



CU-25-8

Conditional Use Permit

Status: Active

Submitted On: 3/19/2025

Primary Location

1302 Springfield-Egypt Road
Springfield, GA 31329

Owner

BURGESS WILLIAM JEFFERY II
PO BOX 1416 RINCON, GA 31326

Applicant

 William Burgess
 912-658-4448 ext. 00000
 mrtrim50@aol.com
 1302 Springfield Egypt Road
Springfield, Ga 31229

Staff Review

Board of Commissioner Meeting Date*

04/15/2025

Notification Letter Description*

a conditional use to allow for a tiny home subdivision in AR-1.

Property Location*

1302 Springfield Egypt Road

Map #*

15

Parcel #*

341

Commissioner District*

3rd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

03/31/2025

Board of Commissioner Ads

03/26/2025

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

William J. Burgess

Applicant Email Address*

mrtrim50@aol.com

Applicant Phone Number*

912-658-4448

Applicant Mailing Address*

P O Box 1416

Applicant City*

Rincon

Applicant State*

Ga

Applicant Zip Code*

31326

Property Information

Property Location*

1302 Springfield Egypt Rd

Present Zoning of Property*

Ar-1

Map/Parcel Number*

341-15

Total Acres of Property*

8.46 ac

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*

544sqft Rental Homes , One Bdrm and One Bthrm homes

Reason:*

people are going to live in the rentals on 1302 springfield Egypt road

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

He doesnt know

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):

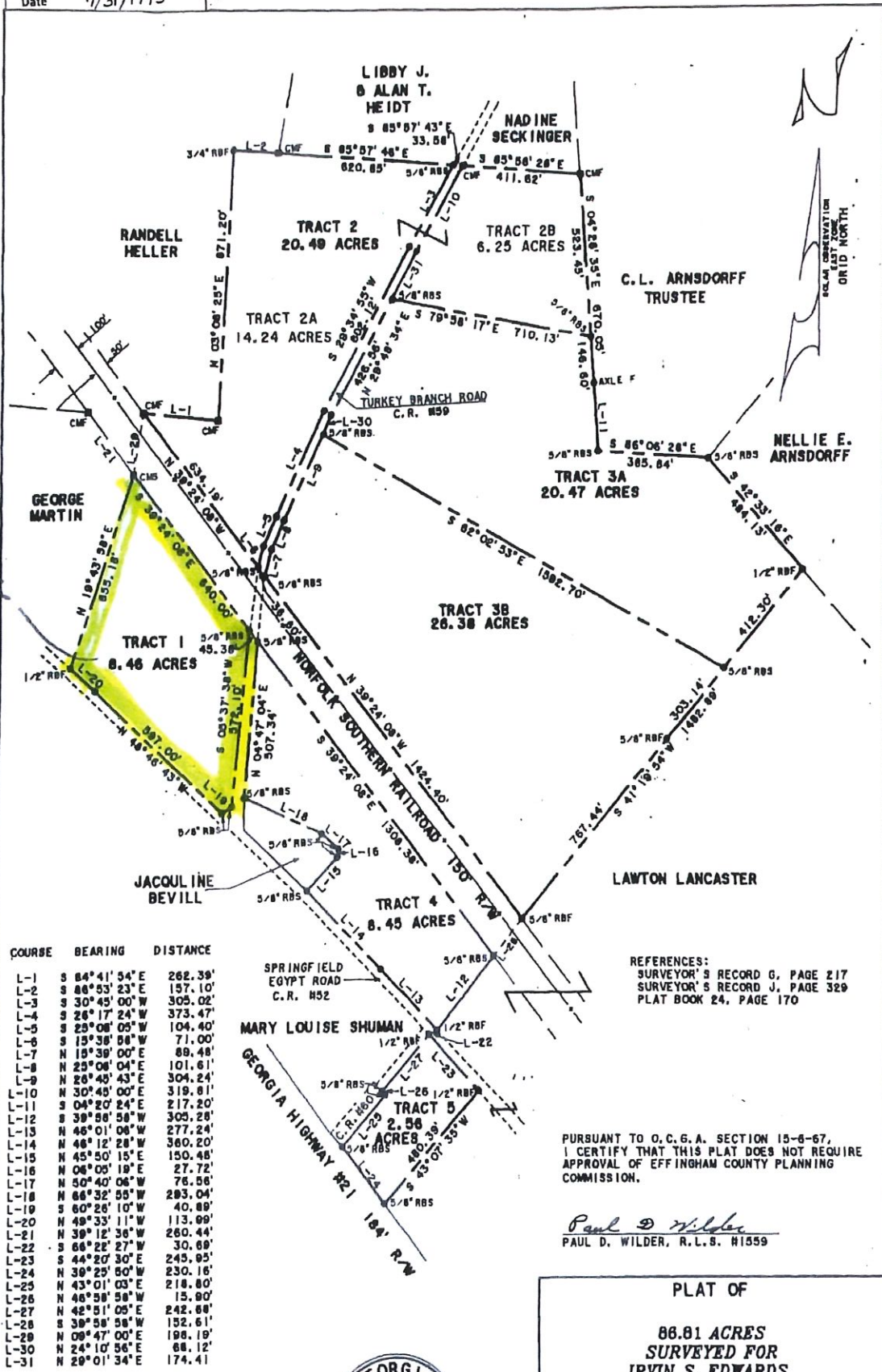
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed 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*

