



**RZN-24-48**  
Rezoning Application

Primary Location

Applicant

Owner



### Staff Review

Planning Board Meeting Date\*

08/13/2024

Board of Commissioner Meeting Date\*

09/03/2024

Notification Letter Description \*

revision of conditions.

Map #\*

354

Parcel #\*

21, 21B, 21C

Staff Description

Georgia Militia District

1559

Commissioner District\*

1st

Public Notification Letters Mailed

07/15/2024

Board of Commissioner Ads

08/14/2024

🔒 Planning Board Ads

07/17/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* [?](#)

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Brian Quigley

Applicant Email Address\*

bquigley@conor.com

Applicant Phone Number\*

8472176551

Applicant Mailing Address\*

9500 W. Bryn Mawr, Suite 200

Applicant City\*

Rosemont

Applicant State & Zip Code\*

IL 60018

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## Property Owner Information

Owner's Name\*

Jeremy Nease

Owner's Email Address\*

NOT KNOWN

Owner's Phone Number\*

9126586245

Owner's Mailing Address\*

802 N Maple St

Owner's City\*

Springfield

Owner's State & Zip Code\*

GA 31329

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## Rezoning Information

How many parcels are you rezoning?\*

3

Please List all Parcels Zonings\*

LI

Proposed Zoning of Property\*

LI (Light Industrial)

Map & Parcel \*

354-21, 21B, 21C

Road Name\*

US 80

Proposed Road Access\* 

US 80

Total Acres \*

102.69

Acres to be Rezoned\*

102.69

Lot Characteristics \*

MOSTLY VACANT LOTS; SOME ACCESSORY STRUCTURES

Water Connection \*

Private Well

Sewer Connection

Private Septic System

**Justification for Rezoning Amendment \***

previously rezoned with conditions; reapp per County instruction to modify buffers to align more closely with County's ordinance and provide additional screening. Specifically, we are requesting condition 9.) be revised to read: "a berm designed in compliance with the current Effingham County Code of Ordinances at a minimum height of 20' shall exist within a 200' buffer along the property line adjacent to George Road."

**North\***

AR-1

**South\***

AR-1

**East\***

AR-1

**West\***

AR-1 & B-3

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

mostly vacant lots; some accessory structures

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

not likely; large lots along US 80 with limited existing access to parcels

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

3 distribution warehouses

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

parcels to the east residential; parcel to the north university research; parcels to the west a surface mine, a mostly vacant lot and a single residential lot; parcels to south residential

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

distribution warehouses sized in line with current market demand. revisions to previously proposed buffer to accommodate updated ordinances and staff recommendations

**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, proposed driveways and ROW dedication to accommodate truck traffic and employee traffic, and truck and employee traffic separated to mitigate congestion. no existing public utility (low daily-use loads once public available)

**Digital Signature\***

 Taylor Stein  
Jun 3, 2024

Clerk's use

Course	Bearing	Distance
L1	N 24°23'22" E	212.23'
L2	N 06°46'42" W	441.49'
L3	N 12°55'44" E	259.18'
L4	N 29°20'12" E	429.47'
L5	N 89°28'42" W	257.10'
L6	N 89°20'24" W	312.51'
L7	N 55°29'16" W	52.27'
L8	S 29°16'58" W	311.42'



**Surveyor's Notes**  
 By graphic plotting only, this parcel is in Zone X of the flood insurance rate map, Community Panel No. 13103C0361E which bears an effective date of 3/16/2015, and is not in a special flood hazard area.

