



### RZN-24-51

Rezoning Application

Status: Active

Submitted On: 8/2/2024

### Primary Location

610 Ebenezer Road

Rincon, GA 31326

### Owner

L.E.D Properties of GA LLC  
108 N WENDELL AVE Rincon,  
GA 31326

### Applicant

James Daniels

912-657-1147

james@trademarktrucklines.com

108 North Wendell Ave  
Rincon, GA 31326

## Staff Review

Planning Board Meeting Date\*

09/10/2024

Board of Commissioner Meeting Date\*

10/01/2024

Notification Letter Description \*

to allow for permitted uses in B-3.

Map #\*

446

Parcel #\*

7B

Staff Description

Georgia Militia District

9

Commissioner District\*

5th

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* [?](#)

No

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

James Daniels

Applicant Email Address\*

James@trademarktrucklines.com

Applicant Phone Number\*

9126571147

Applicant Mailing Address\*

108 North Wendell Ave

Applicant City\*

Rincon

Applicant State & Zip Code\*

Ga 31326

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## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

R-1 (Single Family Residential)

Proposed Zoning of Property\*

B-3 (Highway Commercial)

Map & Parcel \*

04460007B00

Road Name\*

Ebenezer

Proposed Road Access\* ?

Ebenezer

Total Acres \*

8

Acres to be Rezoned\*

8

Lot Characteristics \*

Grass

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

To conform with surrounding properties

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

North\*

B3

South\*

B3

East\*

I1

West\*

R1

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

Vacant

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

No

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

Outdoor screen storage

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

Developed and undeveloped commercial/industrial

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

It will give less of a buffer for the neighbors and give them the opportunity to use more of their land.

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

Digital Signature\*

James larsen daniels 3  
Aug 1, 2024



0987341763

PARTICIPANT ID

**BK:29 PG:547-547**  
**P2023000050**

FILED IN OFFICE  
CLERK OF COURT  
03/06/2023 02:29 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Jason E. Bragg*

**LEGEND:**

- RF 3/4" REBAR FOUND
- RS 3/4" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP. USED TOTAL STATION
- TOPCON 303.

ERROR OF CLOSURE  
1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

I, as required by subsection (a) of O.C.G.A. Section 19-6-67, do hereby certify that the foregoing plat was prepared by all applicable local jurisdictions for recording as evidenced by appropriate certifications, signatures, stamps, or statements hereon. Each approval or attestation should be confirmed with the appropriate jurisdiction by the person or persons who would sign and submit the plat to the appropriate local jurisdiction. I, the undersigned, and the surveyor certify that this plat complies with the requirements of the Georgia Surveying and Mapping Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 19-6-67.



*Adolph N. Michelis*  
DATE: 11-21-22  
GA REG. LS. NO. 1323

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

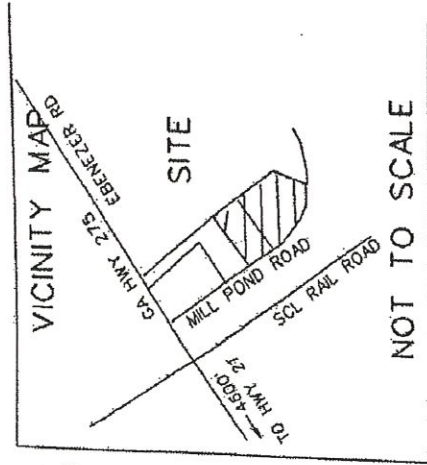
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.  
*Stacie Dinning* 3/16/2023  
ZONING ADMINISTRATOR DATE

04460009  
N/F  
OMIE E HINELY

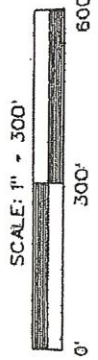
NOTE: THIS IS A SURVEY OF A PROPOSED ACCESS EASEMENT FOR/TO THE McBRIDE PROPERTIES M & PARCEL 04460007E THROUGH THE LED PROPERTIES OF GEORGIA LLC (M & P 04460007B )

