

CU-24-26

Conditional Use Permit

Status: Active

Submitted On: 12/2/2024

Primary Location

0

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Owner

Applicant

 Will Jernigan

 404-358-2374

 will@inmansolar.com

 320 N Highland Ave NE
Atlanta, Georgia 30307

Staff Review

 Board of Commissioner Meeting Date*

01/07/2025

 Notification Letter Description*

to allow for a solar farm in AR-1.

 Property Loaction*

Little McCall Road

 Map #*

345

 Parcel #*

37

 Commissioner District*

3rd

 Has Business License been applied for?*

N/A

 Public Notification Letters Mailed

12/16/2024

 Board of Commissioner Ads

12/18/2024

 Request Approved or Denied

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Applicant Information

Who is applying for the Conditional Use?*	Applicant / Agent Name*
Agent	Will Jernigan
Applicant Email Address*	Applicant Phone Number*
will@inmansolar.com	404-358-2374
Applicant Mailing Address*	Applicant City*
320 N Highland Ave NE	Atlanta
Applicant State*	Applicant Zip Code*
GA	30312

Property Owner Information

Owner's Name*	Owner's Email Address*
Juanita Rahn	teresarlane@aol.com
Owner's Phone Number*	Owner's Mailing Address*
912-667-2721	206 EAST EIGHT ST
Owner's City*	Owner's State*
Rincon	GA
Owner's Zip Code*	
31326	

Property Information

Property Location*	Present Zoning of Property*
Little McCall Rd	AR-1
Map/Parcel Number*	Total Acres of Property*
03450037	87.49
Water Connection*	Sewer Connection*
Private Water	Private Septic System

Conditional Use Requested

Conditional Use*	Status of Business License?*
Section 5.2.1.9 - Solar Farm	Applied for

Reason.*

For development and consturction of a solar farm.

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

The site plan requirements have been incorporated into the attached plan and have undergone preliminary review with planning staff.

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.

