



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 Clyo Road

Clyo, 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

—

🔒 Plat Filing required* ?

No

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

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?*

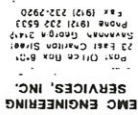
The new zoning would fall in line with current and future properties in the area and most adjacent properties are industrial warehousing with similar traffic scenarios

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*

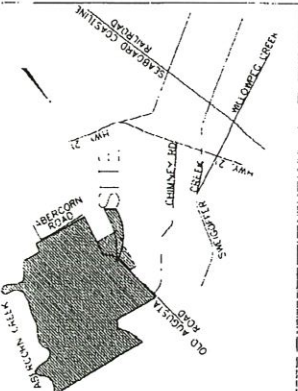
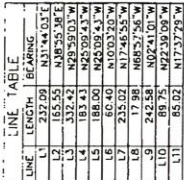
✓ Manning Graham
Aug 20, 2024



A SUBDIVISION PLAT OF OLD AUGUSTA ROAD DEVELOPMENT
A 779.01 ACRE PORTION
OF THE ABERCORN CREEK TRACT,
FORMERLY THE JARELL TRACT,
9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA,
prepared for:
DEL-A-RAE, INC.

[illegible]

CHARLES W. JONES, JR., PRES.
JONES & JONES, INC.
AND P.O. BOX 100, NEW YORK, N.Y.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING
C1	284.26	370.00	50°33'48"	152.28	275.01°
C2	244.73	280.00	50°33'48"	133.74	240.03°
C3	368.56	630.00	35°20'18"	200.86	510°55'48"
C4	413.73	630.00	35°20'18"	213.47	450°7'

[illegible][illegible]

476-4E



8/30/2024

Roads

Parcels

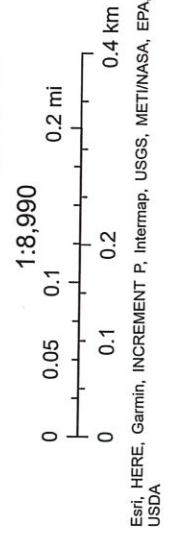
1:8,990

0 0.05 0.1 0.2 0.4 mi

0 0.1 0.2 0.4 km

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

476-4E



9.5

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 **Manning Graham (Map # 476 Parcel # 4E)** from **AR-1** 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?

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?

Portion of upland is
closest to neighborhood

would
fit in
Light industrial
use
per Chad Z.
*condition
as light*

Realtor representing property owner came up and asked if Light industrial
L.S. permitted warehouses

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APPROVAL _____

DISAPPROVAL 

Of the rezoning request by **Manning Graham (Map # 476 Parcel # 4E)** from **AR-1** to **LI** zoning.

- 3-2
- NO SITE PLAN yet
WETLAND ISSUES
23 ac. of wetlands -
150 ft buffer w/
BURN
300 ft w/o buffer -
They are saying
no var. request on
the buffer aspects.
- 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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NO site plan provided
only = 10 ac. of use - all by
residents
N.K.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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- 3:2 vote
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R.T.

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The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

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 N.B.