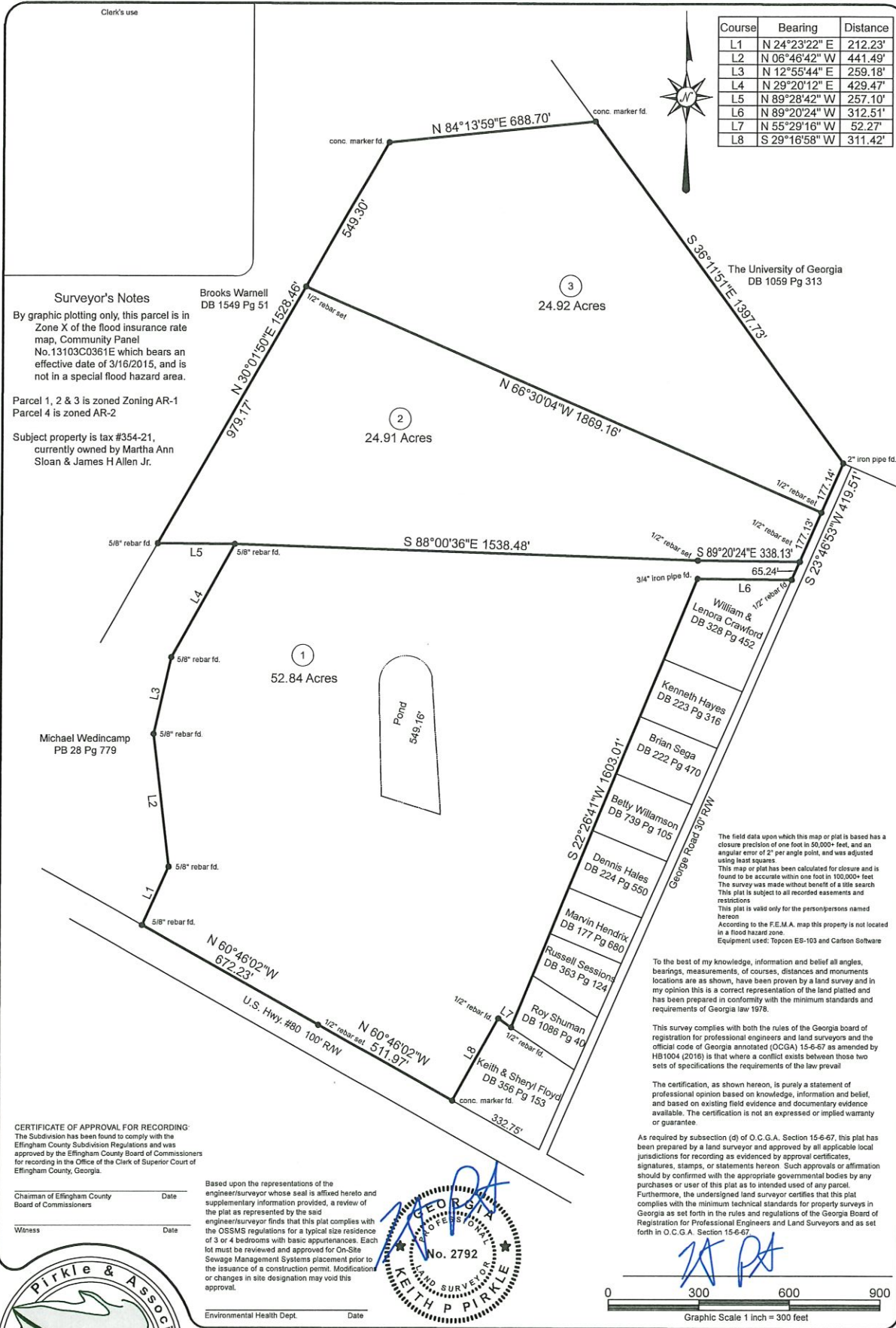
Parcel 1, 2 & 3 is zoned Zoning AR-1  
 Parcel 4 is zoned AR-2

Subject property is tax #354-21, currently owned by Martha Ann Sloan & James H Allen Jr.

Brooks Warnell  
 DB 1549 Pg 51

Parcel 1, 2 & 3 is zoned Zoning AR-1  
 Parcel 4 is zoned AR-2

Subject property is tax #354-21, currently owned by Martha Ann Sloan & James H Allen Jr.



**CERTIFICATE OF APPROVAL FOR RECORDING**  
 The Subdivision has been found to comply with the Effingham County Subdivision Regulations and was approved by the Effingham County Board of Commissioners for recording in the Office of the Clerk of Superior Court of Effingham County, Georgia.

