



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

 100 Mingledorff Court
Springfield, GA 31329

Staff Review

 **Planning Board Meeting Date***

02/10/2026

 **Board of Commissioner Meeting Date***

03/03/2026

 **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

Internal Documents

🔒 Rezoning Checklist



No File Uploaded

🔒 ZMA Template



No File Uploaded

🔒 Staff Report



Ashley Kessler_Staff Report.
docx

🔒 Completed Rezoning Checklist



No File Uploaded

🔒 Approval/Denial Letter



No File Uploaded

🔒 Signed ZMA



No File Uploaded

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Ashley Kessler

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

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*

[REDACTED]

Owner's Mailing Address*

[REDACTED]

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 *

Acres to be Rezoned*

8.37

8.37

Lot Characteristics *

N/A

Water Connection *

Sewer Connection

Private Well

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*

South*

B-3

AR-1

East*

West*

AR-1

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

9132045580
PARTICIPANT ID

BK:29 PG:242-242
P2022000004

FILED IN OFFICE
CLERK OF COURT
01/05/2022 05:00 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

LEGEND:

- RF REBAR FOUND
- RS REBAR SET
- PL PROPERTY LINE
- CGC CONC NOT FOUND
- HT HIGH OR FORMERLY
- PP POWER POLE
- EQP. USED TOTAL STATION
- TOPCON 303

ERROR OF CLOSURE
124.000 PLAT NOT ADJUSTED
ADOLF H. McNEHEUS & ASSO.
736 SANDY RIDGE ROAD
STEVENSVILLE, GEORGIA 30449
PH: 404/773 3229 3972

SURVEYORS CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor and Land Surveyor under the laws of the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me by the parties thereto, and that the same has been duly recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Book 29, Page 242-242.



Adolf H. McNeheus
SURVEYOR LICENSE NO. 11123-21

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/18/2015, THIS PROPERTY IS LOCATED IN "ZONE X" OUTSIDE THE 500 YEAR FLOODPLAIN.

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP-8 PARCEL 0446 0007 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

Based upon the representations of the engineer/surveyor whose seal and signature are on this plat, and the supplementary information provided, a review of the plat has been made. It is the responsibility of the engineer/surveyor to ensure that the plat is in accordance with the requirements of the Georgia Surveying and Mapping Act and to ensure that the plat is in accordance with the requirements of the Georgia Surveying and Mapping Act. The engineer/surveyor is not responsible for the accuracy of the information provided by the client.

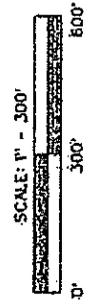
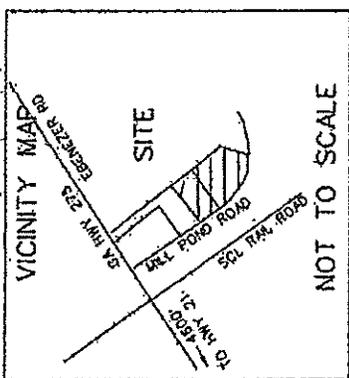
David Paulson 12/13/21
Survey Authority Date

04460009
N/F
ONE E. HINELY

NOTE: THE OVERALL ACREAGE ON THIS PROJECT HAS CHANGED DUE TO THE SUBTRACTION OF LANDS THAT WERE PART OF THE RECORDED PLAT WHICH INCLUDED PORTIONS OF THE ROADWAY AND R/W.

- REFERENCES:
- PB-05 PAGE 135
 - PB-29 PAGE 130
 - PB-19 PAGE 145
 - PB-28 PAGE 286
 - DEED 1465 PG 215
 - PB-F PAGE 617

LINE	COURSE	DIST.
L-12	S-22° 01' 41" E	105.12
L-11	S-34° 41' 41" E	86.58
L-10	S-49° 53' 52" E	57.21
L-09	S-62° 28' 22" E	78.12
L-08	S-65° 44' 14" E	254.90
L-07	S-85° 41' 11" E	188.86
L-06	S-88° 41' 27" E	16.0'



CERTIFICATE OF APPROVAL FOR RECORDING

The subdivision has been found to comply with the Effingham County Subdivision Regulations and was approved by the Effingham County Board of Commissioners for Recording in the Office of the Clerk of Superior Court of Effingham County, Georgia.

