



CU-24-25

Conditional Use Permit

Status: Active

Submitted On: 11/12/2024

Primary Location

100 Coldbrook Circle
Rincon, GA 31326

Owner

WESTERFIELD CHARLIE
100 COLDBROOK CIR RINCON,
GA 31326

Applicant

Charles Westerfield
 912-666-0104
 charlie.dwesterfield@gmail.com
 100 Coldbrook cir
Rincon, GA 31326

Staff Review

Board of Commissioner Meeting Date*

12/03/2024

Notification Letter Description*

to allow for a residential business.

Property Location*

100 Coldbrook Circle

Map #*

435E

Parcel #*

41

Commissioner District*

2nd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

11/18/2024

Board of Commissioner Ads

11/20/2024

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Charles Westerfield

Applicant Email Address*

Charlie.dwesterfield@gmail.com

Applicant Phone Number*

9126660104

Applicant Mailing Address*

100 Coldbrook cir

Applicant City*

Rincon

Applicant State*

GA

Applicant Zip Code*

31326

Property Information

Property Location*

100 Coldbrook circle

Present Zoning of Property*

AR-1

Map/Parcel Number*

435E-41

Total Acres of Property*

0

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*	Status of Business License?*
Section 3.15A - Residential Business	Applied for

Reason:*

I hope to be able to have clients come to the business space for consultations.

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

N/A

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):

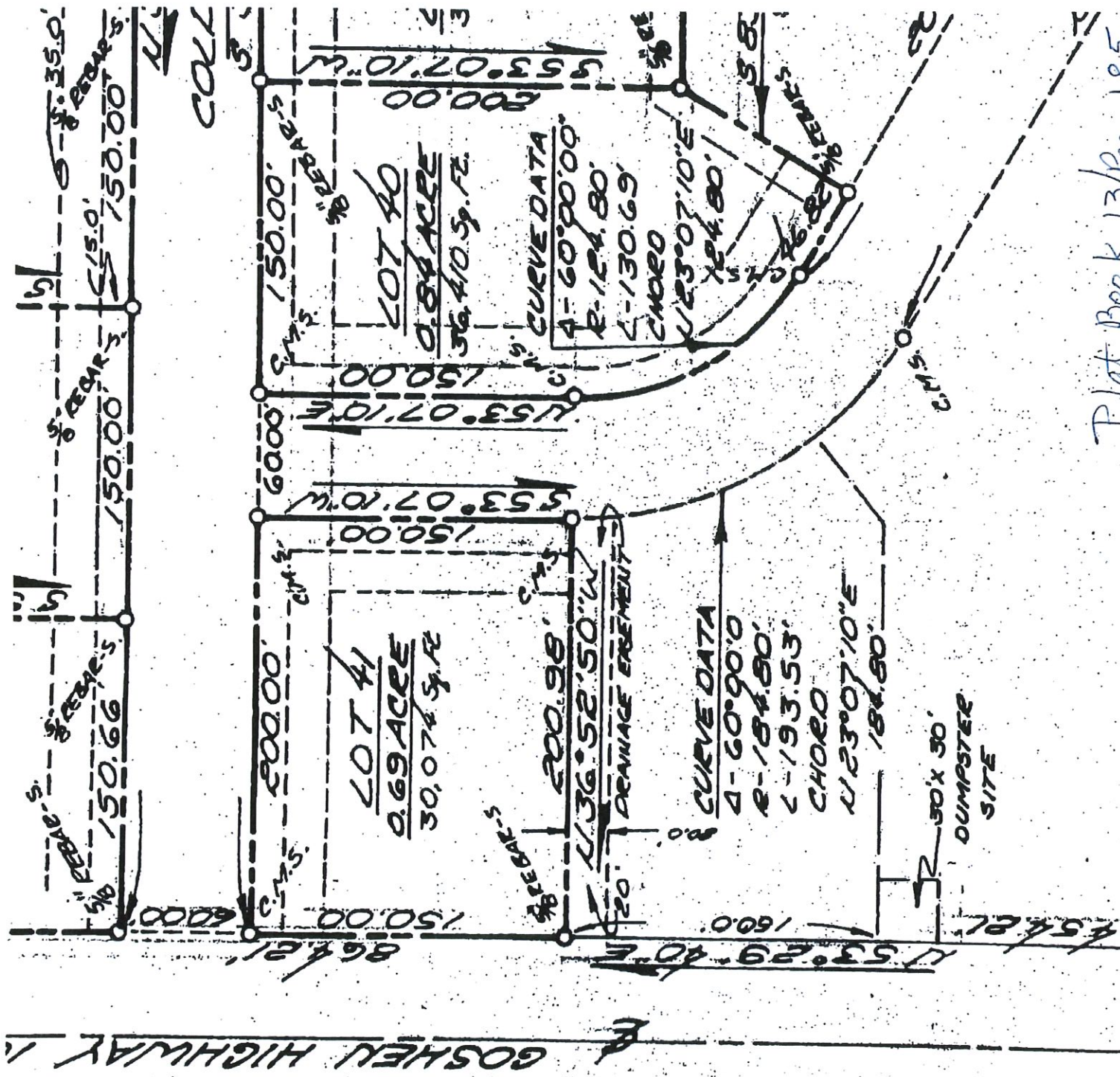
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed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

✓ Charles Westerfield

Nov 8, 2024



435E-41



11/13/2024

- Addresses
- Roads
- Parcels

1:1,124

0 0.01 0.01 0.03 0.03 mi

0 0.01 0.01 0.03 0.05 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

435E-41



11/13/2024

- Addresses 
- Parcels 
- Zoning  R-1  AR-1
- Roads

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