



Record No: RZN-25-55

Rezoning Application

Status: Active

Submitted On: 12/1/2025

Primary Location

32.336250, -81.242099

Owner

No owner information

Applicant

Ashley Kessler

912-667-1775

kesslerhomes@myyahoo.com

100 Mingledorff Court
Springfield, GA 31329

Staff Review

Planning Board Meeting Date*

01/13/2026

Board of Commissioner Meeting Date*

02/03/2026

Notification Letter Description *

to allow for permitted uses in B-3.

Map #*

446

Parcel #*

7

Staff Description

Georgia Militia District

—

Commissioner District*

5th

Public Notification Letters Mailed

12/15/2025

Board of Commissioner Ads

01/14/2026

🔒 Planning Board Ads

12/17/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* 🗣️

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Ashley Kessler

Applicant Email Address*

kesslerhomes@myyahoo.com

Applicant Phone Number*

912-667-1775

Applicant Mailing Address*

100 Mingledorff Ct

Applicant City*

Springfield

Applicant State & Zip Code*

GA,31329

Property Owner Information

Owner's Name*

Salvador Figueroa

Owner's Email Address*

salvador1073@gmail.com

Owner's Phone Number*

912-272-6485

Owner's Mailing Address*

415 Flint Drive

Owner's City*

Rincon

Owner's State & Zip Code*

GA, 31326

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 *

446-7

Road Name*

Mill Pond Road

Proposed Road Access* 

Mill Pond Road

Total Acres *

8.37

Acres to be Rezoned*

5

Lot Characteristics *

N/A

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Adjacent parcels are zoned B-3. I would like to rezone 5 out of the 8.37 acres to B-3 and the residual will remain R-1.

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

North*

B-3

South*

AR-1

East*

AR-1

West*

I-1

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

There is no current use on the property

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.*

Equipment Storage

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

They are commercial and 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?*

There are other commercial and industrial businesses adjacent to my parcel, I want to be able to store my construction work equipment on my property.