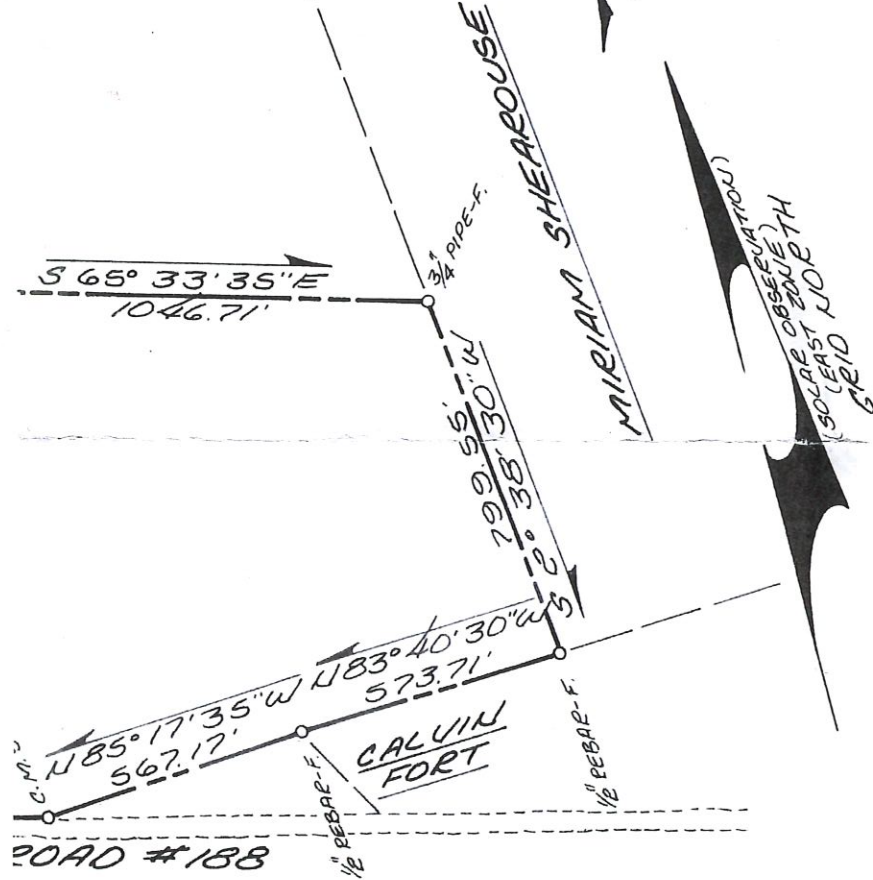
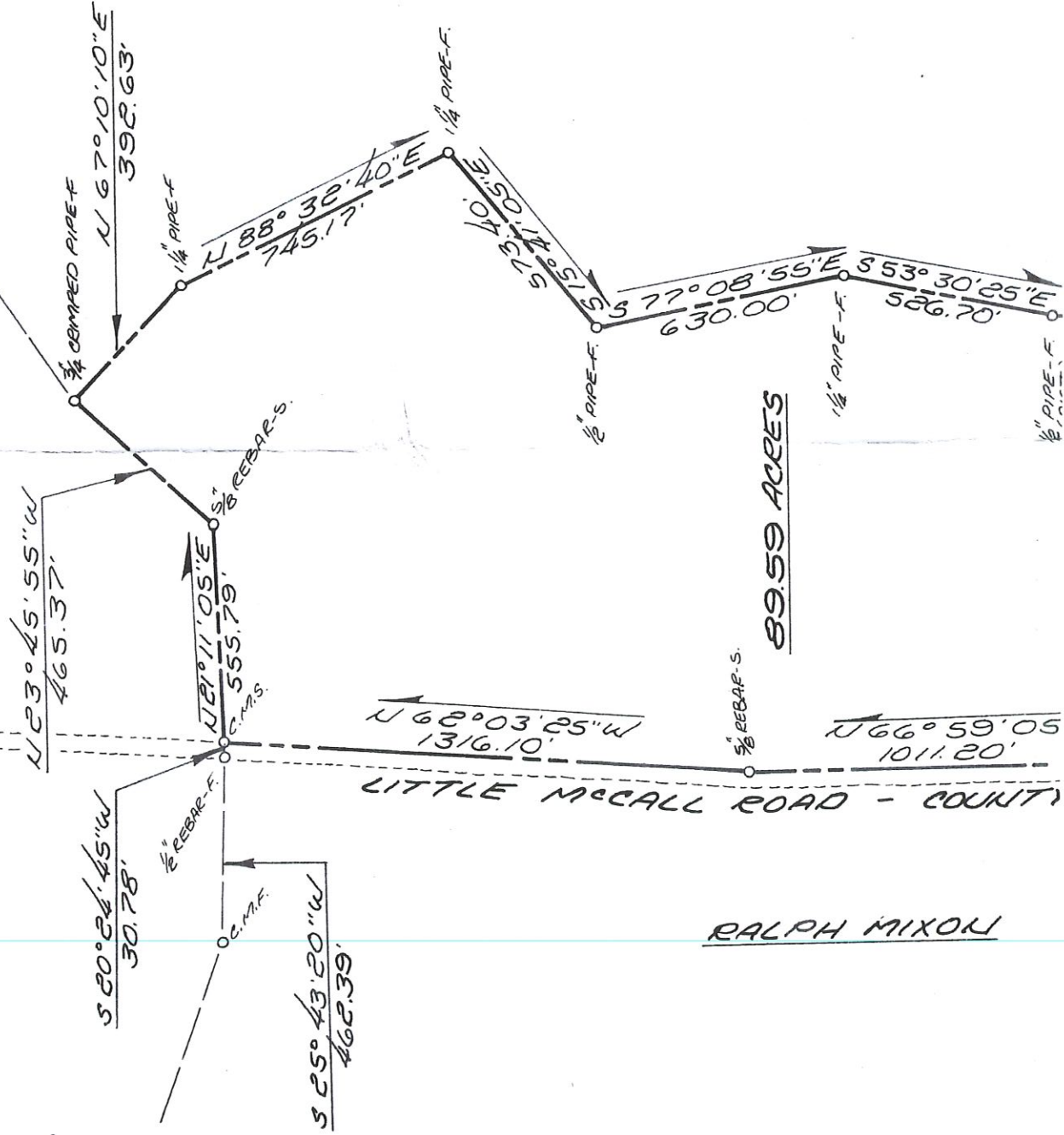
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

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.

