



### RZN-24-51

Rezoning Application

Status: Active

Submitted On: 8/2/2024

### Primary Location

610 Ebenezer Road

Rincon, GA 31326

### Owner

L.E.D Properties of GA LLC

108 N WENDELL AVE Rincon,

GA 31326

### Applicant

James Daniels

912-657-1147

james@trademarktrucklines.com

108 North Wendell Ave

Rincon, GA 31326

## Staff Review

Planning Board Meeting Date\*

09/10/2024

Board of Commissioner Meeting Date\*

10/01/2024

Notification Letter Description \*

to allow for permitted uses in B-3.

Map #\*

446

Parcel #\*

7B

Staff Description

Georgia Militia District

9

Commissioner District\*

5th

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 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\*

James Daniels

Applicant Email Address\*

James@trademarktrucklines.com

Applicant Phone Number\*

9126571147

Applicant Mailing Address\*

108 North Wendell Ave

Applicant City\*

Rincon

Applicant State & Zip Code\*

Ga 31326

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## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

R-1 (Single Family Residential)

Proposed Zoning of Property\*

B-3 (Highway Commercial)

Map & Parcel \*

04460007B00

Road Name\*

Ebenezer

Proposed Road Access\* 

Ebenezer

Total Acres \*

8

Acres to be Rezoned\*

8

Lot Characteristics \*

Grass

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

To conform with surrounding properties

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

North\*

B3

South\*

B3

East\*

I1

West\*

R1

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

Vacant

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.\*

Outdoor screen storage

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

Developed and undeveloped commercial/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?\*

It will give less of a buffer for the neighbors and give them the opportunity to use more of their land.

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\*

James larsen daniels 3  
Aug 1, 2024



0987341763

PARTICIPANT ID

**BK:29 PG:547-547**  
**P2023000050**

FILED IN OFFICE  
CLERK OF COURT  
03/06/2023 02:29 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Jason E. Bragg*

**LEGEND:**

- RF 3/4" REBAR FOUND
- RS 3/4" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP. USED TOTAL STATION
- TOPCON 303.

ERROR OF CLOSURE  
1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

I, as required by subsection (a) of O.C.G.A. Section 47-6-67, do hereby certify that the foregoing plat was prepared by all applicable local jurisdictions for recording as evidenced by appropriate certifications, signatures, stamps, or statements hereon. Each approval or attestation should be confirmed with the appropriate jurisdiction by the person or persons who would sign and submit the plat to the appropriate local jurisdiction. I, the undersigned, and the surveyor certify that this plat complies with the requirements of the Georgia Surveying and Mapping Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-6-67.



*Adolph N. Michelis*  
DATE: 11-21-22  
GA REG. L.S. NO. 1323

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

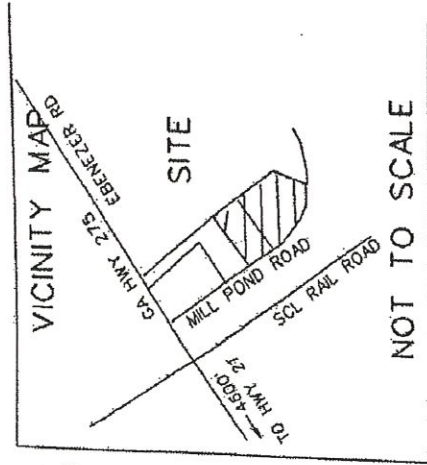
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.  
*Stacie Dinning* 3/16/2023  
ZONING ADMINISTRATOR DATE

04460009  
N/F  
OMIE E HINELY

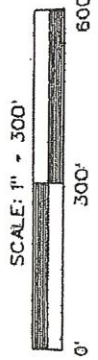
NOTE: THIS IS A SURVEY OF A PROPOSED ACCESS EASEMENT FOR/TO THE McBRIDE PROPERTIES M & PARCEL 04460007E THROUGH THE LED PROPERTIES OF GEORGIA LLC (M & P 04460007B )

APPROVED BY  
LED PROPERTIES OF GA, LLC  
OWNER  
*Phil & Brandy Keffer* 11/21/22  
DATE: 11/21/22

