



CU-24-23

Conditional Use Permit

Status: Active

Submitted On: 9/23/2024

Primary Location

333 Shawnee Road
Springfield, GA 31329

Owner

HELMKEN RONALD V
333 SHAWNEE RD
SPRINGFIELD, GA 31329

Applicant

Ronald Helmken
 912-675-0769
 9126750769@vzwpix.com
 333 Shawnee
Clyo, GA 31303

Staff Review

Planning Board Meeting Date*

11/05/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description*

to allow for a cemetery in AR-1.

Property Location*

333 Shawnee Road

Map #*

287

Parcel #*

17

Commissioner District*

3rd

Has Business License been applied for?*

No

Public Notification Letters Mailed

10/14/2024

Planning Board Ads

10/16/2024

Board of Commissioner Ads

10/16/2024

🔒 Request Approved or Denied

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Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Ronald Helmken

Applicant Email Address*

NA

Applicant Phone Number*

912-675-0769

Applicant Mailing Address*

333 Shawnee Rd

Applicant City*

Springfield

Applicant State*

GA

Applicant Zip Code*

31329

Property Information

Property Location*

Shawnee Rd

Present Zoning of Property*

AR1

Map/Parcel Number*

287-17

Total Acres of Property*

30

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Other

Need to apply

Detailed Description of Type of Business*

Placing cemetery on property

Reason:*

Placing cemetery on property

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

Attachment C - Site Plan Requirements

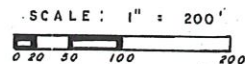
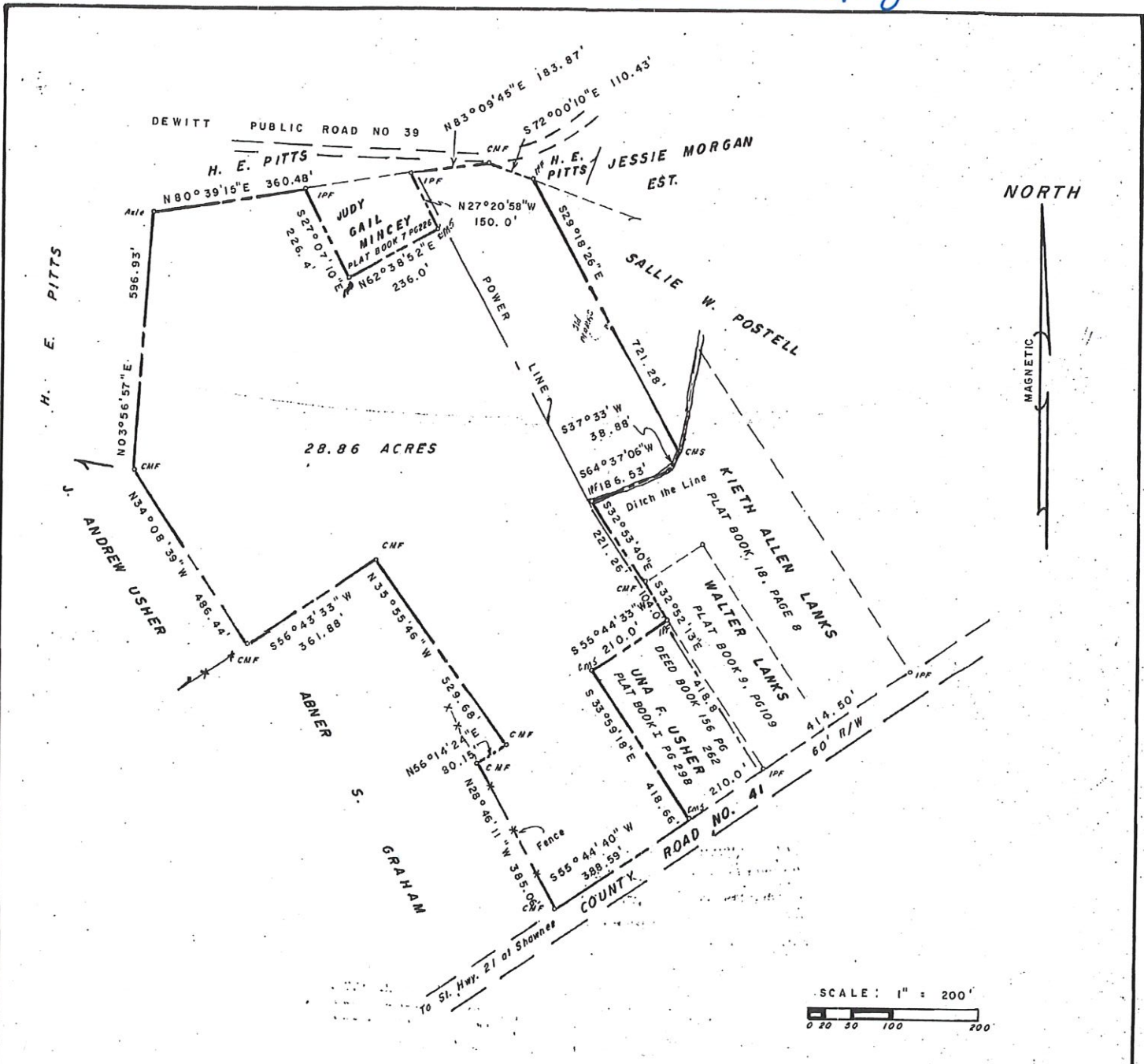
All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

