

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 2-7-2023

Applicant/Agent: TK ELECTRIC LLC

Applicant Email Address: katieoh1970@gmail.com

Phone # 678-687-4477

Applicant Mailing Address: 5341 Perimeter Parkway

City: Montgomery State: AL Zip Code: 36116

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): katieoh1970@gmail.com

Phone # 678-687-4477

Owner's Mailing Address: 5341 Perimeter Parkway

City: Montgomery State: AL Zip Code: 36116

Property Location: 763 US Hwy 80

Proposed Road Access: 763 US Hwy 80/Dogwood Way

Present Zoning of Property: AR-1 Proposed Zoning: B-3

Tax Map-Parcel # 03020105 Total Acres: 6.20 Acres to be Rezoned: 6.20

Lot Characteristics: _____

WATER

Private Well

Public Water System

SEWER

Private Septic System

Public Sewer System

If public, name of supplier: Water Utility Management

Justification for Rezoning Amendment: _____

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

North _____ South _____ East _____ West _____

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

Single Family Residential

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

No

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

Restaurant/Commercial Business

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

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?

Provide a new place to eat and contribute to the development of surrounding areas

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?

No

Applicant Signature:



Date

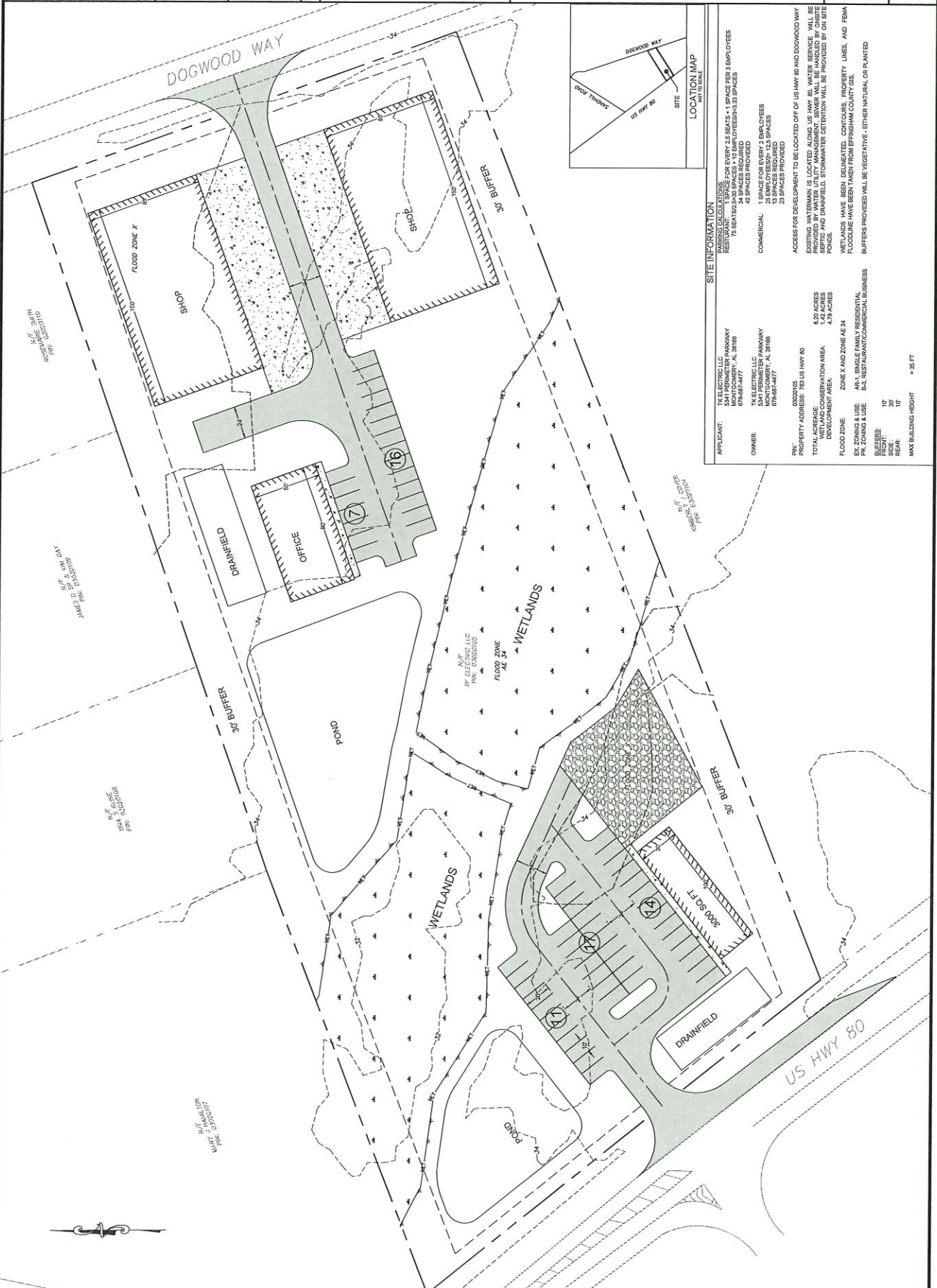
2/17/23

TK ELECTRIC, LLC
Prepared for:
EFFINGHAM COUNTY, GEORGIA
763 US HWY 80
TK ELECTRIC

EMC ENGINEERING
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Savannah, GA 31405
Tel: (912) 222-6253
Fax: (912) 222-6093
www.emc-eng.com
mailto:emc@emc-eng.com

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Tennessee • TEXAS • VIRGINIA • WASHINGTON
WEST VIRGINIA • WISCONSIN • WYOMING

NO.	REVISION DESCRIPTION	DATE



