

**CU-24-6**

Conditional Use Permit

Status: Active

Submitted On: 4/25/2024

**Primary Location**

100 Highland Drive


Rincon, GA 31326

**Owner**

LUIS R PERDOMO

100 HIGHLAND DR RINCON,

GA 31326

**Applicant** Luis R Perdomo 912-220-4201 ext. 00000 drperezdv@yahoo.com 100 Highland Dr  
Rincon, GA 31326

## Staff Review

 **Planning Board Meeting Date\***

06/11/2024

 **Board of Commissioner Meeting Date\***

07/02/2024

 **Notification Letter Description \***

Truck Parking

 **Map #\***

466B

 **Parcel #\***

10

 **Reason for Conditional Use\***

Rural Business

 **Staff Description** **Commissioner District\***

2nd

 **Has Business License been applied for?\***

N/A

🔒 Public Notification Letters Mailed

05/13/2024

🔒 Planning Board Ads

05/15/2024

🔒 Board of Commissioner Ads

06/12/2024

🔒 Request Approved or Denied

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## Applicant Information

Who is applying for the Conditional Use?\*

Property Owner

Applicant / Agent Name\*

LUIS R PERDOMO

Applicant Email Address\*

drperezdv@yahoo.com

Applicant Phone Number\*

9122204201

Applicant Mailing Address\*

100 Highland Drive

Applicant City\*

RINCON

Applicant State\*

GA

Applicant Zip Code\*

31326

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## Property Information

Property Location\*

100 Highland drive

Present Zoning of Property\*

AR-1

Map/Parcel Number\*

466B-10

Total Acres of Property\*

3.16

Water Connection\*

Private Water

Sewer Connection\*

Private Septic System

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## Conditional Use Requested

Conditional Use\*

Section 3.15B - Rural Business

Status of Business License?\*

Applied for

Reason:\*

Conditional use for land owner to park his commercial vehicles.

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

The conditional use of the owner's land to park his commercial vehicles does not reduce the property value or hinder the physical appearance of the neighborhood and surrounding area.

The current commercial vehicle has zero environmental effects on the land.

The property is surrounded by an abundance of tall trees, without underlying properties, and with direct access to the main street (Goshen Road).

The applicant understands that consideration will be taken if necessary to add additional privacy fencing and/or landscaping.

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## 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.

