

**CU-24-16**

Conditional Use Permit

Status: Active

Submitted On: 6/5/2024

**Primary Location**

487 Otis Seckinger Road

Rincon, GA 31326

**Owner**

NEASE BARRY V

487 OTIS SECKINGER RD

RINCON, GA 31326

**Applicant** Sybil Nease 912-663-6163 ext. 00000

lawnproductsetc@gmail.com

 487 Otis Seeckinger Rd

Rincon, GA 31326

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**Staff Review** **Planning Board Meeting Date\***

07/09/2024

 **Board of Commissioner Meeting Date\***

08/06/2024

 **Notification Letter Description\***

rural business to allow for a lawn mower repair shop.

 **Property Location\***

487 Otis Seckinger Road

 **Map #\***

415

 **Parcel #\***

24

 **Commissioner District\***

2nd

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

N/A

 **Public Notification Letters Mailed**

06/17/2024

 **Planning Board Ads**

06/19/2024

 **Board of Commissioner Ads**

07/17/2024

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## Applicant Information

Who is applying for the Conditional Use?\*

Property Owner

Applicant / Agent Name\*

Barry V Nease

Applicant Email Address\*

Bvnease@gmail.com

Applicant Phone Number\*

(912) 663-6164

Applicant Mailing Address\*

487 Otis Seckinger Rd

Applicant City\*

Rincon

Applicant State\*

GA

Applicant Zip Code\*

31326

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## Property Information

Property Location\*

487 OTIS SECKINGER RD

Present Zoning of Property\*

AR-2

Map/Parcel Number\*

415-24

Total Acres of Property\*

2.96

Water Connection\*

Private Water

Sewer Connection\*

Private Septic System

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## Conditional Use Requested

Conditional Use\*

Status of Business License?\*

Section 3.15B - Rural Business

Need to apply

Reason:\*

LAWN MOWER REPAIR SHOP

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

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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\*