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?*

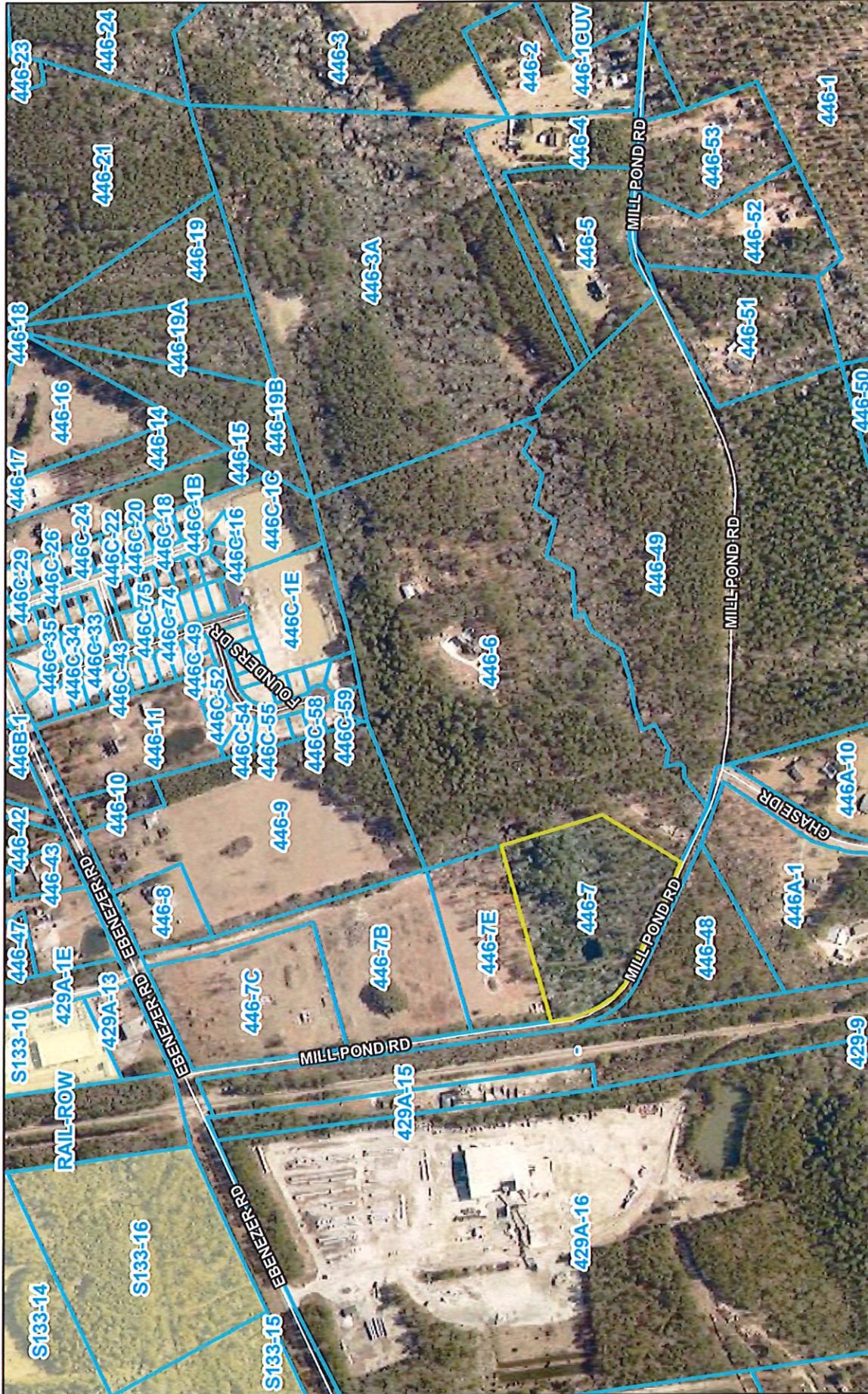
No

Digital Signature*

 Ashley Kessler

Nov 26, 2025

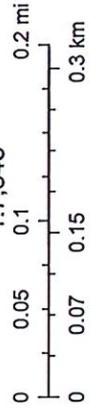
446-7



12/1/2025

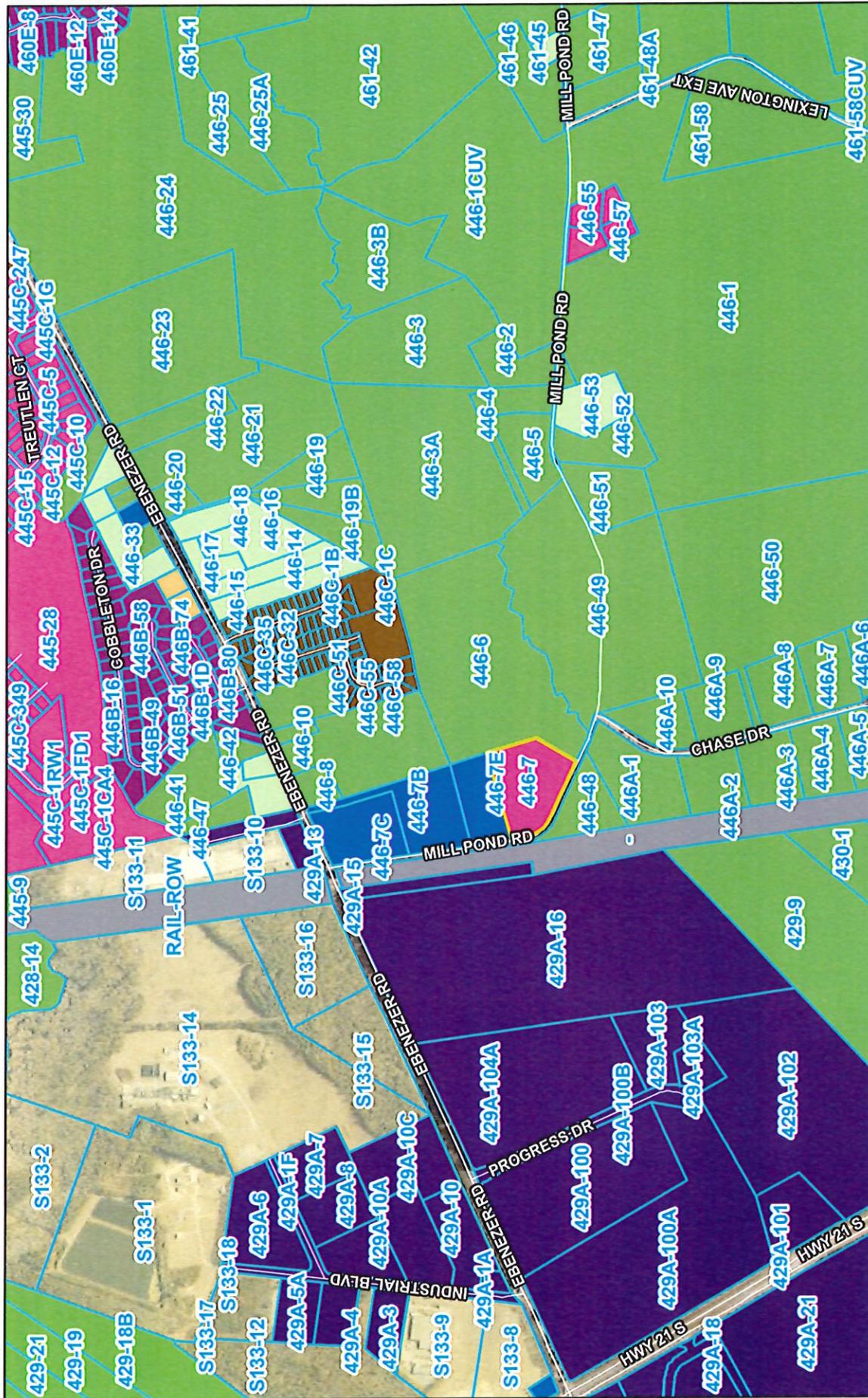
-  Roads
-  Parcels
-  Municipal Boundaries
-  Citations

