

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 4-24-2023

Applicant/Agent: MCBride Properties / Jonathan Chris McBride

Applicant Email Address: Chris@southeastelectricga.com

Phone # 912-663-1317

Applicant Mailing Address: 201 Middle Creek Rd

City: Springfield State: GA Zip Code: 31329

Property Owner, if different from above: _____
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Drive to Property is across 275 from 125 Entrepreneur way

Proposed Road Access: GA State Hwy 275 - Mill Pond Rd Rincon, GA 31326

Present Zoning of Property: R-1 Proposed Zoning: B-3

Tax Map-Parcel # 04460007E00 Total Acres: 5 Acres to be Rezoned: 5

Lot Characteristics: _____

WATER

Private Well

Public Water System

If public, name of supplier: _____

SEWER

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: _____

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

North R-1 South R-1 East AR-1 West I3-Industrial

1. Describe the current use of the property you wish to rezone.

NO USE

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

NO

3. Describe the use that you propose to make of the land after rezoning.

Storage for Equipment and tools.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

North and South are not used. East is AR-1,
and Mill Pond Rd. is west.

5. 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 should not affect any nearby property, we are not
manufacturing anything. Storage of our own equipment and tools.

6. 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

Applicant Signature:

Jonathan C. Brade

Date

4-24-2023

668'

3-0'

60' EASEMENT

30' BUFFER

30' BUFFER

5000' SQ FT.
METAL BUILD

100'

PARKING

GRASS

DRIVEWAY
TO HWY 275

WOODS NOT TO DEVELOP

30' BUFFER

FENCED LOT



MCBRIDE PROPERTIES SKETCH PLAN | PARCEL # 0446000700 NOT TO SCALE H-25-2023

446-7E



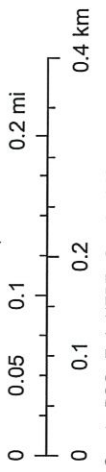
446-7E



5/11/2023

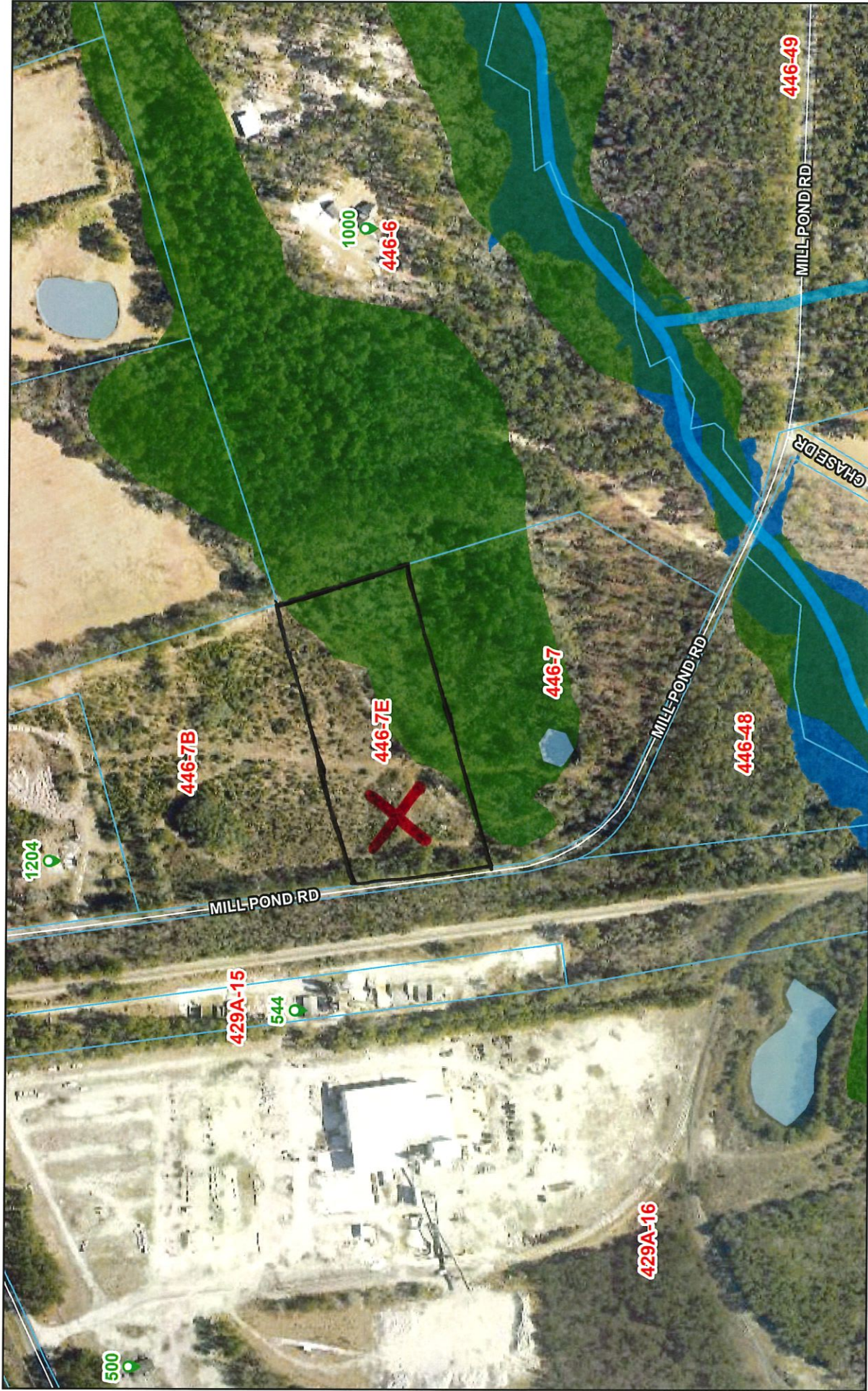
1:9,028

- Municipal Boundaries
- Address Points
- Tax Parcels
- Roads
- Future Land Use - Plan Date 10/1/2019
- Agriculture
- Industrial
- Public/Institutional
- Residential
- Transportation/Utilities