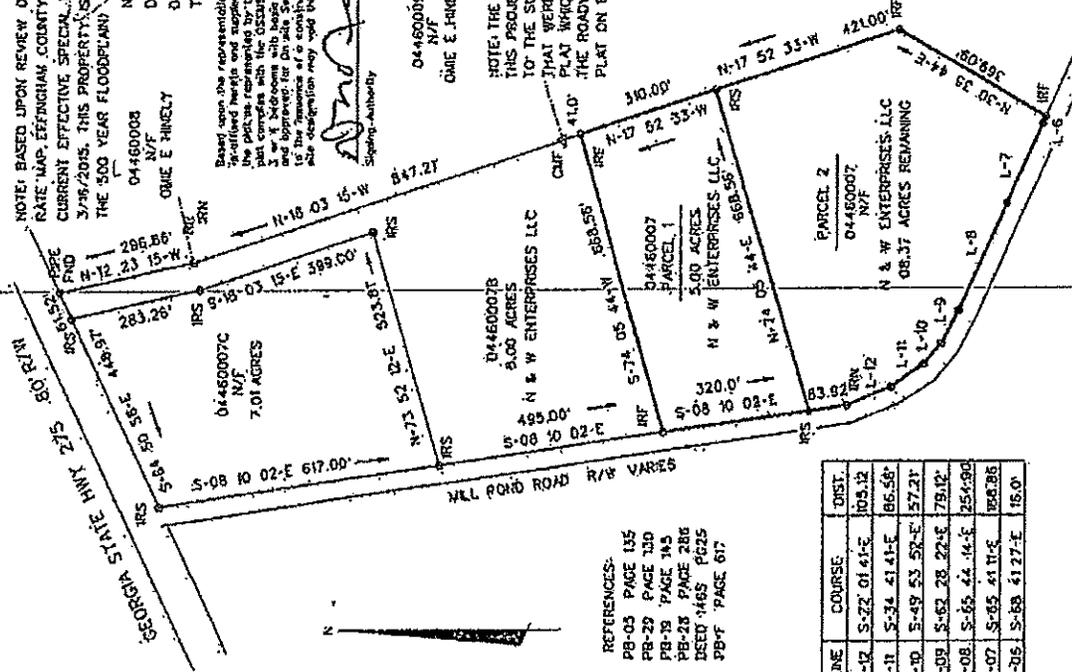
Michael L. Laff
12/07/2021
CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS DATE