1:7,843



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

446-7

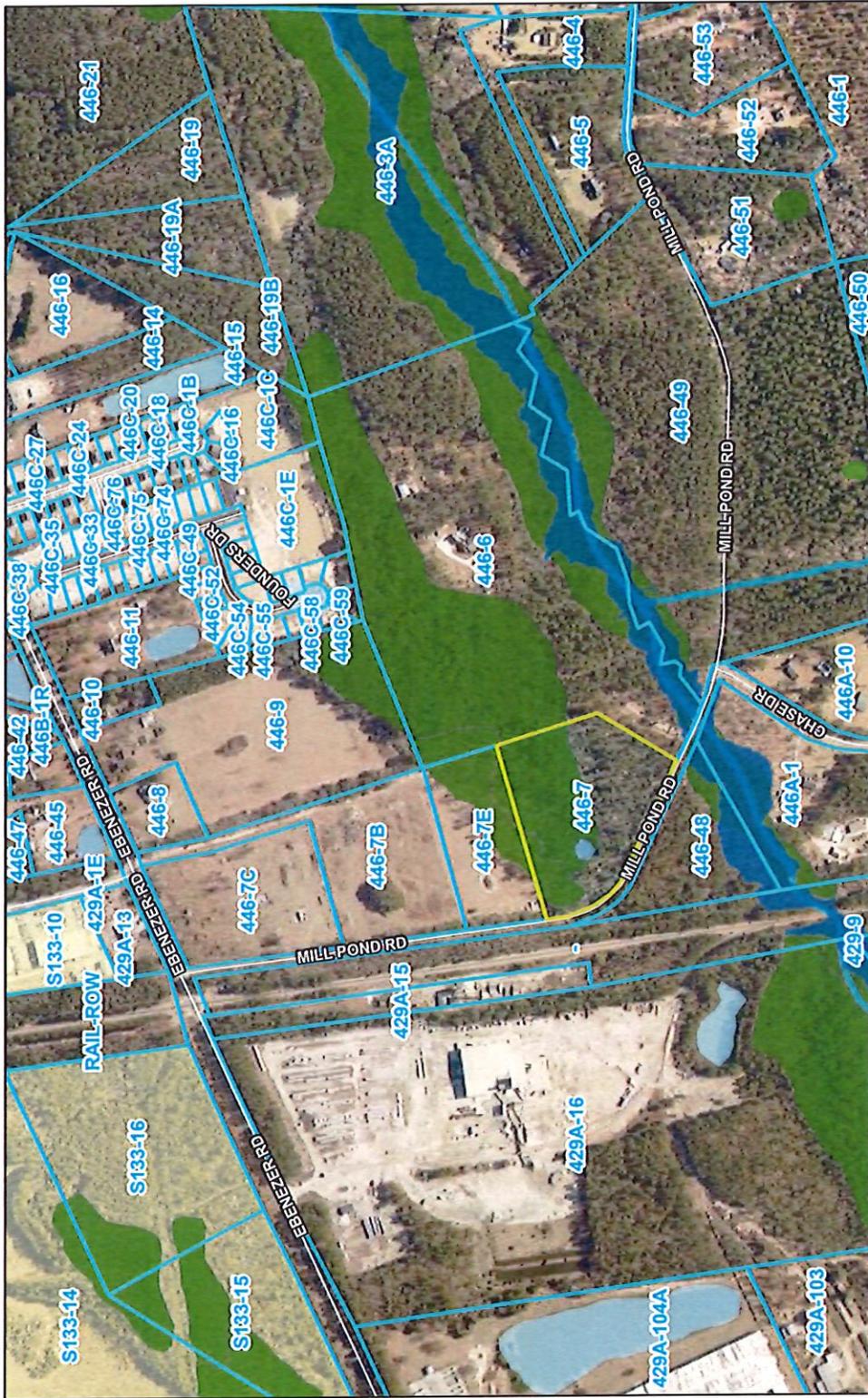


12/1/2025

	Roads		R-1		RR (Railroad)
	Zoning		R-2		R-6
	AR-2		I-1		B-3
	Municipal Boundaries		R-3		Municipal Boundaries
	Citations				