Chairman of Effingham County Board of Commissioners \_\_\_\_\_ Date \_\_\_\_\_  
 Witness \_\_\_\_\_ Date \_\_\_\_\_

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appearances. Each lot must be reviewed and approved for On-Site Sewage Management Systems placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Environmental Health Dept. \_\_\_\_\_ Date \_\_\_\_\_



The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares.  
 This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.  
 The survey was made without benefit of a title search. This plat is subject to all recorded easements and restrictions.  
 This plat is valid only for the person/persons named hereon.  
 According to the F.E.M.A. map this property is not located in a flood hazard zone.  
 Equipment used: Topcon ES-103 and Carlson Software

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.

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 (OCGA) 15-6-67 as amended by HB1004 (2016) is that where a conflict exists between those two sets of specifications the requirements of the law prevail.

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 an expressed or implied warranty or guarantee.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchasers or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies 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.

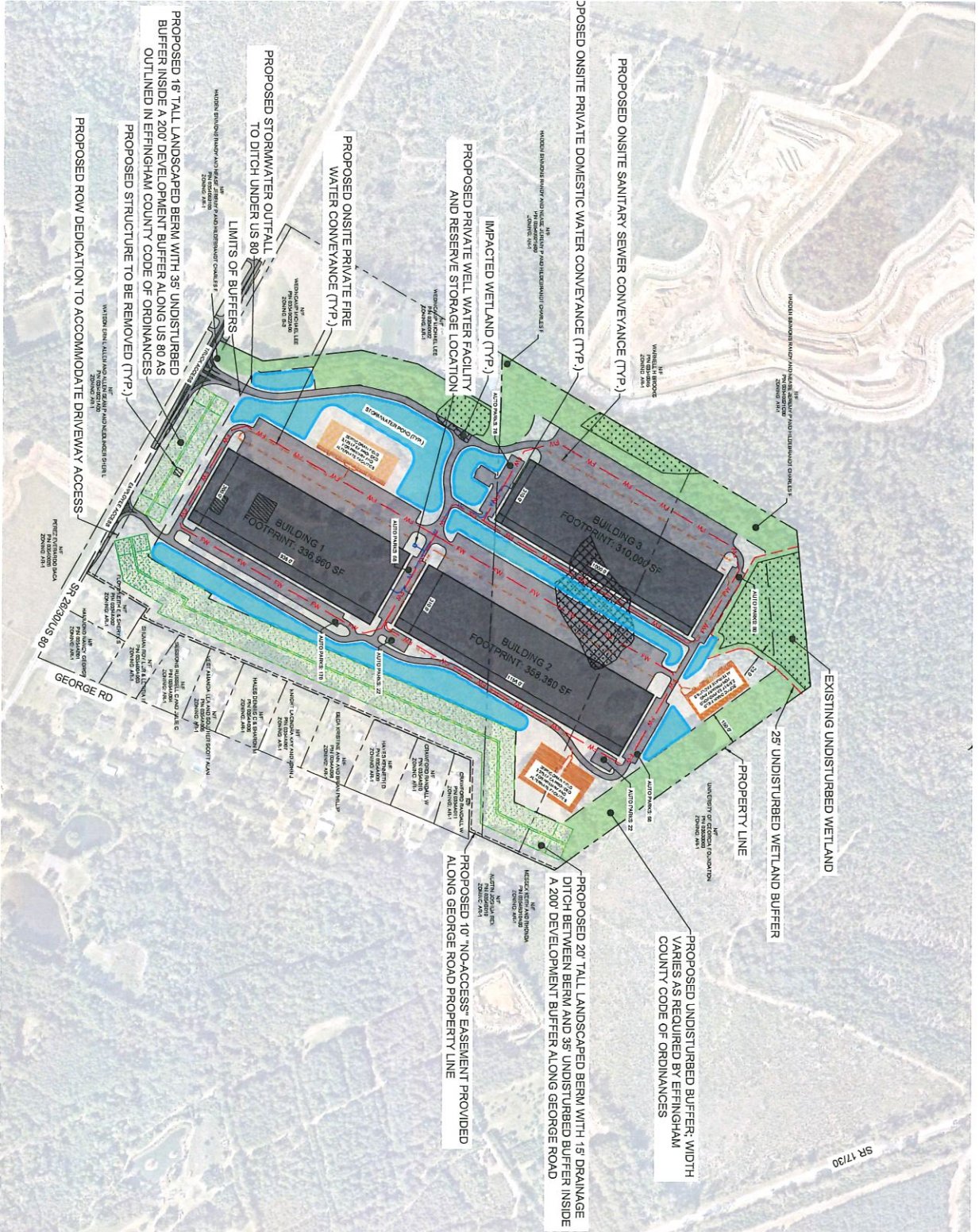