S. J. Paulson
12/07/2021
WITNESS DATE

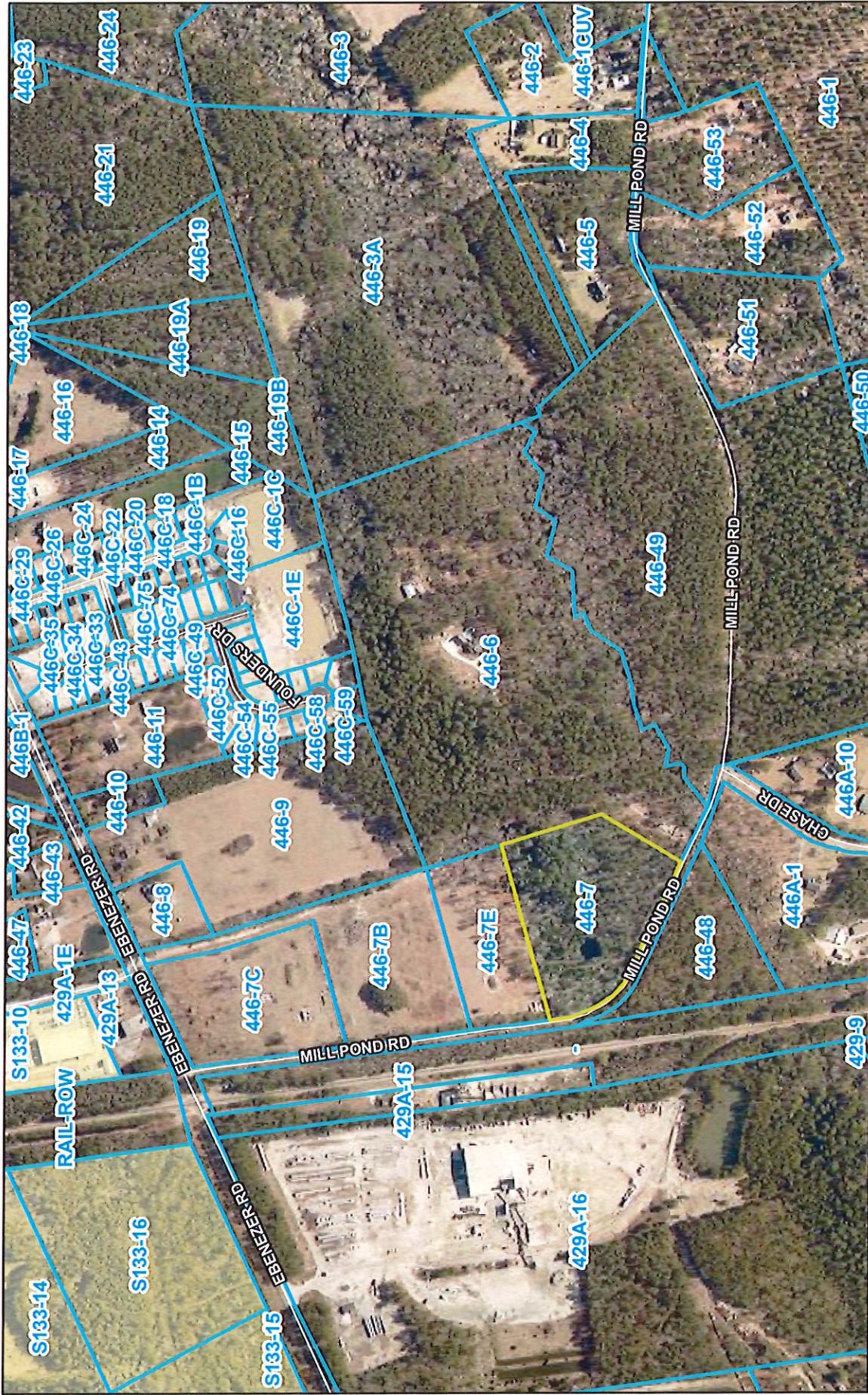
MINOR SUBDIVISION

SURVEY FOR
N & W ENTERPRISES LLC
SURVEY TO DIVIDE
MAP & PARCEL 04460007
INTO TWO PARCELS
LOCATED IN THE 09TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 12 OCT 2021
PLAT DRAWN 13 OCT 2021