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*

✓ Ronald v helmken
Sep 23, 2024

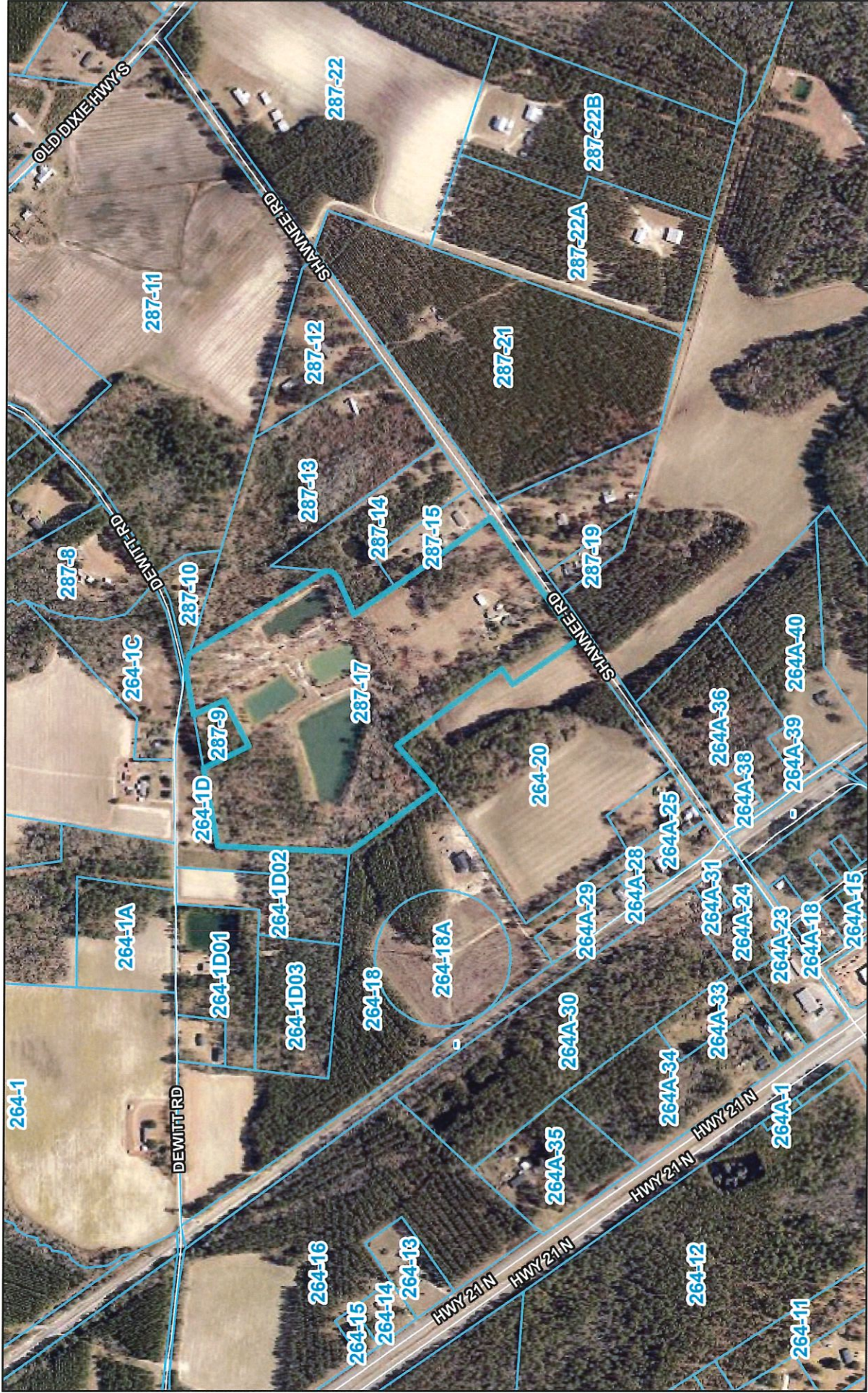


PROPERTY SURVEY
FOR
BRANDY MARIE HELMKEN

LOCATED IN THE 12TH G.M.D.,
EFFINGHAM COUNTY, GEORGIA

DATE: SEPT. 1, 1988
BY: Warren E. Poythress
WARREN E. POYTHRESS
R. L. S. 1953
EQUIP: LIETZ SDM3E
FIELD E.O.C. - 1/30386
ANGULAR - 07"/PT.
PLAT E.O.C. - 1/97865