APPROVED BY  
LED PROPERTIES OF GA, LLC  
OWNER  
*Phil & Brandy* 11/21/22  
DATE: 11/21/22

04460008  
N/F  
PHIL & BRANDY  
KIEFFER



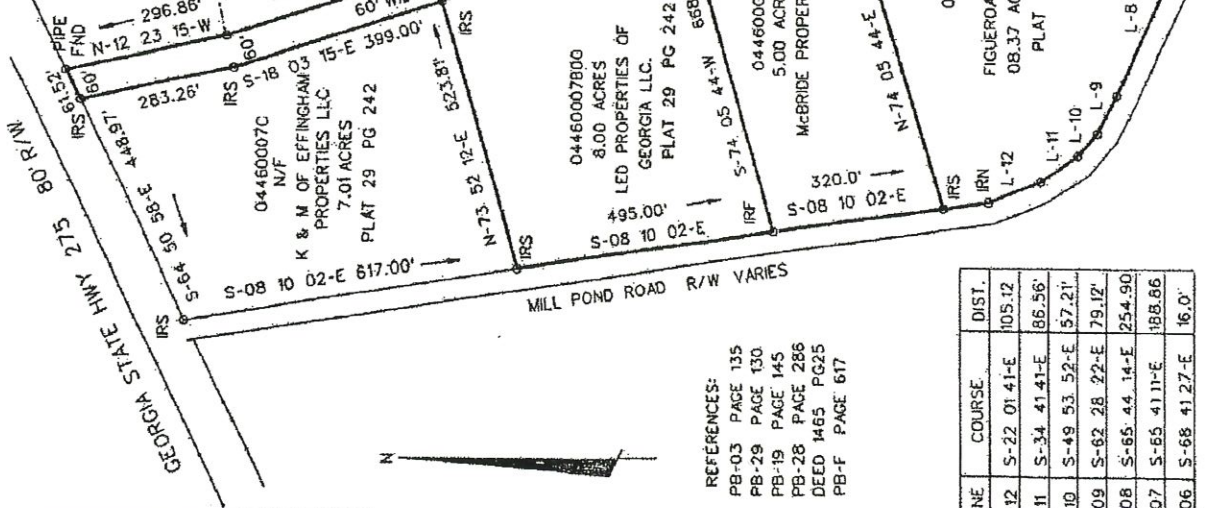
NOTE: SUBJECT PROPERTY IS A EASEMENT SURVEY INSIDE/THROUGH MAP & PARCEL 04460007B OF THE EFFINGHAM CTY TAX ASSESSORS FILE.



**ACCESS EASEMENT SURVEY**

**SURVEY FOR**  
**McBRIDE PROPERTIES LLC.**  
**SURVEY TO ESTABLISH A 60'**  
**WIDE ACCESS EASEMENT THROUGH**  
**LED PROPERTIES OF GA, LLC**  
**MAP & PARCEL 04460007B00**  
**LOCATED IN THE 09TH. G.M.D.**  
**EFFINGHAM COUNTY, GEORGIA**  
**SURVEYED 12 OCT 2021**  
**PLAT REVISED 18 NOV 2022**

RNO4.DGN NOV2022



- REFERENCES:
- PB-03 PAGE 135
  - PB-29 PAGE 130
  - PB-19 PAGE 145
  - PB-28 PAGE 286
  - DEED 1465 PG25
  - PB-F PAGE 617

LINE	COURSE	DIST.
L-12	S-22 01 41-E	105.12
L-11	S-34 41 41-E	86.56'
L-10	S-49 53 52-E	57.21'
L-09	S-62 28 22-E	79.12'
L-08	S-65 44 14-E	254.90
L-07	S-65 41 11-E	188.66
L-06	S-68 41 27-E	16.0'



# 446-7B



8/2/2024

**Legend**

- Addresses
- Roads
- Parcels
- R-1
- AR-1
- AR-2
- I-1
- Other
- R-6
- B-3
- Municipal Boundaries

Scale: 1:4,401

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, 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 **James Daniels (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?
- No 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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APPROVAL X DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **James Daniels (Map # 354 Parcels # 21, 21B, 21C)** from LI to LI zoning.

- RI - 33  
Yes No? 1. Is this proposal inconsistent with the county's master plan?
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B.S.



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **James Daniels** (Map # 354 Parcels # 21, 21B, 21C) from ~~LL~~ to ~~LI~~ zoning. **R1 to B3**

- 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?
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**RT**



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **James Daniels (Map # 354 Parcels # 21, 21B, 21C)** from LI to LI zoning. *R1 to B3*

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
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*A.Z.*





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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL    P.H.   

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **James Daniels** (Map # 354 Parcels # 21, 21B, 21C) from LI to LI zoning.

Yes    No   ? 1. Is this proposal inconsistent with the county's master plan?

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Yes    No   ? 8. Do other conditions affect the property so as to support a decision against the proposal?

P.H.  
   James Daniels    P.H.