✓ William J. Burgess
Mar 18, 2025



COURSE	BEARING	DISTANCE
L-1	S 84°41'54"E	262.39'
L-2	S 86°53'23"E	157.10'
L-3	S 30°45'00"W	305.02'
L-4	S 28°17'24"W	373.47'
L-5	S 23°08'05"W	104.40'
L-6	S 13°38'58"W	71.00'
L-7	N 19°39'00"E	89.48'
L-8	N 19°08'04"E	101.61'
L-9	N 23°45'43"E	304.24'
L-10	N 30°45'00"E	319.81'
L-11	S 04°20'24"E	217.20'
L-12	S 39°58'58"W	305.28'
L-13	N 46°01'08"W	277.24'
L-14	N 46°12'28"W	360.20'
L-15	N 45°50'15"E	150.48'
L-16	N 06°05'19"E	27.72'
L-17	N 50°40'06"W	76.56'
L-18	N 66°32'55"W	283.04'
L-19	S 60°26'10"W	40.89'
L-20	N 49°33'11"W	113.99'
L-21	N 39°12'36"W	260.44'
L-22	S 66°28'27"E	30.69'
L-23	S 44°20'30"E	245.95'
L-24	N 39°25'50"W	230.16'
L-25	N 43°01'03"E	218.80'
L-26	N 46°58'58"W	15.90'
L-27	N 42°51'05"E	242.88'
L-28	S 39°58'58"W	152.61'
L-29	N 09°47'00"E	198.19'
L-30	N 24°10'56"E	68.12'
L-31	N 29°01'34"E	174.41'

REFERENCES:
SURVEYOR'S RECORD G, PAGE 217
SURVEYOR'S RECORD J, PAGE 329
PLAT BOOK 24, PAGE 170

PURSUANT TO O.C.G.A. SECTION 15-6-67,
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
APPROVAL OF EFFINGHAM COUNTY PLANNING
COMMISSION.

Paul D. Wilder
PAUL D. WILDER, R.L.S. #1559



ERROR OF CLOSURE:
FIELD DATA 1/31,406'
ANGULAR ERROR 03" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/1,622,233'
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER

PLAT OF	
86.81 ACRES SURVEYED FOR IRVIN S. EDWARDS	
LOCATION: G.M.D. 11, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 300 FEET 0 300 600	
DATE: MAY 25, 1995	FILE NO. 4020 A
WILDER SURVEYING & MAPPING	

