

RZN-24-12

Rezoning Application

Status: Active

Submitted On: 2/8/2024

Primary Location

0

,

Owner

Applicant

Scott Monson



912-665-2935



monson.s@tandh.com

50 Park of Commerce
Way

Savannah, GA 31405

Staff Review

 **Planning Board Meeting Date***

03/12/2024

 **Board of Commissioner Meeting Date***

04/02/2024

 **Notification Letter Description ***

subdivision and change of land use.

 **Map #***

378

 **Parcel #***

6 & 7

 **Staff Description** **Georgia Militia District***

1559

 **Commissioner District***

1st

 **Public Notification Letters Mailed**

02/20/2024

 **Board of Commissioner Ads**

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Keith Blocker - EB Miles Properties, Inc.

Applicant Email Address*

KBlocker@ssterminal.com

Applicant Phone Number*

912-656-6499

Applicant Mailing Address*

2755 Strickland Street

Applicant City*

Pembroke

Applicant State & Zip Code*

GA 31321

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

B-3 (Highway Commercial)

Map & Parcel *

0378-00000-006-000 & 0378-00000-007-000

Road Name*

US Highway 80 West

Proposed Road Access* ?

Total Acres *

Relocation of Shared Driveway

11.03

Acres to be Rezoned*

9.21

Lot Characteristics *

Parcel 006 is undeveloped and mostly wooded. Parcel 007 has a 3800 sf Convenience Store and gas pumps.

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Subdivide the property, sell the CStore, and market the back property for commercial development.

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

North*

South*

AR-1

Ar-1 & B-2

East*

West*

AR-1, R-4, & B-1

AR-1 & B-2

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

Parcel 006 is undeveloped and mostly wooded. Parcel 007 has a 3800 sf Convenience Store and gas pumps.

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

Parcel 006 no longer has a reasonable economic use as a property zoned AR-1. Single family residential (1 unit per 5 acres) and commercial agricultural uses that are permitted under the AR-1 zoning do not represent the best use of the property, given the transition of this section along Highway 80 to a commercial corridor.

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

The owner/applicant proposes to prepare Parcel 006 for commercial development. Parcel 007 will continue with its present use as a convenience store.

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

The property at the corner of Zeigler Rd. & Hwy. 80 is a Chevron station and Convenience Store. The property immediately east of the site is a mobile home park with 3 slab built houses and 11 mobile homes. Properties immediately west are residential. A Parker's Kitchen is permitted for the corner of Hwy. 80 and GA Hwy. 17. The southside of Hwy 80 is occupied by Trademark Truck Lines, another Parker's Store, The Faulkville Animal Hospital, The Oak's Strip Center (Subway, Gordon's Pharmacy, small restaurant, Star Nails Shop) and then several private residences.

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 Highway 80 corridor in this area has been transitioning from a mix of residential and commercial uses for a number of years. The transition has intensified in recent years and will continue to do so.

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 zoning change is proposed for the Convenience store parcel and the use is proposed to stay the same. The zoning change from AR-1 to B-3 for the larger parcel and the planned commercial use may add traffic to Hwy. 80 but the added traffic would likely be less than most types of future residential development. The proposed rezoning and future land use would not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Digital Signature*

