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

10/08/2024

11/05/2024

■ Notification Letter Description*

to allow for a residential business

203 Cypress Cove Lane

391E

Parcel #*

12

4th

N/A

09/16/2024

Planning Board Ads

09/18/2024

10/16/2024

Applicant Information

Who is applying for the Conditional Use?*

Applicant / Agent Name*

Property Owner

Demetrius McNeil

Applicant Email Address*

Applicant Phone Number*

Vitina71@gmail.com

912-412-0822

Applicant Mailing Address*

Applicant City*

203 Cypress Cove Ln

Rincon

Applicant State*

Applicant Zip Code*

Georgia

31326

Property Information

Property Location*

Present Zoning of Property*

203 Cypress Cove Ln

R-1

Map/Parcel Number*

Total Acres of Property*

0391E012

.53

Water Connection*

Name of Supplier*

Public Water System

Water Utility Management

Sewer Connection*

Public Sewer System

Name of Supplier*

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

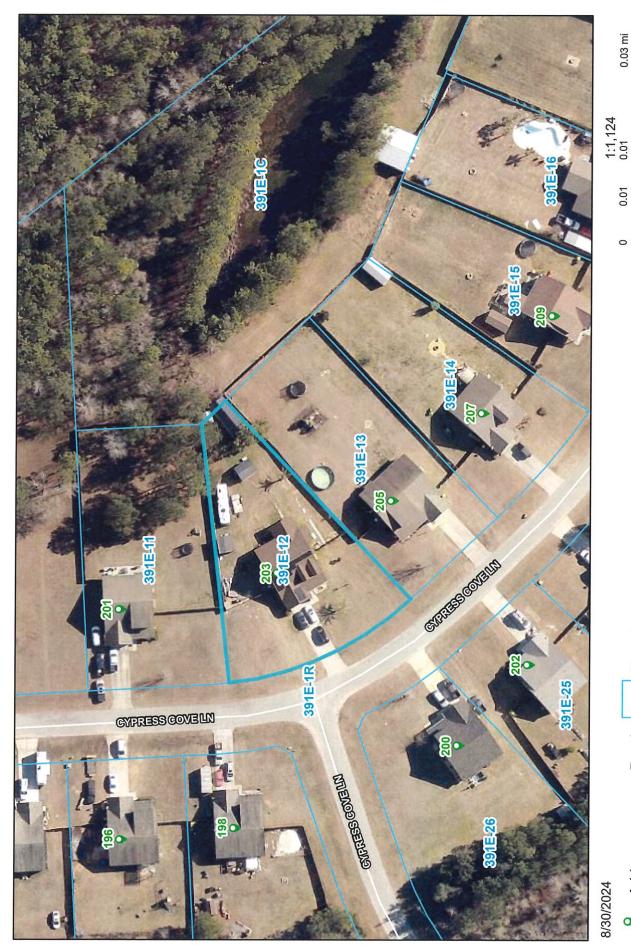
All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

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



九 0.05 km Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

0.03 mi

0.01

• Addresses

Roads

Parcels