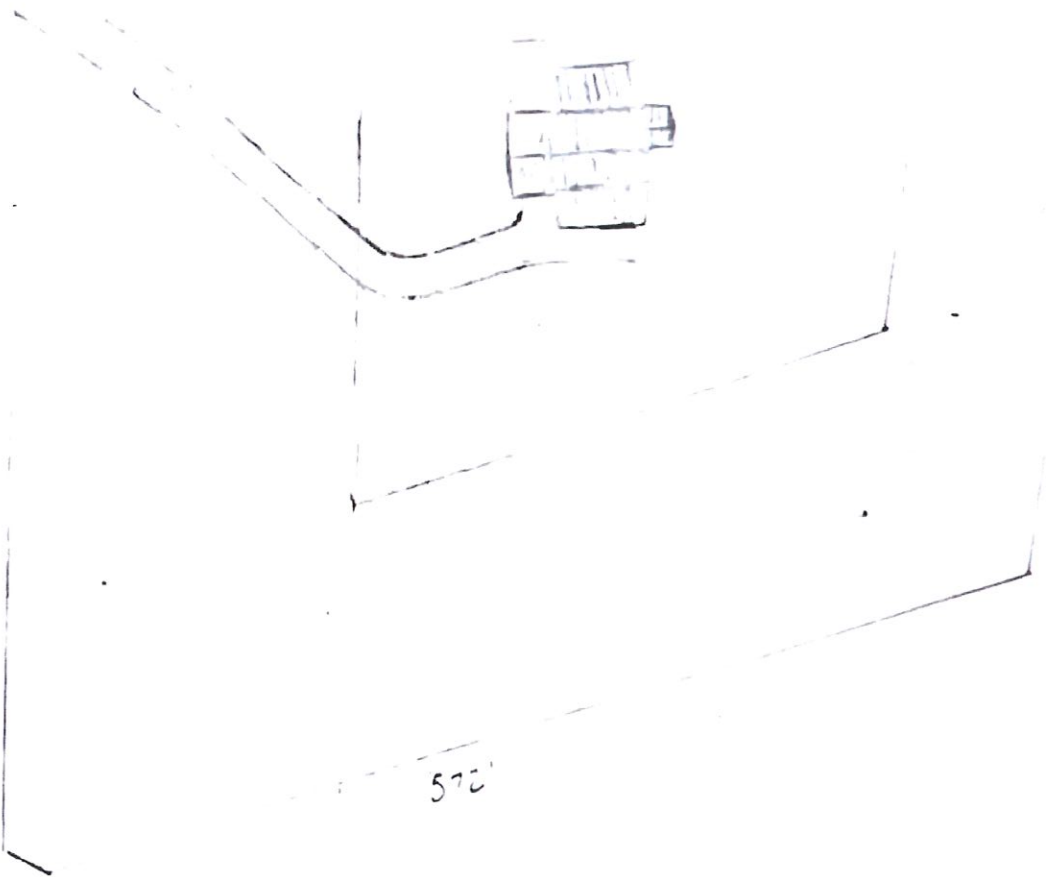
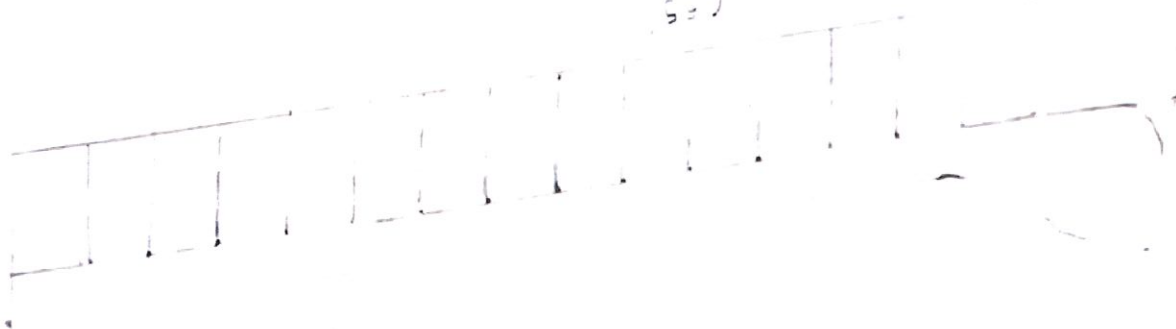
539

540

711

572



4.

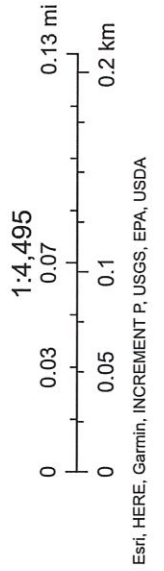


341-15



3/21/2025

-  Addresses
-  Parcels
- Roads
- Citations



341-15



3/21/2025

- Addresses
- Parcels
- AR-2
- RR (Railroad)
- AR-1
- RR (Railroad)
- AR-1

1:4,495

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

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