✓ Keith Blocker
Feb 8, 2024

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM80 R2, GEOMAX ZENTH 35 GNSS RECEIVER, WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 36,425 FEET, AN ANGULAR ERROR OF 0" PER ANGLE, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
2. ALL CORNERS MARKED WITH 5/8" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
3. THIS PLAT HAS A PRECISION OF ONE FOOT IN 271,748 FEET.
4. THIS PLAT IS BASED ON THE 2011 NAD83 DATUM, UNLESS OTHERWISE NOTED.
5. COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 1303C, PANEL C364E, EFFECTIVE 3/16/2015, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE X.
7. THE PROPERTY SHOWN ON THIS PLAT IS UNDER THE JURISDICTION OF THE COUNTY OF EFFINGHAM, GEORGIA, UNLESS OTHERWISE NOTED.
8. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMITS AND APPROVALS.
9. THE LOCATION OF SURFACE UTILITIES SHOWN ON THIS DRAWING IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY EXCAVATION OF THE UTILITY, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
10. TAX MAP NUMBERS: 03780007 AND 03780008.
11. TITLE REFERENCE: DEED BOOK 349, PAGE 660.
12. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITHOUT ANY KNOWLEDGE OF ANY OTHER INTERESTS OR RESTRICTIONS OF RECORD.
13. ALL IMPROVEMENTS ARE NOT SHOWN.

THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

PER EFFINGHAM COUNTY SUBDIVISION REGULATIONS
SECTION 3.2.37 THE COMBINATION OR RECOMBINATION OF
LOTS OR PARCELS OF LAND SHALL BE PERMITTED WHERE THE
TOTAL NUMBER OF LOTS IS NOT LESS THAN THE TOTAL
RESULTANT LOTS ARE EQUAL TO THE STANDARDS OF THE
GOVERNING AUTHORITY ARE EXEMPT FROM THIS
REGULATION.

REFERENCES

1. PLAT RECORDED AT PLAT RECORD BOOK 5, PAGE 32.
2. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, PROJECT NO. STP-005-52(B), DATED 7/2/2000.

KENNETH L. SOULS
PIN: 0355A003
DB. 2813 PG. 502

RICHARD S. B. LINDALL SMITH
PIN: 0355A004
DB. 530 PG. 204

JEWEL A. FENNEL
PIN: 0355A003
DB. 2203 PG. 198

PARCEL A
326,732 SQ. FT.
7.547 ACRES

E. B. MILES
PROPERTIES
PIN: 03780008
DB. 349 PG. 660

G. JONES LEASING, LLC
PIN: 0337A004
DB. 2748 PG. 868

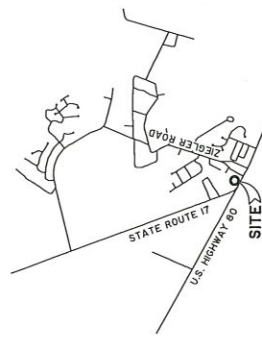
E. B. MILES
PROPERTIES
PIN: 03780003
DB. 348 PG. 660

E. B. MILES
PROPERTIES
PIN: 03780003
DB. 348 PG. 660

E. B. MILES
PROPERTIES
PIN: 03780003
DB. 348 PG. 660

LEGEND

- BENCHMARK
- CONC. MONUMENT FOUND
- PK NAIL FOUND
- IRON PIPE FOUND (SIZE & TYPE)
- IRON REBAR FOUND
- 5/8" IRON REBAR SET
- FENCE LINE
- TOP OF BANK
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/PAVEMENT



VICTINITY MAP

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SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR SURVEYS. THE SURVEYOR'S CERTIFICATION IS A STATEMENT OF THE SURVEYOR'S BELIEF THAT THE PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH APPLICABLE REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING PRACTICE 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.



RECOMBINATION PLAT
PARCEL A AND PARCEL B
BEING A RECOMBINATION OF
PORTIONS OF THE
HENRY EDWARDS ESTATE

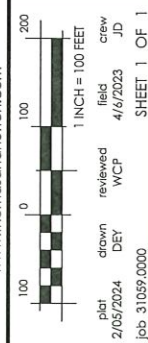
KNOWN AS: 2991 U.S. HIGHWAY 80
LOCATED IN THE 1559TH G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

