



Record No: RZN-26-7

Rezoning Application

Status: Active

Submitted On: 2/20/2026

Primary Location

2744 United States Highway
80
Bloomington, GA 31302

Owner

SITTON LARRY DALE AND
RENEE M
2744 US HIGHWAY 80
BLOOMINGDALE, GA 31302

Applicant

HEATHER SITTON



89 HOPEFUL ACRES
LANE
PEMBROKE, GA 31321

Staff Review

Planning Board Meeting Date*

04/14/2026

Board of Commissioner Meeting Date*

05/05/2026

Notification Letter Description *

To allow for permitted uses in B-2.

Map #*

355B

Parcel #*

7

Staff Description

Georgia Militia District

—

Commissioner District*


1st

Public Notification Letters Mailed 


03/16/2026

Board of Commissioner Ads 


04/15/2026

Planning Board Ads 

03/18/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

HEATHER SITTON

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

89 HOPEFUL ACRES LANE

Applicant City*

PEMBROKE

Applicant State & Zip Code*

GA 31321

Property Owner Information

Owner's Name*

MARGARET SITTON

Owner's Email Address*

[REDACTED]

Owner's Phone Number*



Owner's Mailing Address*

521 WINSKIE RD

Owner's City*

POOLER

Owner's State & Zip Code*

GA 31322

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*


B-2 (General Commercial)

Map & Parcel *

0355B007

Road Name*

HWY 80

Proposed Road Access* 

EXISTING

Total Acres *

0.7

Acres to be Rezoned*

0.7

Lot Characteristics *

.70 ACRE LOT WITH BRICK HOME AND WORKSHOP. IT HAS A WORKING WELL AND SEPTIC SYSTEM IN PLACE AS WELL AS A CONCRETE DRIVEWAY AND FENCED YARD.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

WE WOULD LIKE TO ZONE THE PROPERTY AS COMMERCIAL FOR THE INTENTION OF HAVING A SMALL CORPORATE OFFICE ON THE PROPERTY FOR DCR CRANES, LLC.

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

North*

RESIDENTIAL

South*

RESIDENTIAL

East*

COMMERCIAL

West*

RESIDENTIAL

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

IT IS CURRENTLY SITTING EMPTY. IT WAS A RESIDENTIAL HOME

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

YES

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

WE WOULD LIKE TO DEMOLISH THE EXISTING HOME AND BUILD A 3,000 SQ FT OFFICE BUILDING TO ACCOMODATE NO MORE THAN 5 EMPLOYEES

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

NEXT DOOR, A CABINET SHOP, ACCROSS THE STREET IS COMMERCIAL PROPERTY FOR SALE, A FEW PROPERTIES DOWN IS A VEHICLE BODY SHOP.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

THERE WILL NOT BE A NOTICABLE CHANGE. THE PROPERTY WILL BE UPDATED AND MAINTAINED AS A NORMAL HOME WOULD BE. THERE WILL BE NO CUSTOMERS OR GUESTS COMING IN AND OUT AS THE OFFICE WILL ONLY BE A CORPORATE OFFICE FOR AT MOST 5 EMPLOYEES