*Handwritten signature of Keith Pirkle*



**Pirkle & Associates Surveying Inc.**  
 783 Slater Durrence Rd., Glennville Ga. 30427  
 Phone: 912-654-3299 Fax: 912-654-1463  
 email: pirkleur@windstream.net

Survey Date 7/25/2021  
 Plat Date 7/25/2021  
 File #3643

Subdivision Survey for:  
**Parcel 1 - S Randy & Kathy B Hadden**  
**Parcel 2 - Charles F & Rana H Hildebrant**  
**Parcel 3 - Jeremy P & Heather H Nease**  
 102.67 Acres  
 1559 Georgia Millitia District  
 Effingham County, Georgia



**SITE NOTES:**

1. TOTAL SITE ACREAGE: 102.89 AC
2. CURRENT ZONING: I-1
3. PROPOSED ZONING: I-1
4. CURRENT USE: MOSTLY VACANT LOT
5. PROPOSED USE: DISTRIBUTION WAREHOUSES
6. PARCEL LINES ARE BASED ON GIS AND ARE APPROXIMATE IN NATURE
7. EXISTING TOPOGRAPHY IS BASED ON LIDAR AND IS APPROXIMATE IN NATURE
8. NO KNOWN EXISTING UTILITIES ONSITE, TO BE CONFIRMED VIA SURVEY AND REMOVED IF FOUND
9. BUILDING INFORMATION:
  - I) BUILDING 1:  
 FOOTPRINT: 336,960 SF  
 DOCK DOORS: 57 EA  
 TRAILER PARKING: 75 SPACES  
 AUTO PARKING: 170 SPACES
  - II) BUILDING 2:  
 FOOTPRINT: 358,360 SF  
 DOCK DOORS: 71 EA  
 TRAILER PARKING: 97 SPACES  
 AUTO PARKING: 180 SPACES
  - III) BUILDING 3:  
 FOOTPRINT: 310,000 SF  
 DOCK DOORS: 61 EA  
 TRAILER PARKING: 80 SPACES  
 AUTO PARKING: 156 SPACES
  - IV) TOTAL:  
 FOOTPRINT: 1,005,320 SF  
 DOCK DOORS: 189 EA  
 TRAILER PARKING: 252 SPACES  
 AUTO PARKING: 506 SPACES