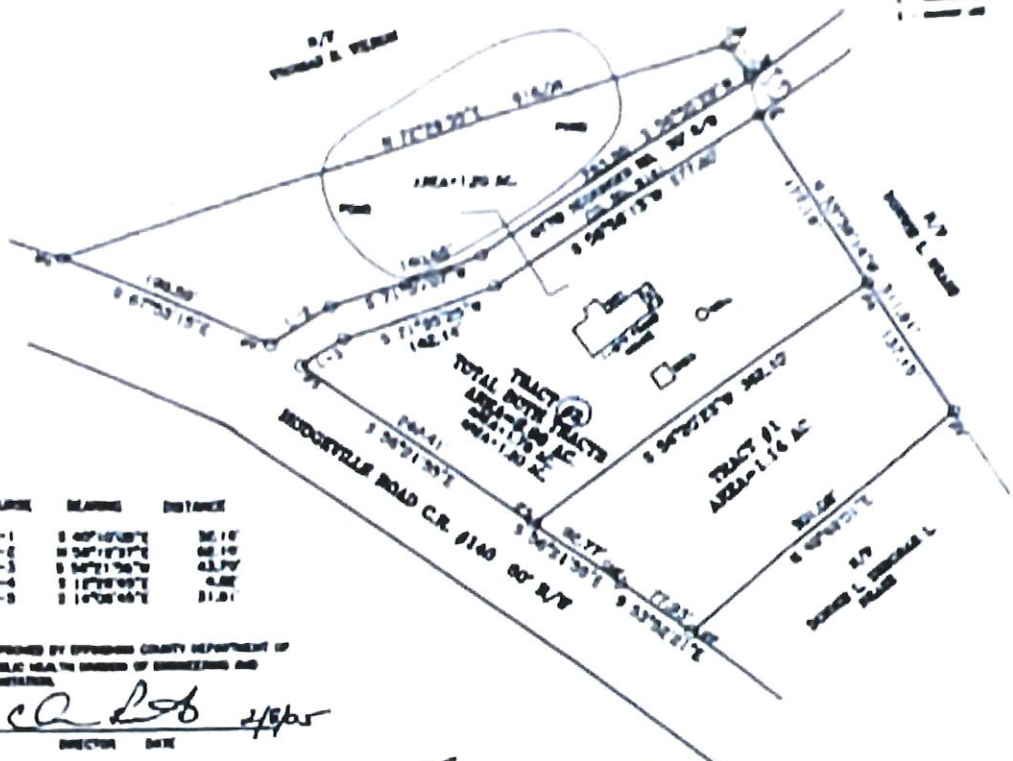
✓ BARRY V NEASE

Jun 5, 2024

SURVEY OF 6.18 AC. BEING SUBDIVIDED INTO TWO TRACTS  
 LOCATED IN THE 8<sup>TH</sup> DISTRICT OF  
 EFFINGHAM COUNTY, GEORGIA



1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
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43	100
44	100
45	100
46	100
47	100
48	100
49	100
50	100



COURSE	BEARING	DISTANCE
L-1	S 89°10'00"W	36.10'
L-2	S 89°10'00"W	62.10'
L-3	S 89°10'00"W	63.70'
L-4	S 11°00'00"E	4.82'
L-5	S 11°00'00"E	31.81'

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF  
 PUBLIC HEALTH DIVISION OF ENGINEERING AND  
 SURVEYING

*C. A. [Signature]*  
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM  
 COUNTY CLERK

*[Signature]* 3/7/2005  
 CLERK

Tract #1 is not to be  
 sold as a separate tract  
 and is to be recorded  
 with Lot #1, Daniel, and  
 Deborah L. [Name].  
*[Signature]*

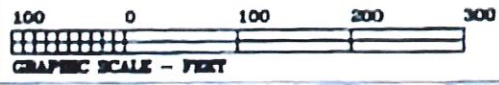
THE BOUNDARIES SHOWN ON THIS SURVEY AND ON THE FIELD  
 RECORDS OF THE SAID PLACED PERTAINING HERETO  
 SHALL BE A VALID AND TRUE AND UNALTERED RECORD  
 OF THE SAID SURVEY.

AS OF THE DATE THIS PLAN IS A TRUE AND CORRECT  
 REPRESENTATION OF THE LAND PLATTED AND HAS BEEN  
 PREPARED IN ACCORDANCE WITH THE PROVISIONS  
 OF THE GEORGIA CONSTITUTION AND THE PROVISIONS OF LAW.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL  
 PLANNED AREA AS INDICATED BY U.S.A. OFFICIAL  
 PLANNED MAPS.

CONVEYANCE MADE UNDER A POWER, DEED, AND DEED.  
 DATA ON THIS PLAN HAS A SURVEY PREVIOUS  
 DATE OF THE PLAN IS 10/20/00

*Harold A. Johnson*  
 HAROLD A. JOHNSON REG. #1137



Survey For:  
**BARRY V. WEASE**

COUNTY EFFINGHAM STATE GA.  
 DIST. 8<sup>TH</sup> DIST. LOT  
 DATE 03/07/05 SCALE 1" = 100'  
 AIR NUMBER 08124 TOTAL AREA 6.18 AC.

JOHNSON LAND SURVEYING CO., INC.  
 68 S. BOYS AVE. P.O. BOX 111  
 WYCON, GEORGIA 31539  
 PH. (770) 875-5081

Rough estimate

Handwritten notes including "Fence", "SPHIC" in a box, and other illegible scribbles.

OTIS Seckinger



Fitch

Drive way

Hodgenville Rd

Fence

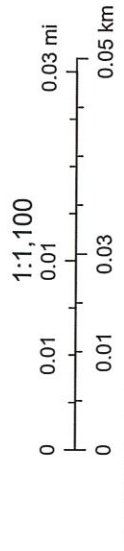
415-24



6/5/2024

📍 Addresses  Tax Parcels

Roads Tax Parcel Labels



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

415-24



6/5/2024

Addresses



Tax Parcels



Effingham County Zoning



AR-1

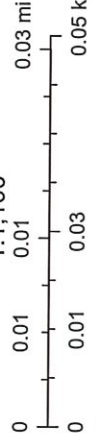


AR-2

Roads

Tax Parcel Labels

1:1,100



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