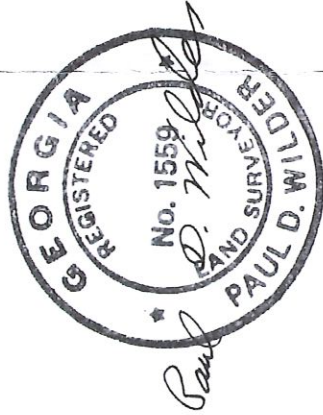
Signature*

✔ Will Jernigan
Nov 26, 2024

AUDREY J. EDWARDS

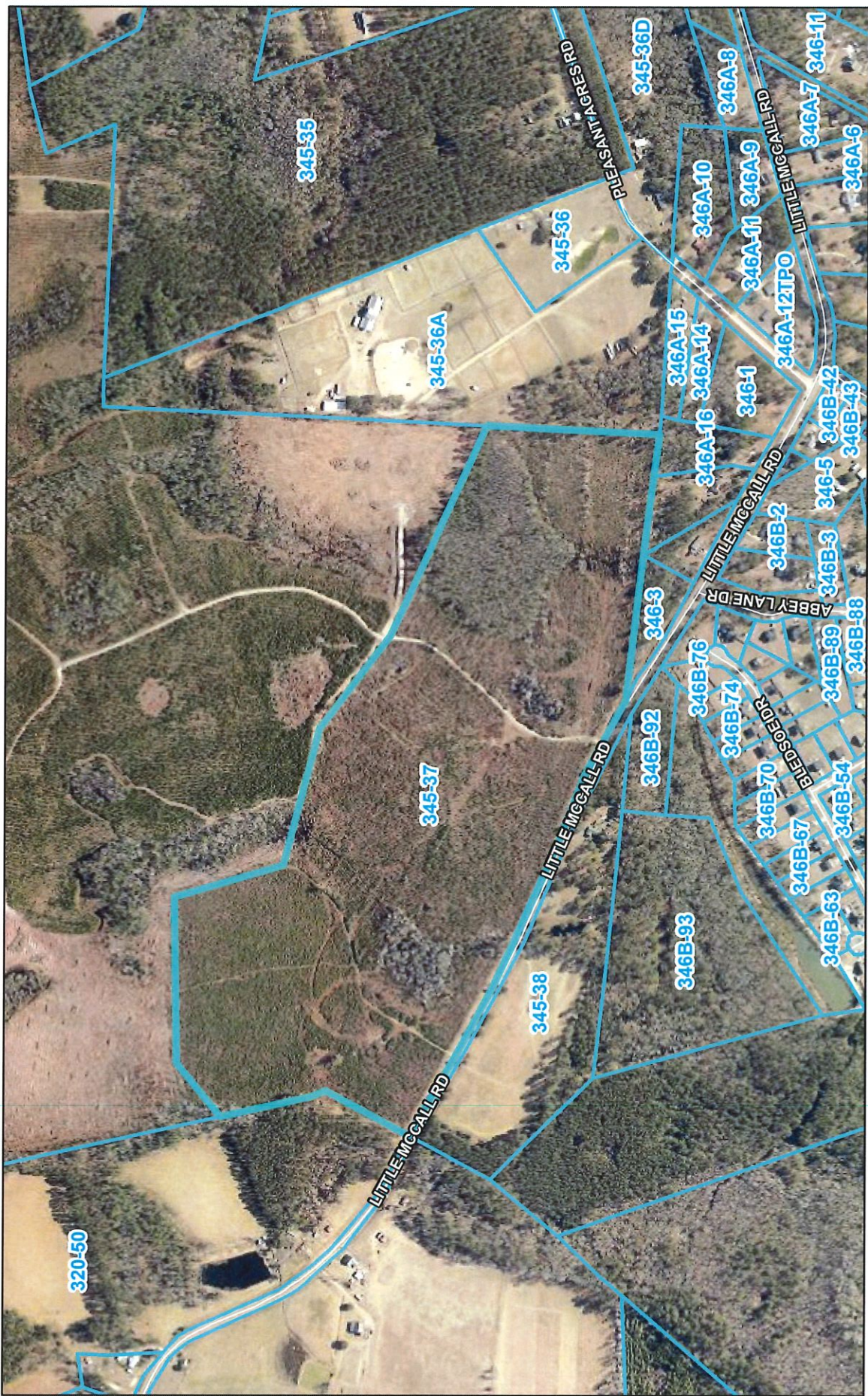


ERROR OF CLOSURE
FIELD DATA 1/ 40,156
ANGULAR ERROR 01" PER Δ POINT
PLAT CLOSURE 1/ 227,999
ADJUSTED BY COMPASS RULE
EQUIPMENT USED
03" THEODOLITE
ELECTRONIC DISTANCE METER



PLAT OF
PROPERTY SURVEYED FOR
W. F. RAHL

LOCATION: G. M. D. 10,
EFFINGHAM COUNTY, GEORGIA
SCALE: 1 INCH = 400 FEET
DATE: JULY 15, 1986 FILE NO. 2025
WILDER SURVEYING & MAPPING
RINCON, GEORGIA



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