



CU-24-20

Conditional Use Permit

Status: Active

Submitted On: 8/30/2024

Primary Location

203 Cypress Cove Lane
Rincon, GA 31326

Owner

MCNEIL DEMETRIUS D
203 CYPRESS COVE LN
RINCON, GA 31326

Applicant

Demetrius McNeil

912-412-0822

vitina71@gmail.com

203 CYPRESS COVE LN
RINCON, Georgia 31326

Staff Review

Planning Board Meeting Date*

10/08/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description*

to allow for a residential business

Property Location*

203 Cypress Cove Lane

Map #*

391E

Parcel #*

12

Commissioner District*

4th

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

09/16/2024

Planning Board Ads

09/18/2024

Board of Commissioner Ads

10/16/2024

🔒 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Demetrius McNeil

Applicant Email Address*

Vitina71@gmail.com

Applicant Phone Number*

912-412-0822

Applicant Mailing Address*

203 Cypress Cove Ln

Applicant City*

Rincon

Applicant State*

Georgia

Applicant Zip Code*

31326

Property Information

Property Location*

203 Cypress Cove Ln

Present Zoning of Property*

R-1

Map/Parcel Number*

0391E012

Total Acres of Property*

.53

Water Connection*

Public Water System

Name of Supplier*

Water Utility Management

Sewer Connection*

Name of Supplier*

Public Sewer System

Water Utility Management

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15A - Residential Business

Applied for

Reason:*

I presently have a business license through the State of Georgia. The number is 24159536.

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

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*

 Demetrius Deleon McNeil

Aug 26, 2024

391E-12



8/30/2024

Addresses  Roads  Parcels

1:1,124
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

391E-12



8/30/2024

- Addresses
- Parcels
- Roads
- R-1
- AR-1

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