



Conditional Use Permit**CU-25-2**

Submitted On: Jan 27, 2025

Applicant

 Jay Maupin
 912-235-2915
@ jay@maupinengineering.com

Primary Location

115 Parkway Drive
Unit BUILDING B UNIT 1
Rincon, GA 31326

Applicant Information**Who is applying for the Conditional Use?**

Agent

Applicant / Agent Name

Jay

Applicant Email Address

Jay A. Maupin

Applicant Phone Number

9122352915

Applicant Mailing Address

Jay@MaupinEngineering.com

Applicant City

Savannah

Applicant State

GA

Applicant Zip Code

31401

Property Owner Information**Owner's Name**

Oleg Mitnik

Owner's Email Address

olegtrt@aol.com

Owner's Phone Number

19735447100

Owner's Mailing Address

250 Port Street, Newark, NJ 07114

Owner's City

Newark

Owner's State

NJ

Owner's Zip Code

07114

Property Information**Property Location**

115 Parkway Drive, Rincon, GA, USA

Present Zoning of Property

0466C001C00

Map/Parcel Number

0466C001C00

Total Acres of Property

62.2

Water Connection

Public Water System

Name of Supplier

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier

Effingham County

Conditional Use Requested

Conditional Use

Other

Status of Business License?

Applied for

Detailed Description of Type of Business

Import Export

Reason:

Automotive Storage

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

during shipping chain disruptions occur additional area is needed to stock inventory prior to containerizing and shipment

Attachment C - Site Plan Requirements

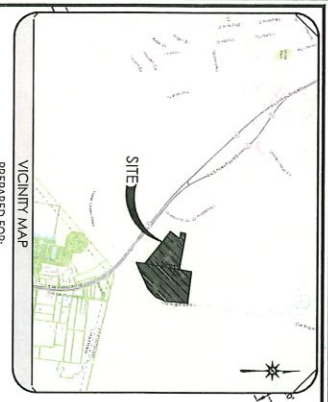
All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

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.

Signature

true

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.



VICINITY MAP
PREPARED FOR:
SAV PARKWAY LLC
OLEG MITNIK
250 PORT STREET
NEWARK, NJ 07114
olegmit@earthlink.net