RND03GN OCT2021



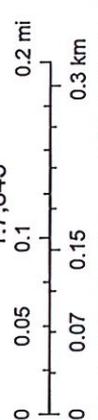
446-7



12/1/2025

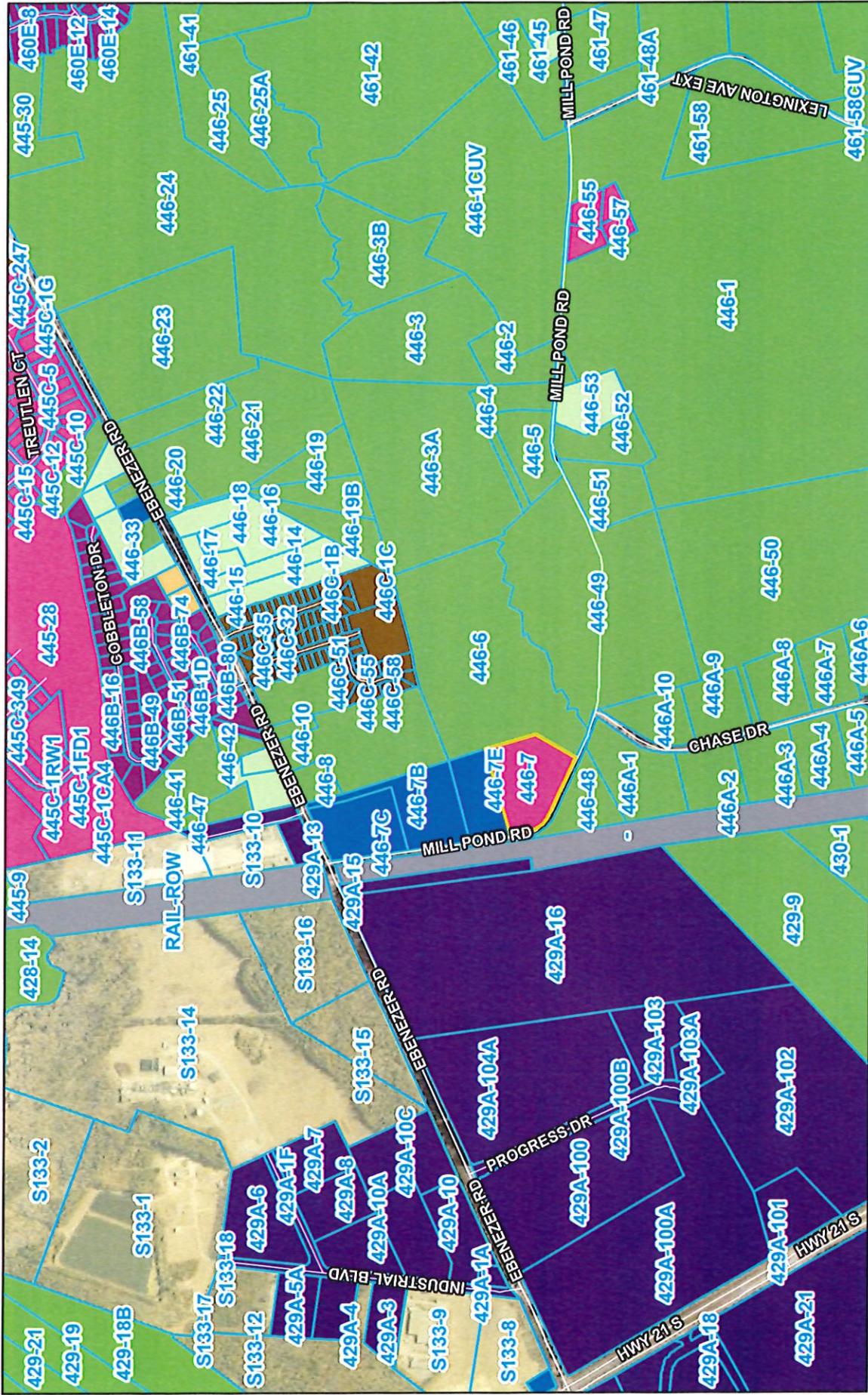
-  Parcels
-  Municipal Boundaries
-  Roads
-  Citations