SITE INFORMATION

APPLICANT: TK ELECTRIC LLC, 5341 PERimeter PARKWAY, AL 30186, 678-491-4477
OWNER: TK ELECTRIC LLC, 5341 PERimeter PARKWAY, AL 30186, 678-491-4477

PROXY PROPERTY ADDRESS: 763 US HWY 80
TOTAL WETLANDS CONSERVATION AREA: 6.20 ACRES
DEVELOPMENT AREA: 4.78 ACRES
FLOOD ZONE: ZONE X AND ZONE AL 3A
EX. ZONING & USE: A1+1, SINGLE FAMILY RESIDENTIAL
PR. ZONING & USE: B-1, RESTAURANT/COMMERCIAL BUSINESS

BUFFERES: FRONT: 30'
SIDE: 30'
REAR: 10'
MAX BUILDING HEIGHT: 8 3/4 FT

ADDITIONAL REGULATIONS:
RESTAURANT/COMMERCIAL: 1 SPACE FOR EVERY 2.5 SEATS = 1 SPACE PER 3 EMPLOYEES
75 SEAT/2.5 EMPLOYEE REQUIREMENT
24 SPACES REQUIRED
COMMERCIAL: 1 SPACE FOR EVERY 2 EMPLOYEES
13 SPACES REQUIRED
23 SPACES PROVIDED

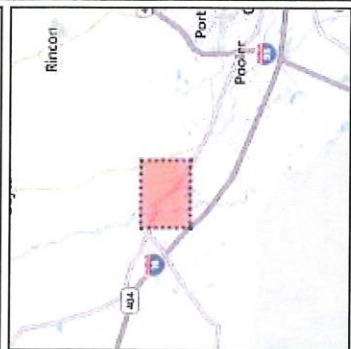
ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF US HWY 80 AND DOGWOOD WAY EXISTING WATERWAY IS LOCATED ALONG US HWY 80. WATER SERVICE WILL BE PROVIDED BY WATER UTILITY. WASTE MANAGEMENT, SEWER WILL BE HANDLED BY CHISTEN MOUND AND DRAINFIELD. STORMWATER DETENTION WILL BE PROVIDED BY ON SITE POND.
WETLANDS HAVE BEEN DELINEATED, CONTOURS, PROPERTY LINES, AND FEMA FLOODLINE HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS.
BUFFERS PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED



SCALE: 1" = 30'



763 US Hwy 80 / Dogwood Way



Legend

- Address Points
- Tax Parcels With Labels
- Zoning
 - AR-1
 - AR-2
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - B-1
 - B-2
 - B-3
 - I-1
 - FH
 - CP
 - PD
 - Other
- Road Names
- Road Centerlines



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763 US Hwy 80 / Dogwood Way



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 **TK Electric, LLC – (Map # 302 Parcels # 105)** from AR-1 to B-3 zoning.

Db

- 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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Deary

JXS. 3/14/23

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AR2

SUBMITTED

3/24/2023