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

446-7E



5/1/2023

Address Points Roads Wetlands

Tax Parcel Labels Wetlands

Tax Parcels Freshwater Forested/Shrub Wetland

Freshwater Pond FEMA Flood Zone

Riverine A

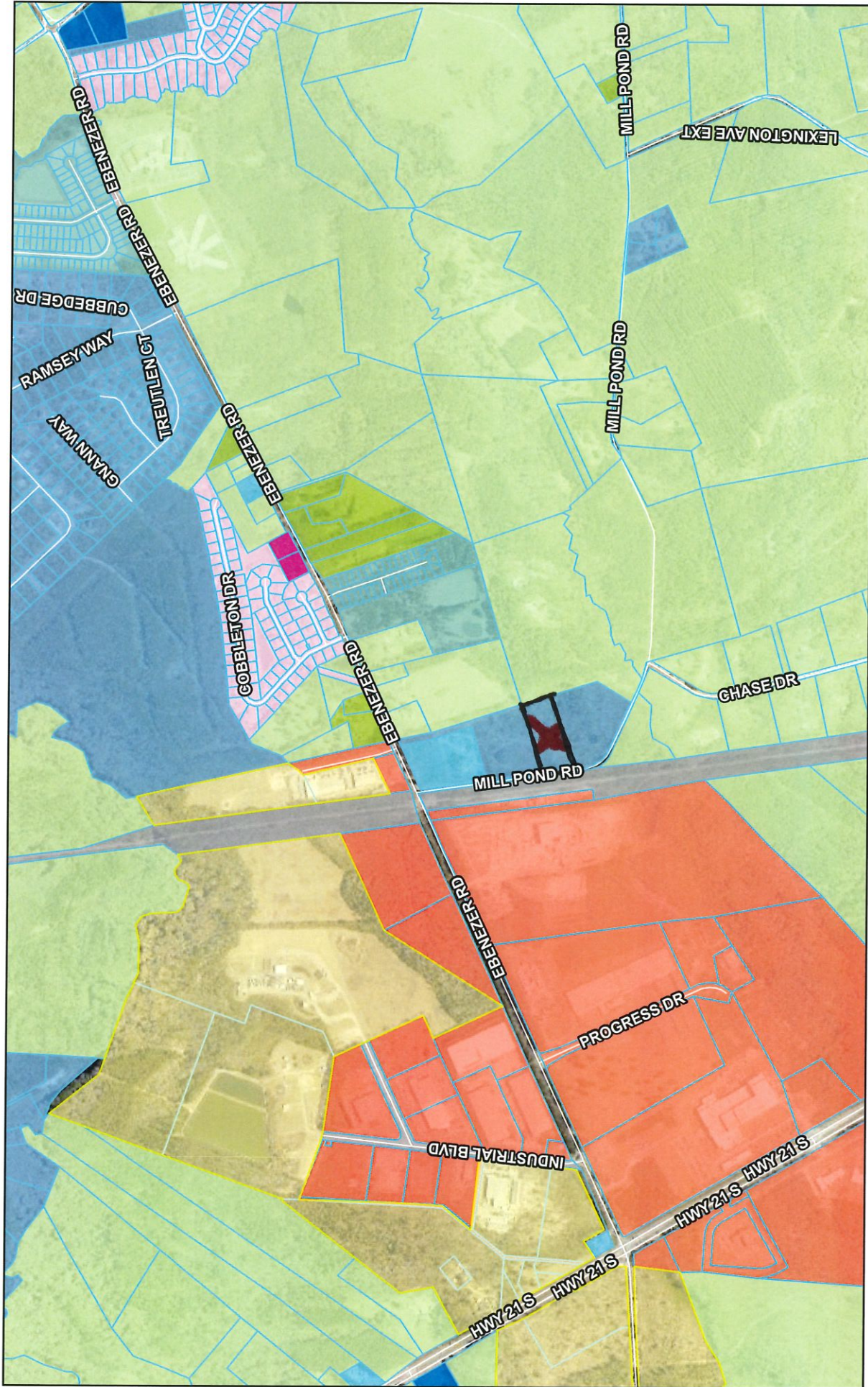
1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County
BOC

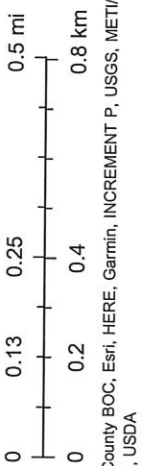
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5/1/2023

- Municipal Boundaries
- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-2
- R-3
- R-6
- B-1
- B-2
- B-3
- I-1
- Other

1:18,056



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

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 applicant **McBride Properties, LLC – (Map # 446 Parcel # 7E)** from **R-1** to **B-3** 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?

BKS. 6/13/23.

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