04460008  
N/F  
PHIL & BRANDY  
KEFFER



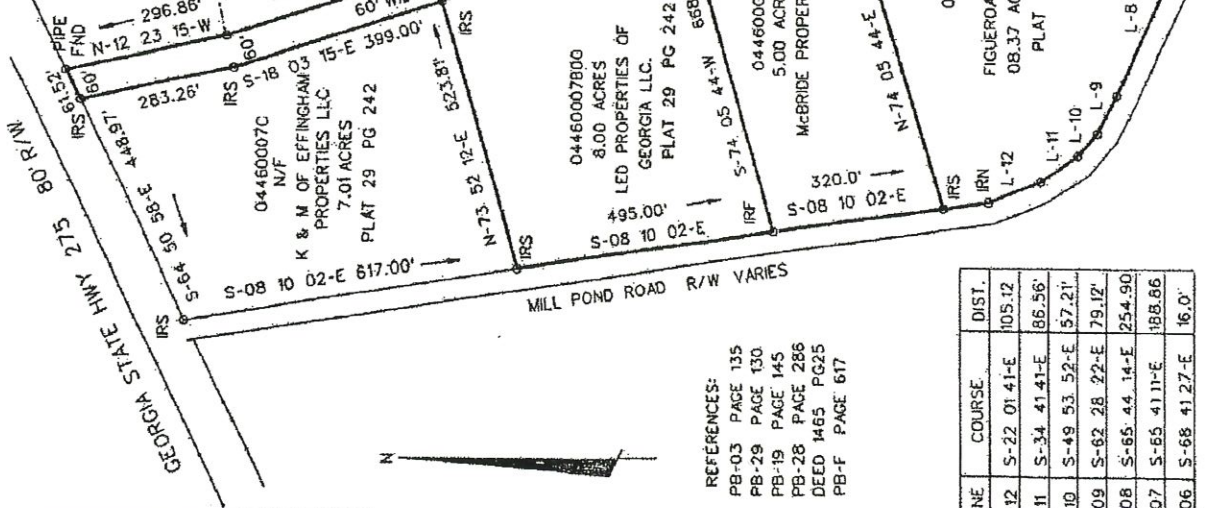
NOTE: SUBJECT PROPERTY IS A EASEMENT SURVEY INSIDE/THROUGH MAP & PARCEL 04460007B OF THE EFFINGHAM CTY TAX ASSESSORS FILE.



**ACCESS EASEMENT SURVEY**

**SURVEY FOR**  
**McBRIDE PROPERTIES LLC.**  
**SURVEY TO ESTABLISH A 60'**  
**WIDE ACCESS EASEMENT THROUGH**  
**LED PROPERTIES OF GA, LLC**  
**MAP & PARCEL 04460007B00**  
**LOCATED IN THE 09TH. G.M.D.**  
**EFFINGHAM COUNTY, GEORGIA**  
**SURVEYED 12 OCT 2021**  
**PLAT REVISED 18 NOV 2022**

RNO4.DGN NOV2022



- REFERENCES:
- PB-03 PAGE 135
  - PB-29 PAGE 130
  - PB-19 PAGE 145
  - PB-28 PAGE 286
  - DEED 1465 PG25
  - PB-F PAGE 617





LINE	COURSE	DIST.
L-12	S-22 01 41-E	105.12
L-11	S-34 41 41-E	86.56'
L-10	S-49 53 52-E	57.21'
L-09	S-62 28 22-E	79.12'
L-08	S-65 44 14-E	254.90
L-07	S-65 41 11-E	188.66
L-06	S-68 41 27-E	16.0'



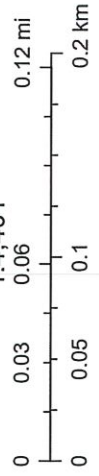
446-7B



8/2/2024

-  Addresses
-  Parcels
-  Roads
-  Municipal Boundaries

1:4,401



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



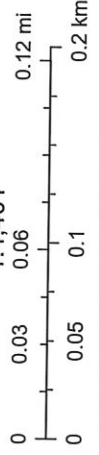
# 446-7B



8/2/2024

	Addresses		R-1		R-6		AR-1		I-1		B-3		Municipal Boundaries
	Roads		AR-2		Other		AR-1		Other		Other		Other
	Parcels		AR-2		Other		AR-1		I-1		B-3		Municipal Boundaries

1:4,401



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