





CU-24-7	Primary Location	Applicant
Conditional Use Permit	0	 Greg Coleman
Status: Active	,	 912-661-4734
Submitted On: 5/3/2024	Owner	 gcoleman@cci-sav.com
		 1480 Chatham Pkwy. Ste. 100 Savannah, GA 31405

Staff Review

 Planning Board Meeting Date*

06/11/2024

 Board of Commissioner Meeting Date*

07/02/2024

 Notification Letter Description *

Commercial Parking in B-3

 Map #*

329

 Parcel #*

36, 37, 38

 Reason for Conditional Use*

Other

 Staff Description

 Commissioner District*

1st

 Has Business License been applied for?*

N/A

🔒 Public Notification Letters Mailed

05/13/2024

🔒 Planning Board Ads

05/15/2024

🔒 Board of Commissioner Ads

06/12/2024

🔒 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

Greg Coleman

Applicant Email Address*

gcoleman@cci-sav.com

Applicant Phone Number*

912-200-3041

Applicant Mailing Address*

1480 Chatham Pkwy Ste 100 Savannah
GA 31405

Applicant City*

Savannah

Applicant State*

Georgia

Applicant Zip Code*

31405

Property Owner Information

Owner's Name*

Ground Control Development

Owner's Email Address*

groundcontroldevelopment@gmail.com

Owner's Phone Number*

912-657-9485

Owner's Mailing Address*

PO Box 98

Owner's City*

Eden

Owner's State*

Georgia

Owner's Zip Code*

31307

Property Information

Property Location*

1682 Highway 80

Present Zoning of Property*

B-3

Map/Parcel Number*

329-36, 329-37, 329-38

Total Acres of Property*

12.37

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Need to apply

Detailed Description of Type of Business*

Logistics Company (Not sure of Business License Status, Property is under contract)

Reason:*

The existing development is currently operating as a laydown/storage/parking yard for Georgia Power who will be vacating the facility in the near future. They are currently storing Construction Equipment, Trucks, Containers, Construction materials, etc. The property is under contract with the intention of using the property for Truck and Trailer Parking. The existing site does not provide buffers and the buyer of the property is proposing a 50' buffer and relocation of the existing fence to provide a buffer to the adjacent residential property to the east. We have met with the adjacent property owner and agreed on the buffer as shown on the attached exhibit. The goal is to improve upon the existing condition of the facility and to provide better screening and separation for the adjacent property owner.

How does request meet criteria of Section 7.1.6 (see Attachment C):

Site Exhibit Attached for Items A through L

Considerations for determining additional requirements for conditional use:

(a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question.

We believe that we meet these criteria by adding buffers and screening, which will improve the current condition of the existing site. The use of the site will not inherently change from the existing use and would be screened from Highway 80 and the adjacent neighbor with our proposed plan.

(b) The physical and environmental effects of allowing the conditional use shall be considered.

We believe that we meet these criteria by narrowing the type of equipment and materials being stored onsite. The proposed tenant has a reputable and professional business that will mainly be parking trailers and some trucks that are well maintained and present little to no physical or environmental risk. There are currently many different types of materials and equipment being stored on site and we feel that the proposed use will improve the level of physical and environmental risk.

(c) Buffer zones, where necessary to shield any adverse factors, shall be considered.

We have proposed a 50' planted buffer zone and fence with opaque screening to shield any adverse factors from the adjacent neighbor. This buffer and fence location and type have been coordinated and agreed upon by the adjacent neighbor. There is no buffer or screening today with the existing use and our proposed buffer zone will provide this for the neighbor and greatly improve upon the existing condition.

(d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Please see the response to criteria (c) above.

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

 Greg Coleman
May 2, 2024

LINE	BEARING	HORIZ DIST
L1	S60°43'56"E	300.06'
L2	S45°56'16"E	0.21'
L3	S60°36'58"E	200.03'
L4	N38°01'28"E	173.53'
L5	S50°18'32"E	86.27'
L6	S70°11'23"W	65.50'
L7	N69°36'43"E	113.99'

7774530248
PARTICIPANT ID
BK:29 PG:104-104
P2021000140

FILED IN OFFICE
CLERK OF COURT
07/15/2021 11:55 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

1. THE FIELD DATA WAS COLLECTED USING A TOPCON-EST TOTAL STATION, SOKKIA GRAZ2, AND A TESLA DATA COLLECTOR. INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS, DISTANCES, AND MONUMENT LOCATIONS, WHETHER SHOWN OR NOT BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW '1978'.
5. 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, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. 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 A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