prepared for
E.B. MILES PROPERTIES

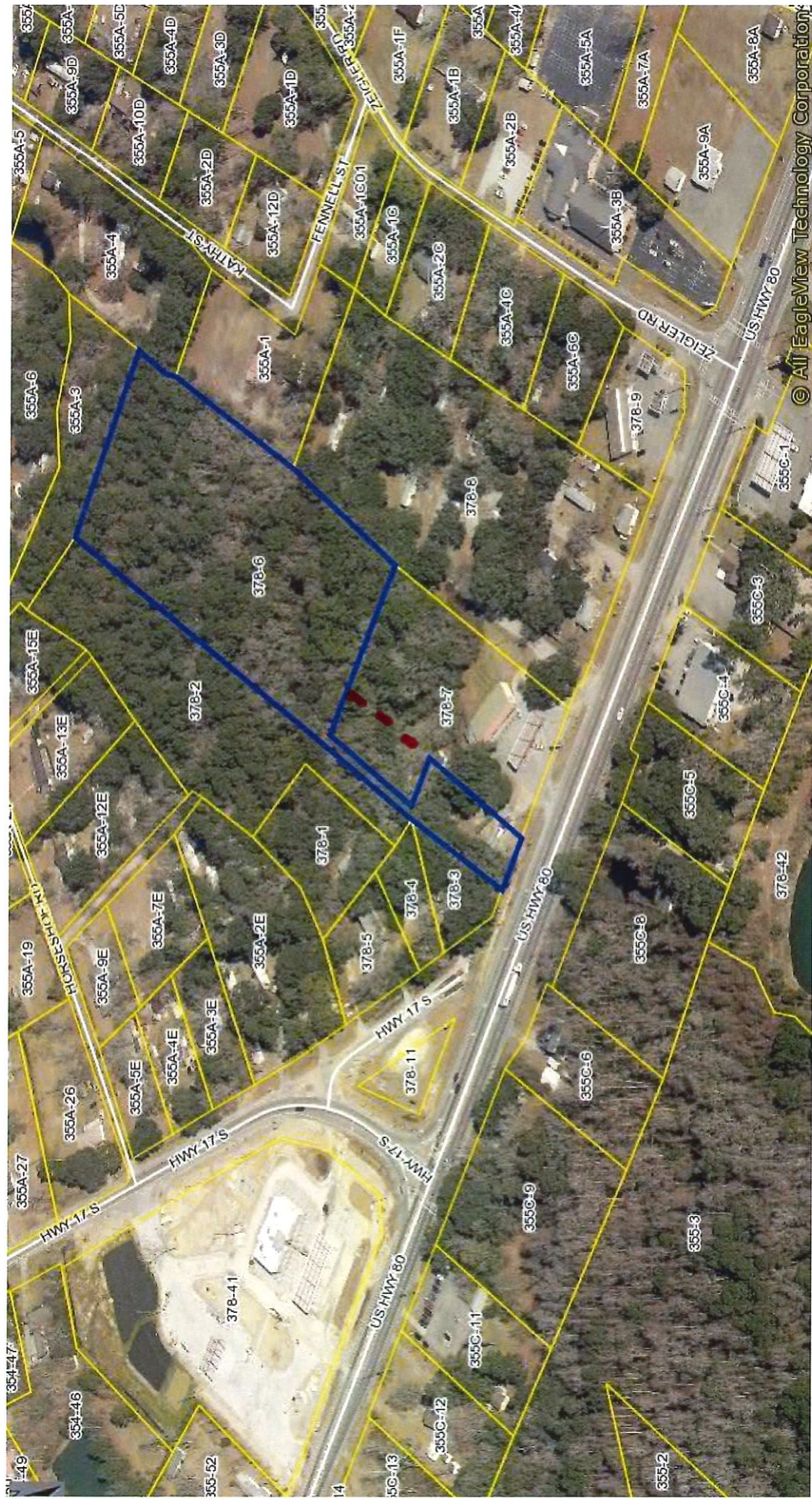
No.	Revision	By	Date



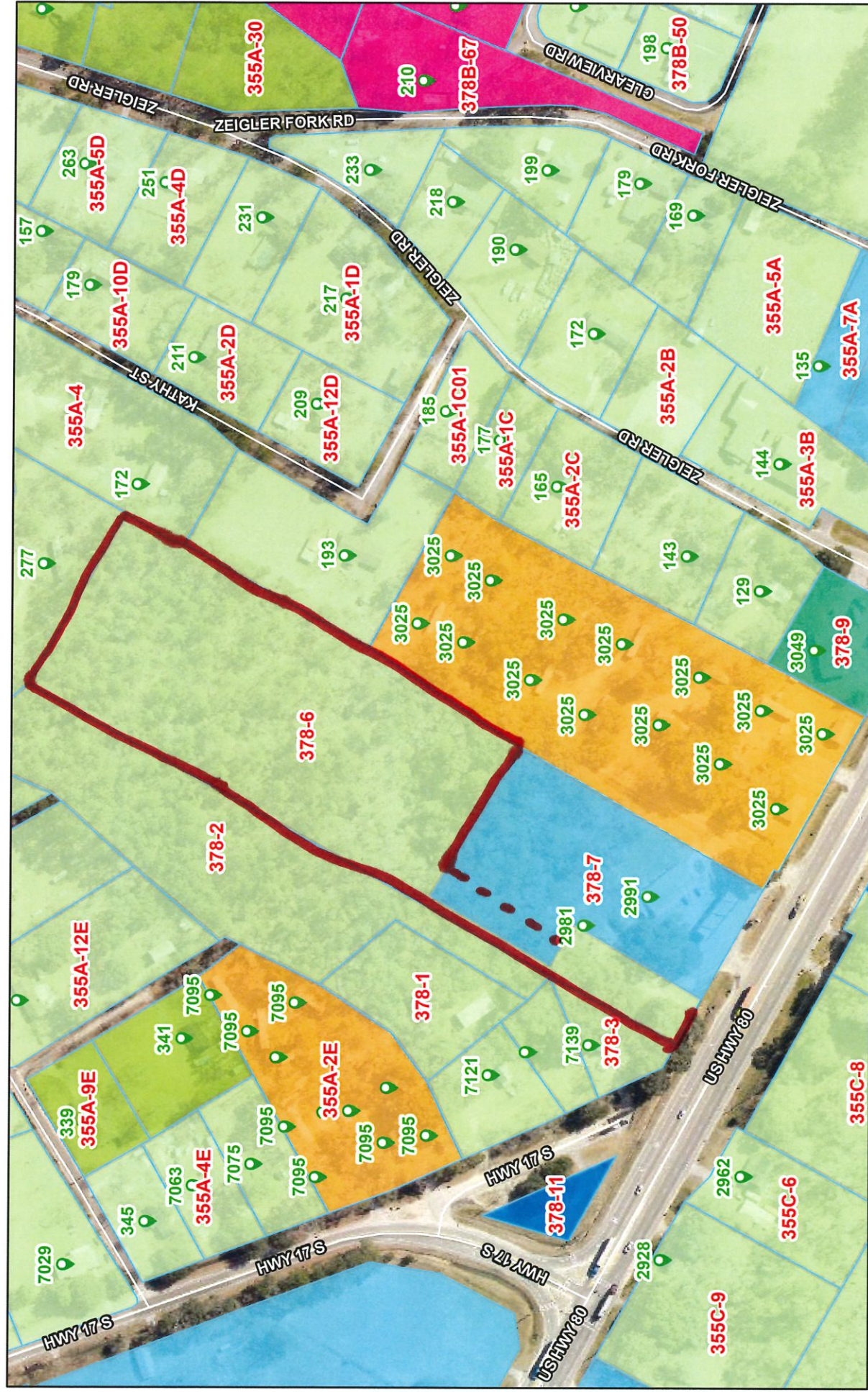
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www.thomasandhutton.com



378-6 & 7



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2/9/2024

1:3,273