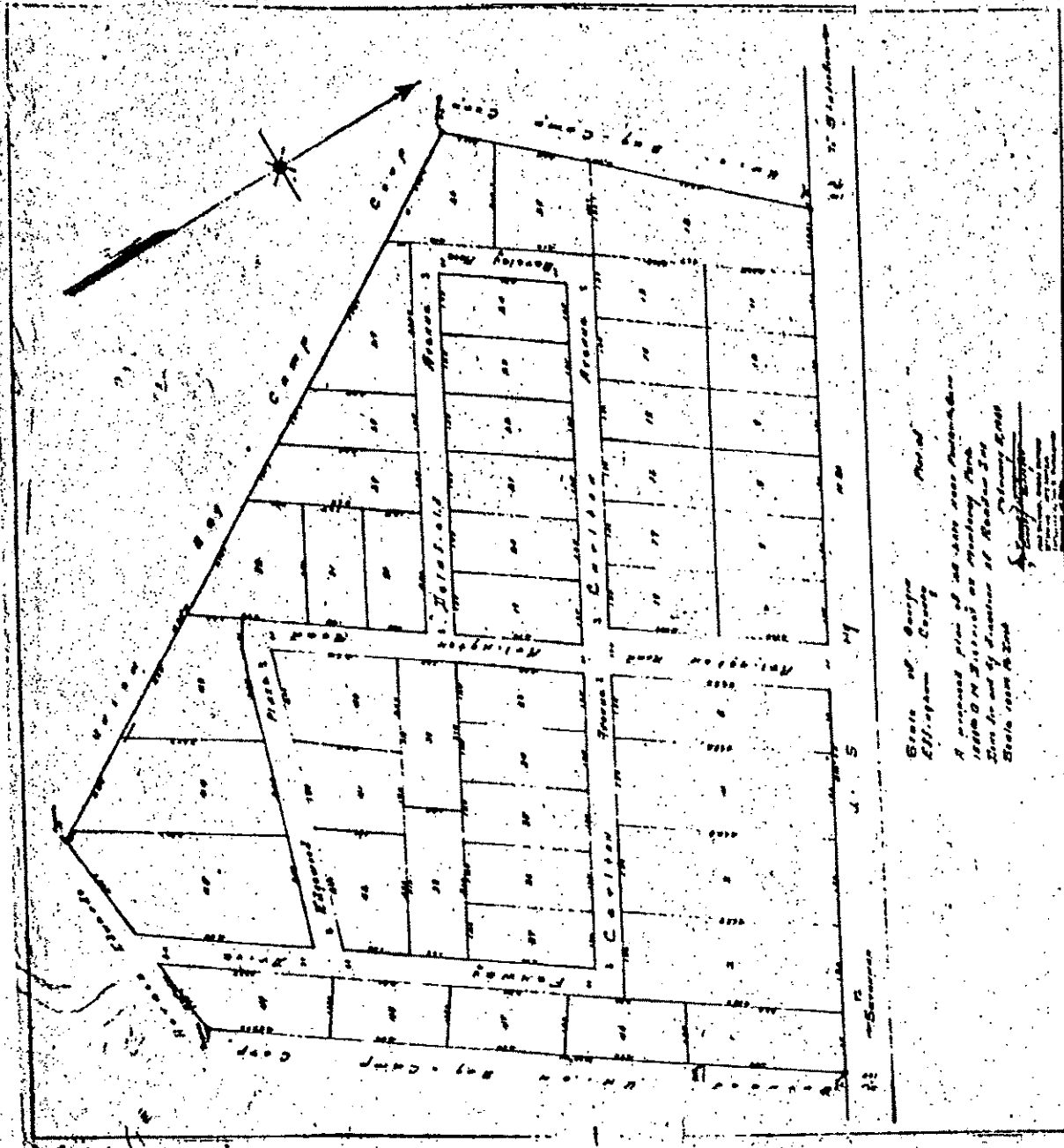
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

THERE WILL BE NO CHANGE IN TRAFFIC, UTILITIES OR SCHOOLS. AT MOST, THERE WILL BE 3-5 EMPLOYEES/VEHICLES AT THE OFFICE M-F 8-5.

Digital Signature*

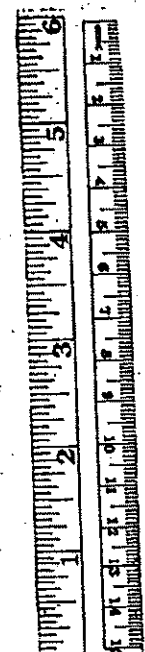
 HEATHER RENEE SITTON

Feb 19, 2026



State of Oregon
 Ellipton, Oregon
 A general plan of the land near Ellipton
 Oregon as shown on plat
 Book 4 and 5 of Section 1 of
 Township 24N
 Range 10E
 County of Wheeler

