THE 1559TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



- REFERENCES:
1. DB 433 PG 269
 2. DB 315 PG 23
 3. PB 4 PG 153

SURVEY FOR:

SHANE VOROUS

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 1559TH

DATE: 07/13/2021 SCALE: 1" = 200'

FILE NUMBER: 21258

PARCEL #1: 1.719 AC
PARCEL #2: 6.405 AC
TOTAL AREA = 9.378 AC. PARCEL #3: 1.254 AC

FIELD SURVEY DATE: 06/09/2021

PREPARED BY:

GLISSON
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELL.SOUTH.NET



STATE OF GEORGIA

329-36 ,37, 38 (1682 US Hwy 80)