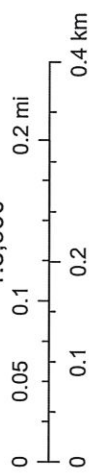
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10/2/2024

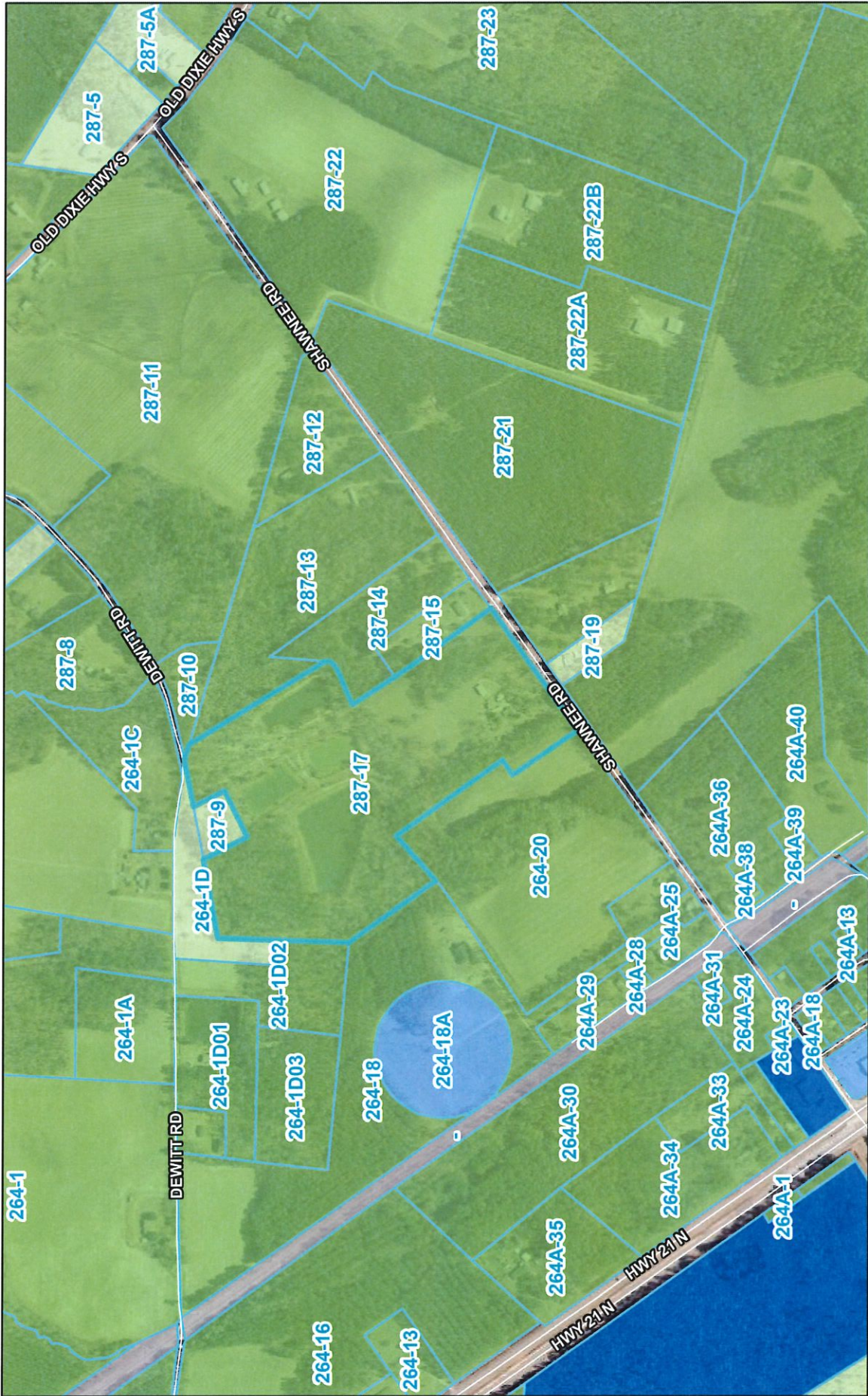
Roads
Parcels

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

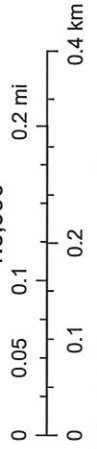
287-17



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