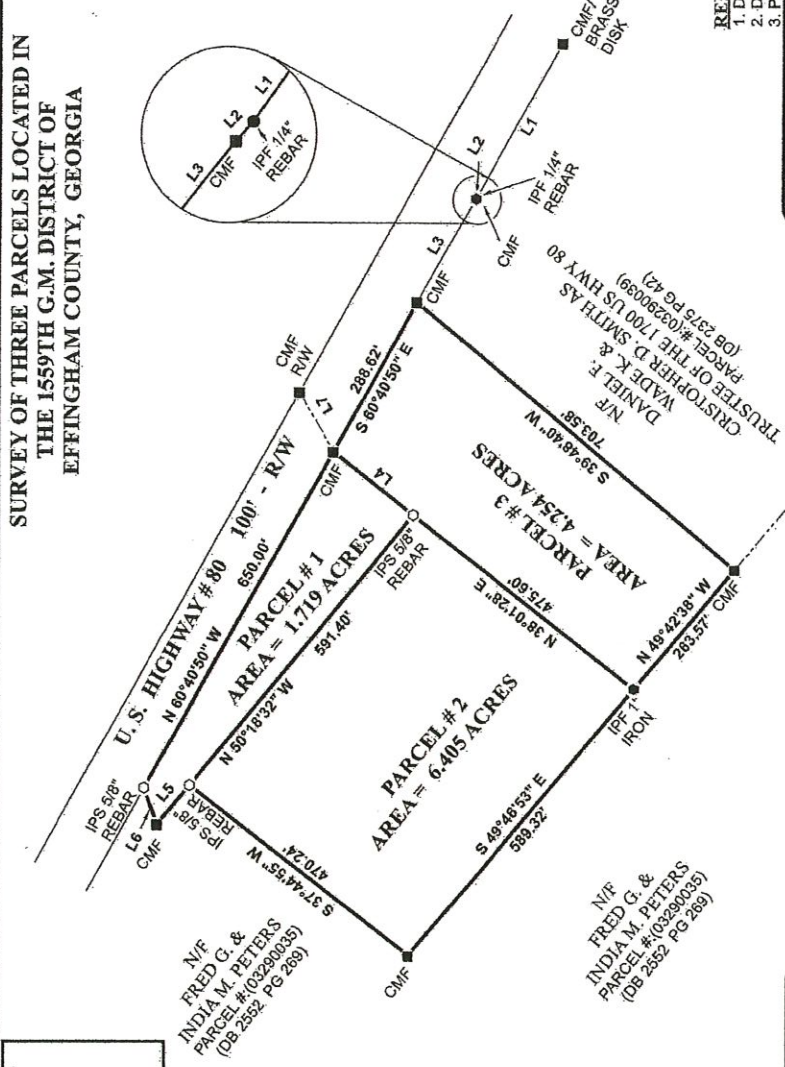
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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.

WILLIAM MARK GLISSON RLS #3316 DATE _____



STATE OF GEORGIA

SURVEY OF THREE PARCELS LOCATED IN THE 1559TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



- REFERENCES:**
1. DB 433 PG 268
 2. DB 315 PG 23
 3. PB 4 PG 153

SURVEY FOR:

SHANE VOROUS

COUNTY: EFFINGHAM STATE: GEORGIA
GMD: 1559TH
DATE: 07/13/2021 SCALE: 1" = 200'
FILE NUMBER: 21258
PARCEL # 1: 1.719 AC PARCEL # 2: 6.405 AC TOTAL AREA = 9.378 AC. PARCEL # 3: 1.254 AC
FIELD SURVEY DATE: 06/09/2021

PREPARED BY:



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

NOT FOR CONSTRUCTION

REVISIONS:

CONDITIONAL USE EXHIBIT FOR
1682 HIGHWAY 80
LOCATED IN EFFINGHAM COUNTY

JOB NUMBER: 23377
DATE: 03/20/24
DRAWN BY: DLF
CHECKED BY: DLF
SCALE: AS NOTED

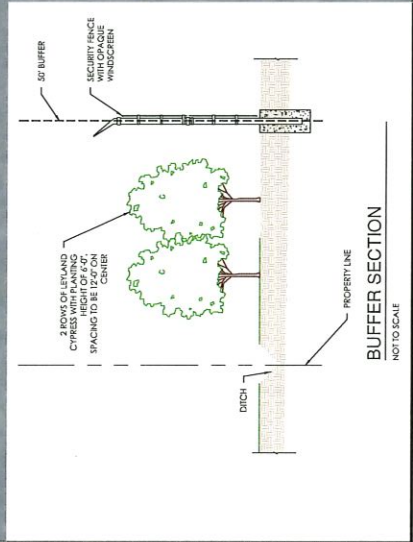
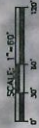
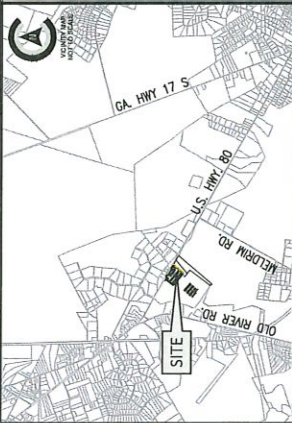
CONCEPT PLAN

SHEET:

CP-1

SIDE DATA:
TOTAL SITE ACRES: 12.37 AC
PIN NOS: 03290037, 03290036, 03290038
BUILDABLE AREA: 9.12 AC
TRUCK STORAGE: 241 SPACES
EXISTING STRUCTURE AREA: ±0.35 AC
POND: 1.48 AC / 11.98%
BUFFERS: 1.42 AC

- NOTES:**
- PROPERTY IS PLANNED TO BE USED IN ITS CURRENT STATE WITH THE EXCEPTION OF THE PLANTINGS AND RELOCATED FENCING AS SHOWN ON SITE PLAN. PROPERTY IS CURRENTLY UTILIZING A PRIVATE WELL AND SEPTIC SYSTEM.