354-21, 21B, 21C



7/2/2024

Roads



Tax Parcels

1:8,802

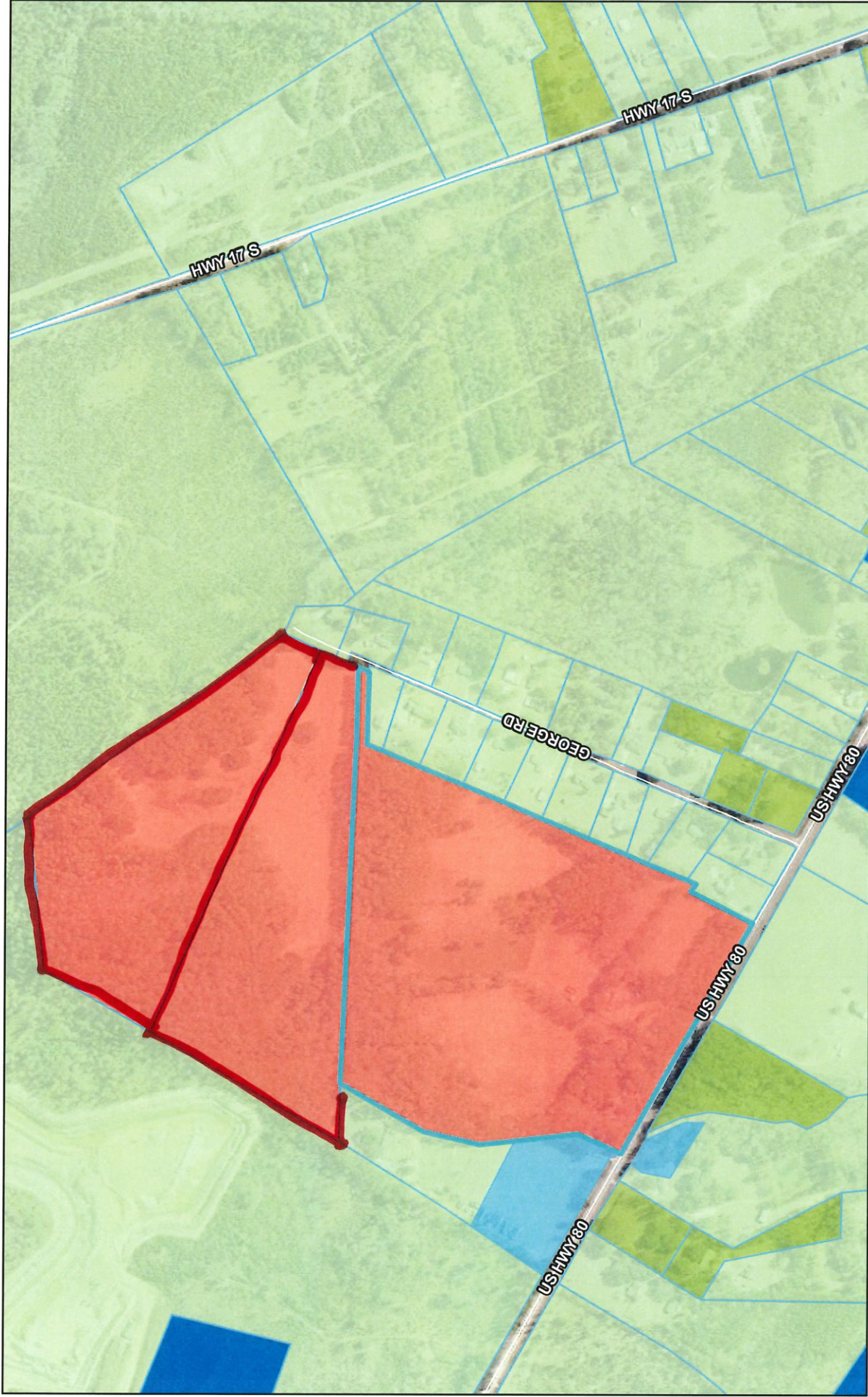
0 0.05 0.1 0.2 0.2 mi

0 0.1 0.2 0.4 km

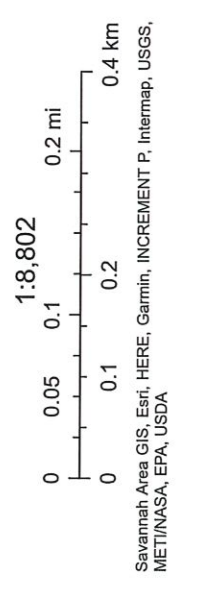
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/USA, EPA, USDA



354-21, 21B, 21C



7/2/2024



- Roads
- Tax Parcels
- Map-Parcel Ids (PINs)
- AR-1
  - AR-2
  - B-1
  - B-2
  - B-3
  - I-1

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

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 **Brian Quigley as agent for Jeremy Nease (Map # 354 Parcels # 21, 21B, 21C)** from LI to LI zoning.

- 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?

D.B.



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B.S.



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL X

3-2 vote for yes

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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?

I voted to deny

300' Buffer with Previous Commitment to.

Previous Commitment to the 300' Buffer

R.T.



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

3702

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A.Z.





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CHECK LIST:

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APPROVAL PEH

DISAPPROVAL \_\_\_\_\_

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P.H.  
Brian Quigley PEH