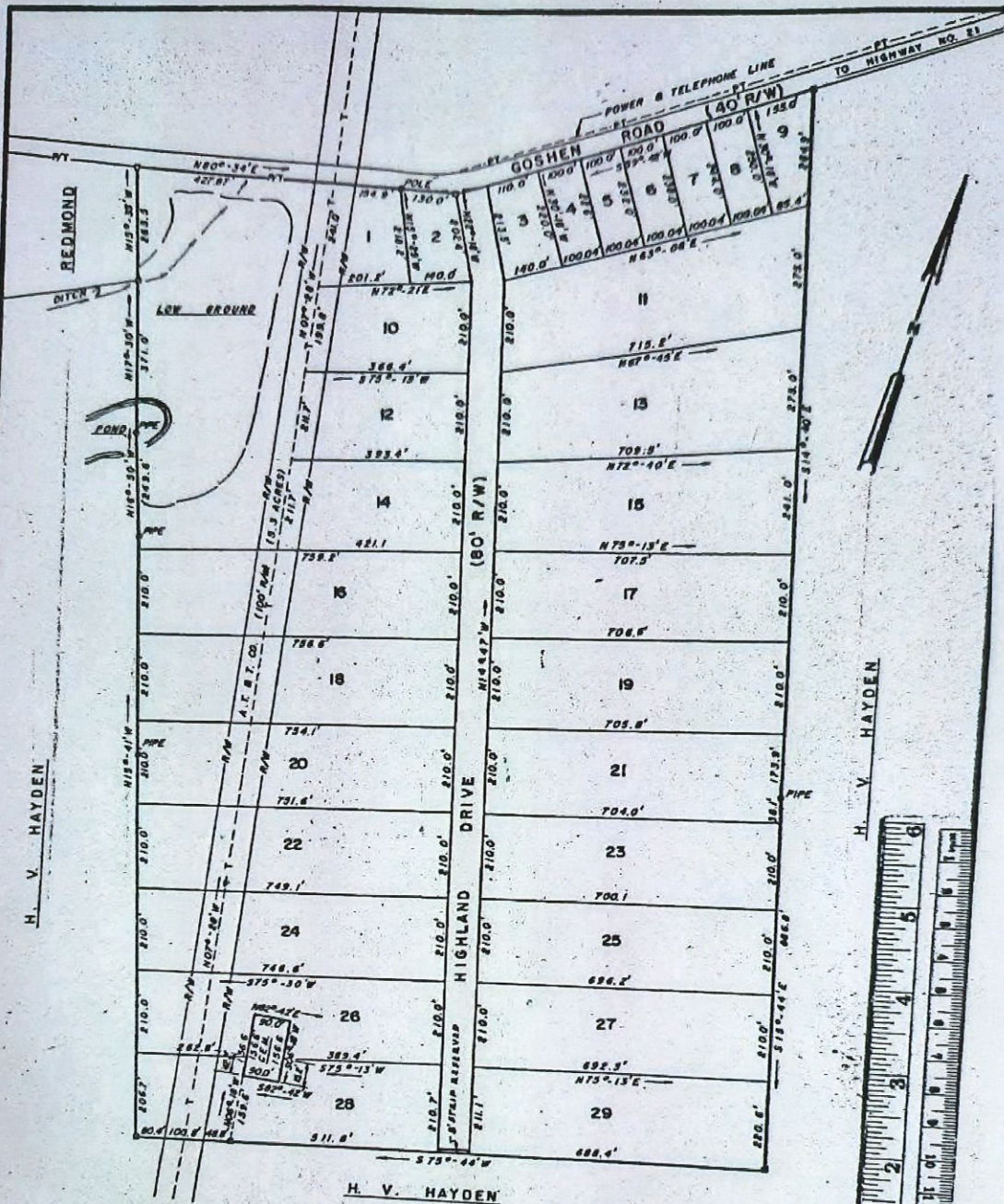
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

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\*

✓ LUIS R PERDOMO  
Apr 12, 2024





NOTE:  
 ALL CORNERS ARE CONCRETE  
 MONUMENTS UNLESS OTHERWISE  
 NOTED.

In my opinion, this plat is a correct representation of the land plotted and has been reviewed in conformity with the minimum standards and requirements of law.

*John A. ...* R.L.S.

9TH G. M. DISTRICT - EFFINGHAM, CO. GA.  
 23 JANUARY 1965 - SCALE: 1" = 200'  
 BY: *John A. ...* R.L.S.



# 466B-10



4/26/2024

📍 Addresses  
 Tax Parcels  
 Roads

■ Efn\_fin\_cache  
■ Tax Parcel Labels  
■ Efn\_fin\_cache

■ Red: Band\_1  
■ Green: Band\_2  
■ Blue: Band\_3

0 0.04 0.07 0.14 mi  
 0 0.05 0.1 0.2 km

1:4,401  
 Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Eflingham County  
 BOC

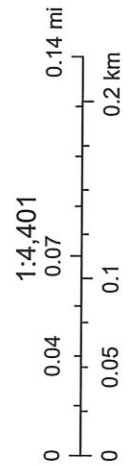


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4/26/2024

	Addresses		AR-1		B-1		R-1		R-2		R-3		B-3		Red: Band_1
	Roads		AR-2		B-2		R-2		R-3		Green: Band_2		B-3		Blue: Band_3
	Tax Parcels		AR-2												
	Tax Parcel Labels														
	Effingham County Zoning														
	Efn_fin_cache														



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