329-36, 37, 38



5/6/2024

Addresses Tax Parcels

Roads Tax Parcel Labels

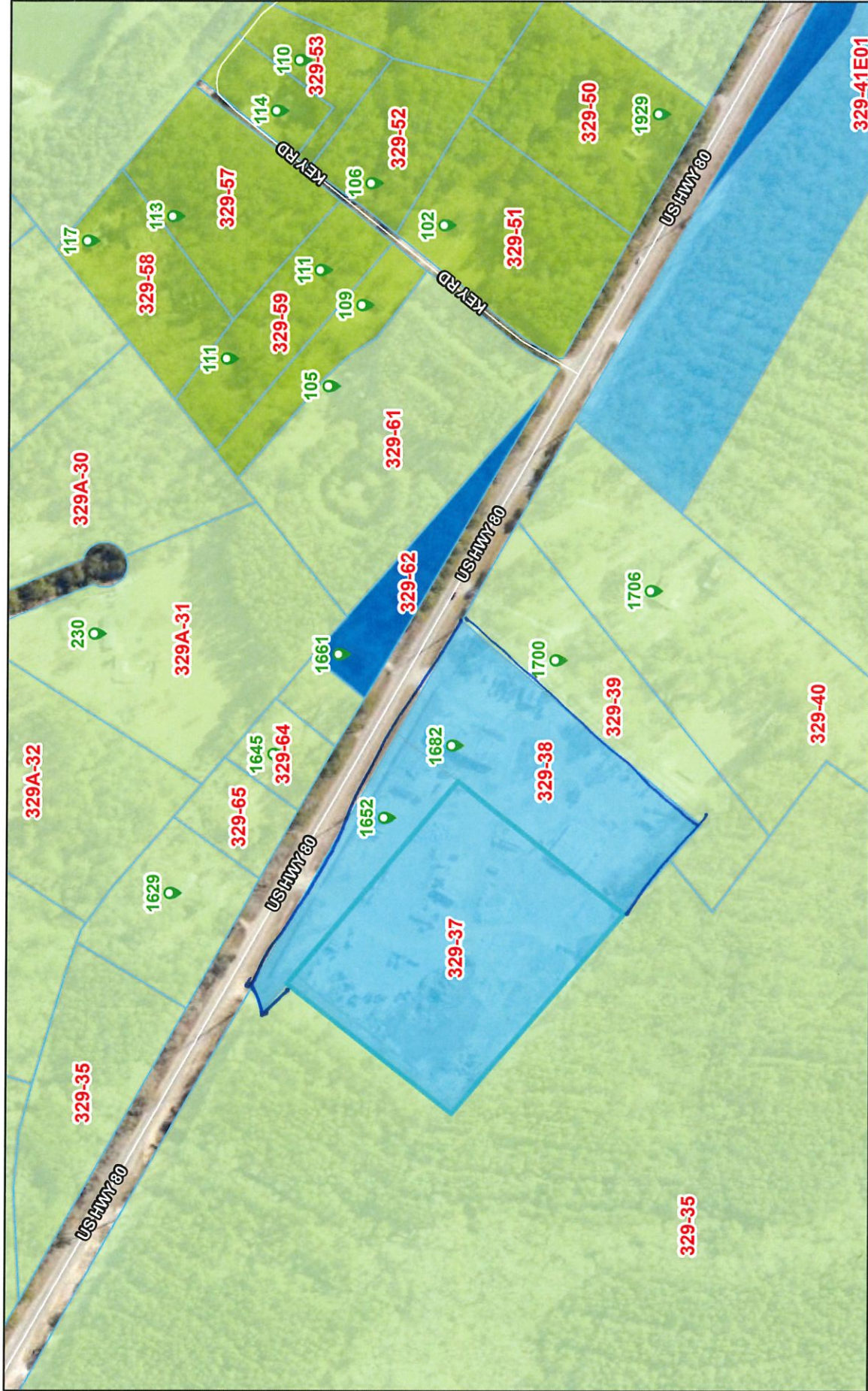
1:4,401

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

329-36, 37, 38



5/6/2024

📍 Addresses
 Tax Parcels
⬜ Roads
 AR-1
 AR-2
 B-2
 B-3
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km
 Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA