



### RZN-24-64

Rezoning Application

Status: Active

Submitted On: 8/20/2024

### Primary Location

0

### Owner

### Applicant

Manning Graham

912-655-1622

erika@sefleetsav.com

3155 Stillwell Cloy Road  
Cloy, GA 31303

## Staff Review

Planning Board Meeting Date\*

10/08/2024

Board of Commissioner Meeting Date\*

11/05/2024

Notification Letter Description \*

to allow for light industrial uses.

Map #\*

476

Parcel #\*

4E

Staff Description

Georgia Militia District

9

Commissioner District\*

5th

Public Notification Letters Mailed

09/16/2024

Board of Commissioner Ads

10/16/2024

🔒 Planning Board Ads

09/18/2024

🔒 Request Approved or Denied

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🔒 Plat Filing required\* [?](#)

No

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Manning Graham

Applicant Email Address\*

manning@sefleetsav.com

Applicant Phone Number\*

9126551622

Applicant Mailing Address\*

3155 Stillwell Clyo Road

Applicant City\*

Clyo

Applicant State & Zip Code\*

GA 31303

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## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property\*

LI (Light Industrial)

Map & Parcel \*

04760004E00

Road Name\*

Old Augusta Rd

Proposed Road Access\* ?

Old Augusta Rd

Total Acres \*

33.5

Acres to be Rezoned\*

33.5

Lot Characteristics \*

Wooded area with some wetlands

Water Connection \*

Public Water System

Name of Supplier\*

City of Rincon

Sewer Connection

Public Sewer System

Name of Supplier\*

City of Rincon

Justification for Rezoning Amendment \*

Sale of Property to End user

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

North\*

R1

South\*

AR1 and I1

East\*

I5- Industrial and R1

West\*

I1

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

Currently not being used

**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.\***

After rezoning the property will be used to transfer vehicles to the GA Port as well as stage vehicles

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

Most properties in the vicinity are 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?\***

The new zoning would fall in line with current and future properties in the area and most adjacent properties are industrial warehousing with similar traffic scenarios

**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?\***

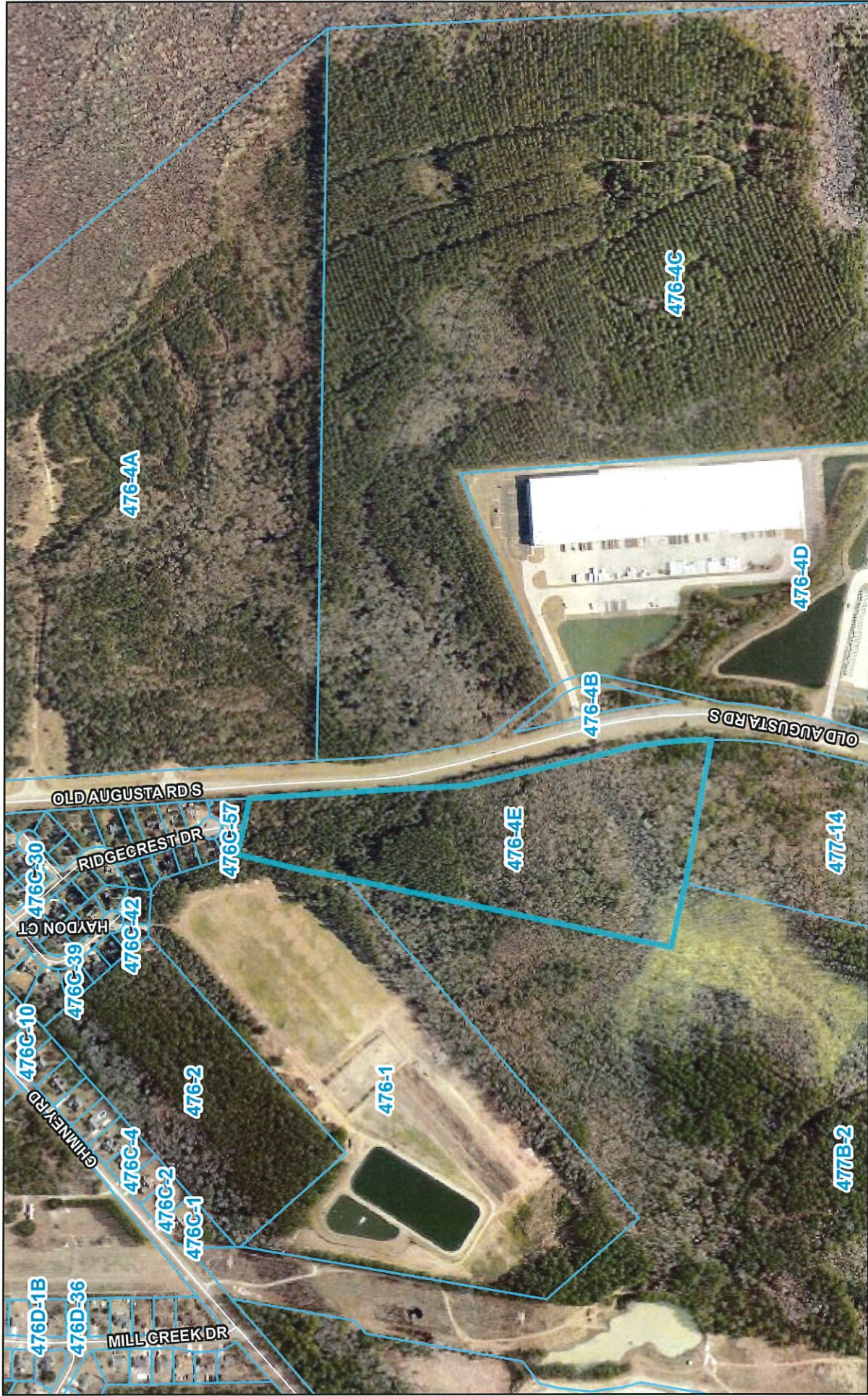
No

Digital Signature\*

✓ Manning Graham  
Aug 20, 2024



# 476-4E



8/30/2024

Roads

Parcels

1:8,990

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# 476-4E



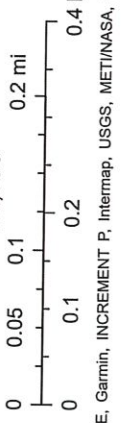
8/30/2024

**Roads**  R-1

**Parcels**  AR-1  AR-2

 I-1

1:8,990



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA