

RZN-23-17

Rezoning Application

Status: Active

Submitted On: 12/11/2023

Primary Location

0

Owner

Applicant

 Theodore Carellas 912-661-4646 tcarellas@carellaslaw.com POBox 2599440 Silverwood Centre Dr
Rincon, GA 31326

Staff Review

 Planning Board Meeting Date*

02/13/2024

 Board of Commissioner Meeting Date*

03/05/2024

 Notification Letter Description *

integration into an industrial park.

 Map #*

331

 Parcel #*

5A, 4, 3, 13A, 14A

 Staff Description

5 lot rezoning

 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

—

Internal Documents

🔒 Rezoning Checklist



Carellas.doc

🔒 ZMA Template



No File Uploaded

🔒 Staff Report



No File Uploaded

🔒 Completed Rezoning Checklist



No File Uploaded

🔒 Approval/Denial Letter



No File Uploaded

🔒 Signed ZMA



No File Uploaded

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Theodore T Carellas

Applicant Email Address*

TCarellas@Carellaslaw.com

Applicant Phone Number*

9128267100

Applicant Mailing Address*

POBox 2599, 440 Silverwood Centre
Drive

Applicant City*

Rincon

Applicant State & Zip Code*

GA

Applicant Zip Code*

31326

Property Owner Information

Owner's Name*

Effingham County Industrial
Development Authority

Owner's Email Address*

BHerndon@EffinghamIndustry.com

Owner's Phone Number*

9123923000

Owner's Mailing Address*

777 Old Augusta Road S

Owner's City*

Rincon

Owner's State & Zip Code*

GA

Owner's Zip Code*

31326

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More
Acres)

Proposed Zoning of Property*

I-1 (Industrial)

Map & Parcel *

331-5A,4,3,13A,14A

Road Name*

Interstate 16

Proposed Road Access* ?

Savannah Portside International
Parkway

Total Acres *

3.97

Acres to be Rezoned*

3.97

Lot Characteristics *

undeveloped land

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Property was acquired by ECIDA since it is an "island" in Effingham County Industrial Development Authority's industrial park surrounded by Industrial zoned land on all sides except for one side bounded by Interstate 16. The property was acquired to integrate it into the existing industrial park, Savannah Portside International Park.

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

North*

I-1

South*

I-1

East*

I-1

West*

Interstate 16

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

vacant undeveloped land

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

No

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

It will be integrated into the industrial park that it borders.

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

Industrial park owned by Effingham County Industrial Development Authority

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 is entirely consistent.

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

Digital Signature*

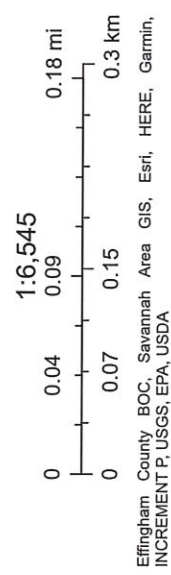
✓ Theodore T Carellas

Dec 6, 2023

331-5A, 4, 3, 13A, 14A



1/8/2024



This aerial map displays the I-16 corridor and surrounding land parcels. Key features include:

- Highways and Ramps:** I-16 ON RAMP, I-16 OFF RAMP, OLD RIVER RD, and VAN RD.
- Parcel Numbers:** 331-4, 331-5A, 331-6, 331-7, 331-8, 331-9, 331-10, 331-11, 331-12, 331-13, 331-14, 331-15, 331-16, 331-13A, 331-14A, and 329-41A01.
- Other Labels:** 329D-1B (red area), 329D-1A (blue area), and 329D-1C (green area).