NOTE for Plat Book 4
 See Page 169



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World_Boundaries_and_Places

- World Imagery
- Addresses
- Roads
- Parcels

Zoning

- B-3
- AR-1 Wetlands
- AR-2
- R-1
- B-2

World Imagery

- Freshwater Forested/Shrub Wetland
- Freshwater Pond

Scale

1:3,922

0 0.03 0.06 0.09 0.11 mi

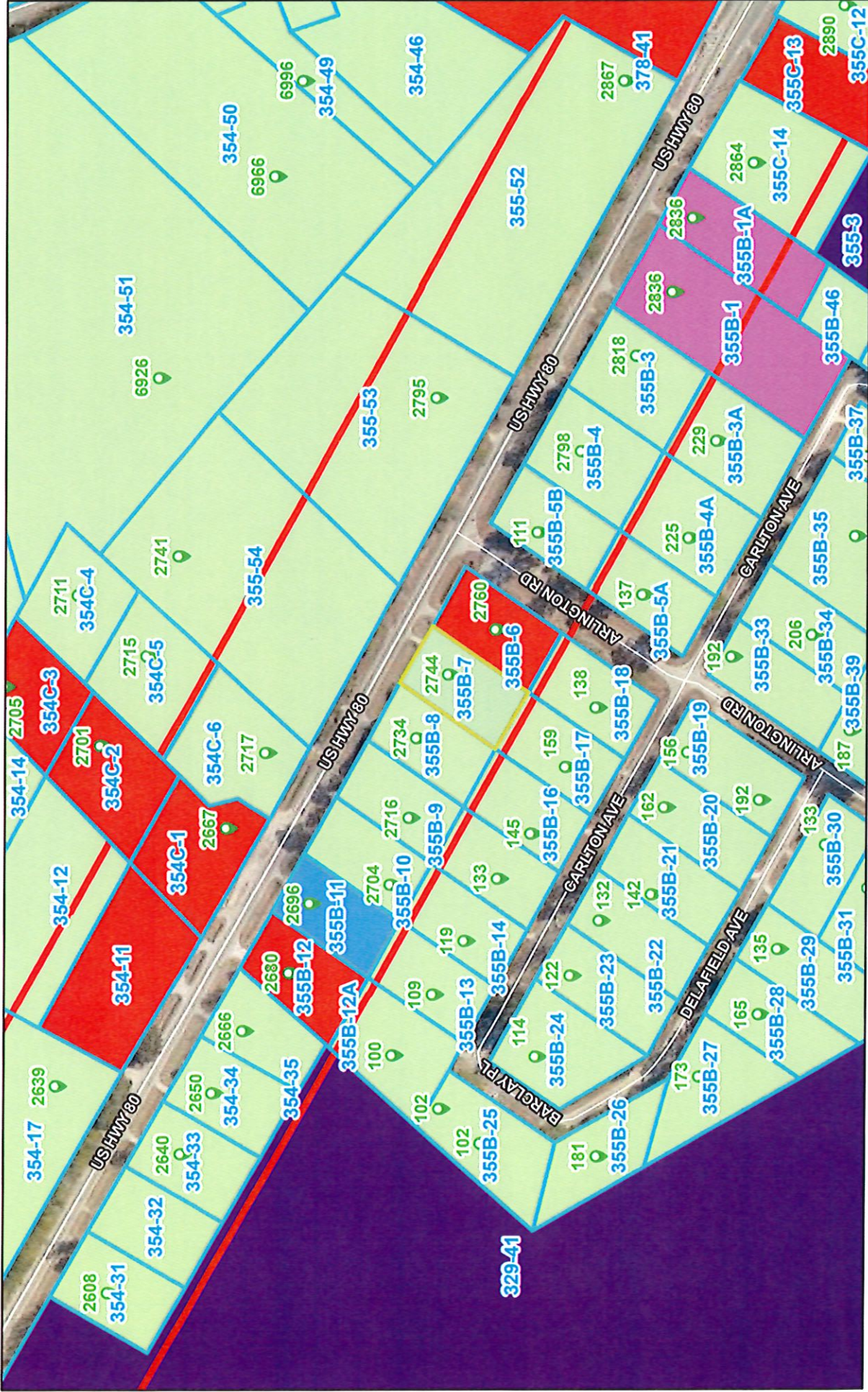
0 0.04 0.09 0.18 km

Citations

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations

Vantor, Esri, HERE, Garmin, IPC

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● World_Boundaries_and_Places
● Addresses
● Roads
 Parcels

■ Commercial
■ Industrial
■ Public-Institutional
■ World Imagery

Character Areas
 Commercial Corridor Overlay
 FLUM Areas
 Agricultural-Residential
 Assembly Area

■ Commercial
■ Industrial
■ Public-Institutional
■ World Imagery

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations

1:3,922
 0 0.03 0.06 0.09 0.11 mi
 0 0.04 0.09 0.18 km
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