Scale: 1:15,686
 0 0.1 0.2 0.4 mi
 0 0.17 0.35 0.7 km
 Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

446-7



12/1/2025

1:7,843

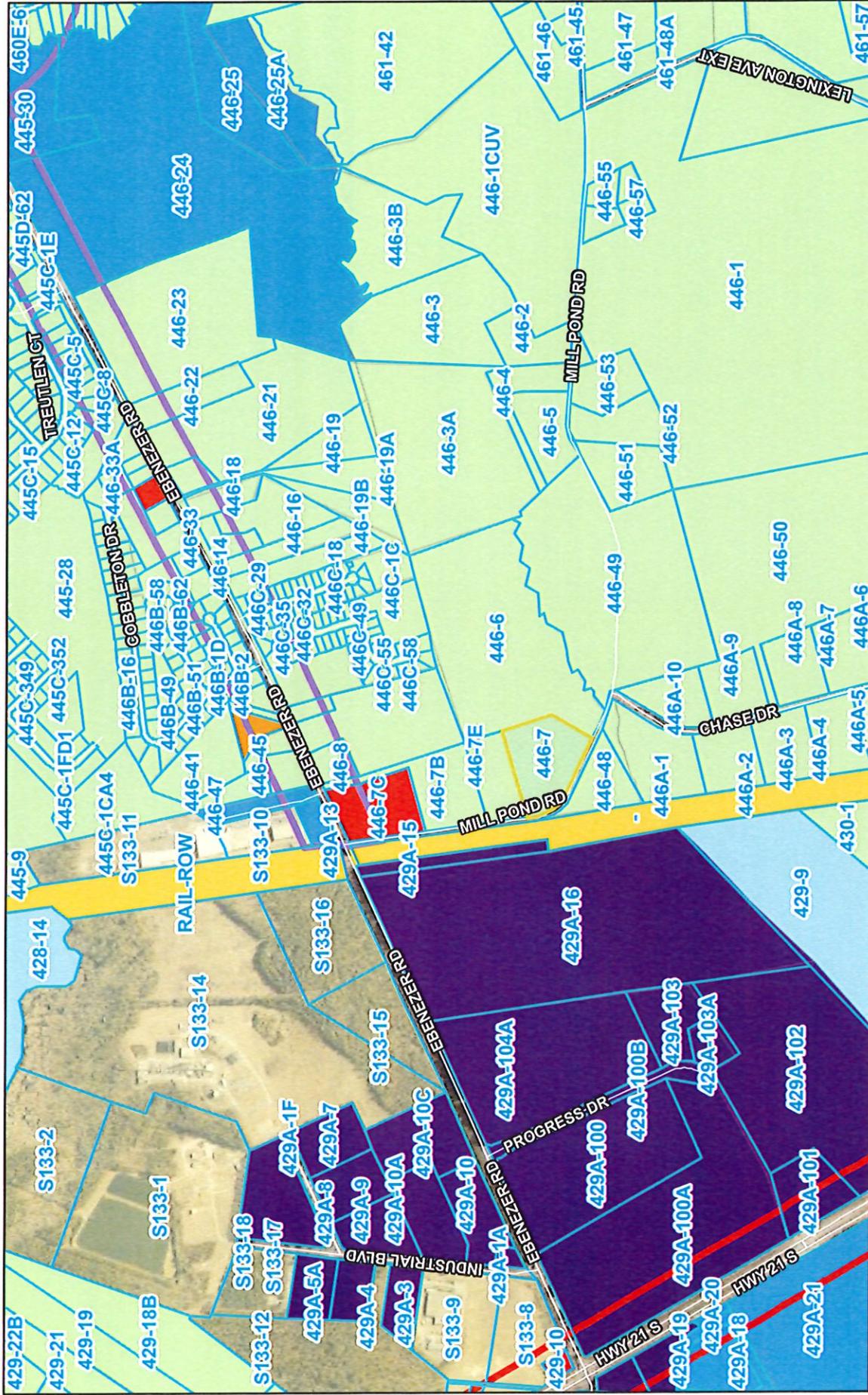
0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

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

- Roads
- Parcels
- FEMA Flood Zone
- A
- X. AREA OF MINIMAL FLOOD HAZARD
- Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Municipal Boundaries
- Citations

446-7



12/1/2025

1:15,686

	Commercial Corridor Overlay		Historic Overlay District		Utility
	Roads		Industrial		Municipal Boundaries
	Parcels		Public-Institutional		Citations
	Character Areas		Transitional		
	Agricultural-Residential		Transportation		
	Commercial				

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