CONTAINER REPAIR AND STORAGE
ZONED: I-1

PREVIOUSLY APPROVED
FOR CONDITIONAL USE

AREA REQUESTED FOR
CONDITIONAL USE

AREA REQUESTED FOR
CONDITIONAL USE

ZONED: I-1
TRUCK YARD

ZONED: I-1
TRUCK YARD

WETLAND

WETLAND

WETLAND

ZONED: I-1
NORTHGATE
INDUSTRIAL PARK

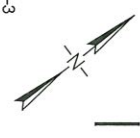
ZONED: R-3
JASPER VILLAGE

ZONED: B-3
PARKERS

FUTURE
COMMERCIAL

OLD AUGUSTA ROAD

PARKWAY DRIVE



CONDITIONAL USE EXHIBIT
115 Parkway Warehouses



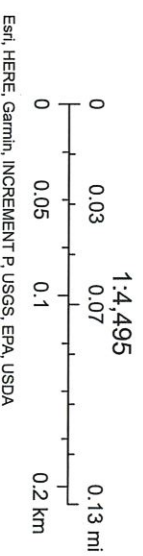
NO.	DATE	DESCRIPTION
1	08/21/01	PREPARED FOR: SAV PARKWAY LLC

466C-1C

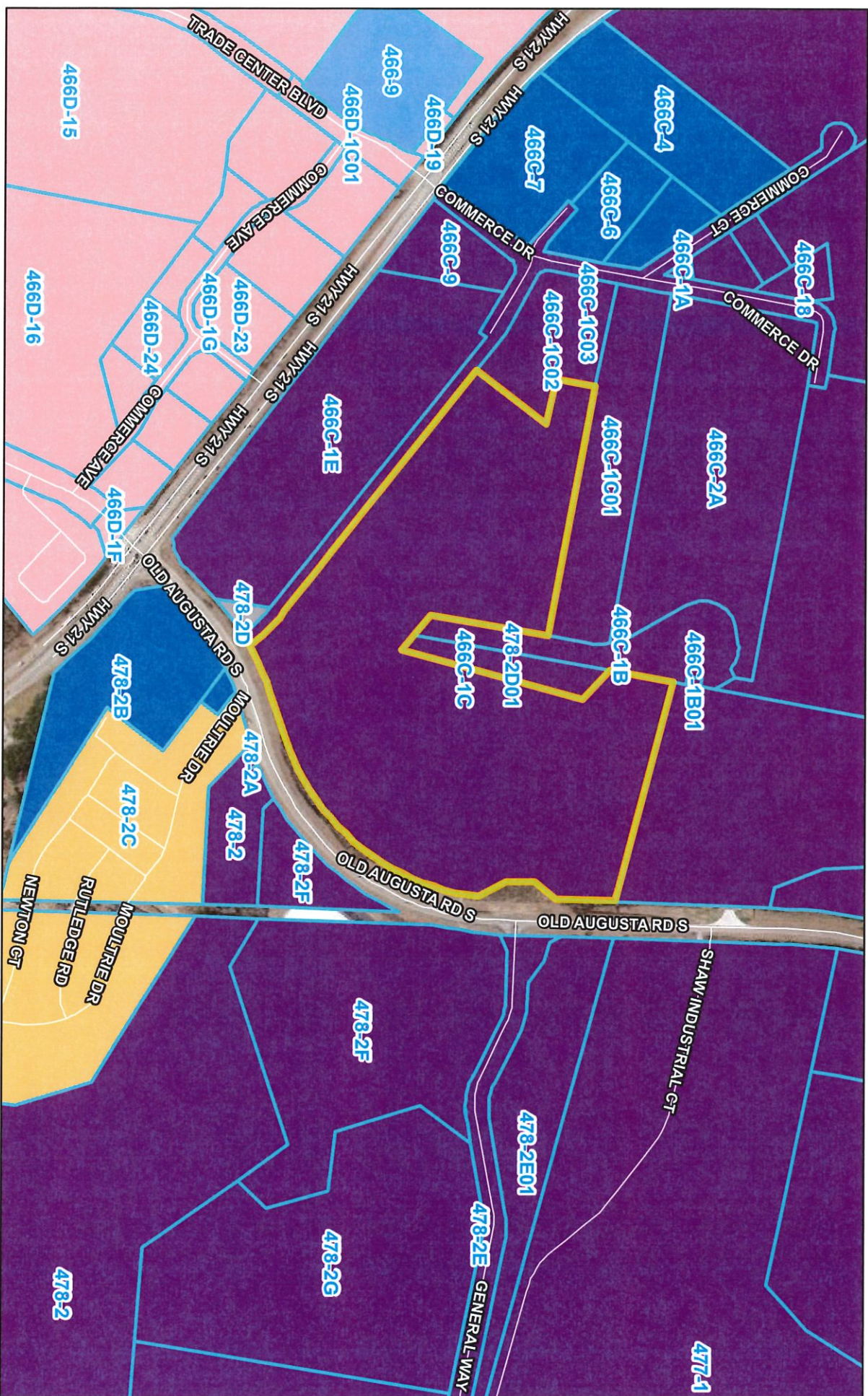


1/28/2025

Addresses Roads Parcels



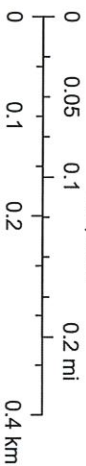
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1/28/2025

Parcels	Zoning	Roads
R-3	B-2	I-1
B-3	PD	Other

1:8,990



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA

(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.

The proposed conditional use does not require additional development or clearing of the lot. It will be an expansion of the previously approved conditional use through the remainder of the existing lot.

(b) The physical and environmental effects of allowing the conditional use shall be considered.

Reference (a) above.

(c) Buffer zones, where necessary to shield any adverse factors, shall be considered.

Reference (a) above.

(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.

The proposed conditional use area is surrounded by industrial uses and will not adversely impact them.