1:7,843



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

446-7



12/1/2025

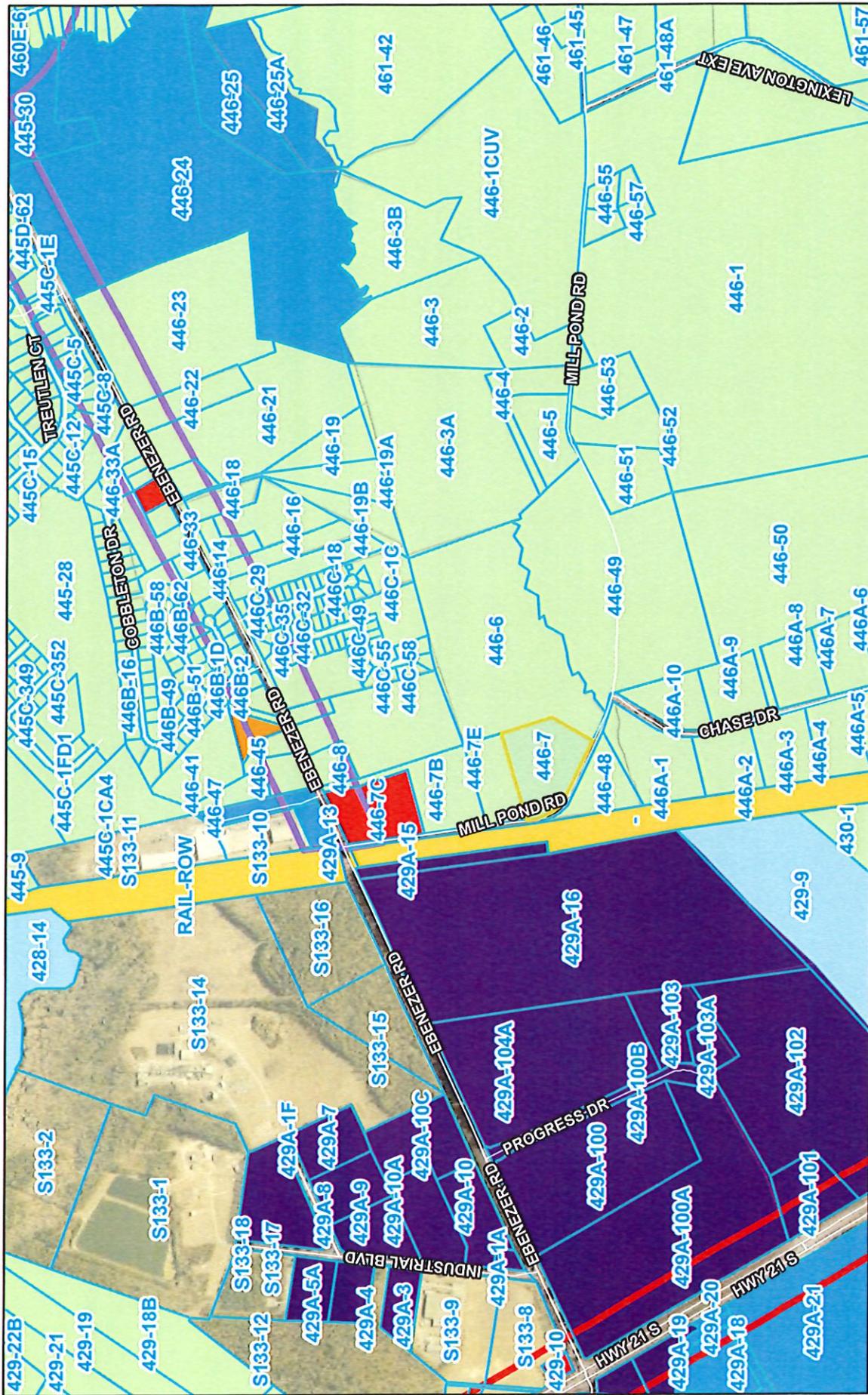
	Parcels		R-1		RR (Railroad)
	Zoning		R-2		R-6
	Roads		R-3		B-3
	Municipal Boundaries		I-1		Citations

1:15,686



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

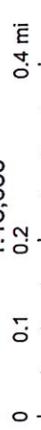
446-7



12/1/2025

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

1:15,686



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

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓ DISAPPROVAL _____

Of the rezoning request **Ashley Kessler as agent for Salvador Figueroa (Map # 446 Parcel # 7)** from **R-1 to B-3 zoning**.

- Yes No? 1. Is this proposal inconsistent with the county’s master plan?
- Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

[Handwritten initials]

9.5

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The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request **Ashley Kessler as agent for Salvador Figueroa (Map # 446 Parcel # 7)** from R-1 to B-3 zoning.

Yes No 1. Is this proposal inconsistent with the county's master plan?

Yes No 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools? *Possibly till the easment is complete*

Yes No 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? *Some*

Yes No? 4. Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?

Yes No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No? 7. Are nearby residents opposed to the proposed zoning change?

Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

Condition - Zoning Approval Based upon acquiring Legal easment from Ebenezer Rd and be placed in use within 1 year from Approval, Also denying Commercial "Heavy Truck" Traffic from M:1 Pond Rd.

Handwritten initials in blue ink.

Handwritten initials "W.B." in red ink.

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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MAYBE Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

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Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

OK w/ allowing the access to Meland for just 1 yr to allow the easement appraised

NIC