

RZN-23-6

Rezoning Application

Status: Active

Submitted On: 11/9/2023

Primary Location

1160 Chimney Road

Rincon, GA 31326

Owner

ROJAS SALVADOR FIGUEROA

415 FLINT DR RINCON, GA

31326

Applicant Cari McField 912-235-2915

cari@maupinengineering.com

 114 W 42nd Street
Savannah, GA 31401

Staff Review Planning Board Meeting Date*

—

 Public Notification Letters Mailed*

—

 Planning Board Ads *

—

 Board of Commissioner Meeting Date*

—

 Board of Commissioner Ads*

—

 Commissioner District*

—

 Staff Description* ZMA Conditions Request Approved or Denied*

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Jay Maupin

Applicant Email Address*

jay@maupinengineering.com

Applicant Phone Number*

912-235-2915

Applicant Mailing Address*

114 W 42nd Street

Applicant City*

Savannah

Applicant State*

GA

Applicant Zip Code*

31401

Property Owner Information

Owner's Name*

Salvador Figueuroa

Owner's Email Address*

salvador1073@gmail.com

Owner's Phone Number*

912-272-6485

Owner's Mailing Address*

307 E Ninth Street

Owner's City*

Rincon

Owner's State*

GA

Owner's Zip Code*

31326

Rezoning Information

Present Zoning of Property*

R-1 (Single Family Residential)

Proposed Zoning of Property*

B-3 (Highway Commercial)

Proposed Road Access*

Total Acres *

Chimney Rd

0.52

Acres to be Rezoned*

0.36

Lot Characteristics *

This will include 1174 and 1188 Chimney Rd 0476C 018 and 019

Water Connection *

Name of Supplier*

Public Water System

City of Rincon

Sewer Connection

Name of Supplier*

Public Sewer System

City of Rincon

Justification for Rezoning Amendment *

To build an office building

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

South*

3

R-1

East*

West*

AR-1/R-1

R-1

Describe the current use of the property you wish to rezone.*

Vacant Lots

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

Due to slope and wetlands on the back, lots must be recombined to have enough area to be functional. We are seeking rezoning approval and will follow up with a recombination.

Describe the use that you propose to make of the land after rezoning.*

Business offices

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Vacant, residential, business

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

As the lot is on a major intersection, the proposed use is consistent with adjacent uses.

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*

✓ Cari McField

Nov 9, 2023

Attachments



Authorization of Property Owner

Submittal 1_1160 Chimney Rd_Rezoning Application signed.pdf

Uploaded by Cari McField on Nov 9, 2023 at 8:32 AM



Site Plan

Submittal 1_1160 Chimney Rd_PLAT 017-018-019 PLAT Salvador.pdf

[illegible]

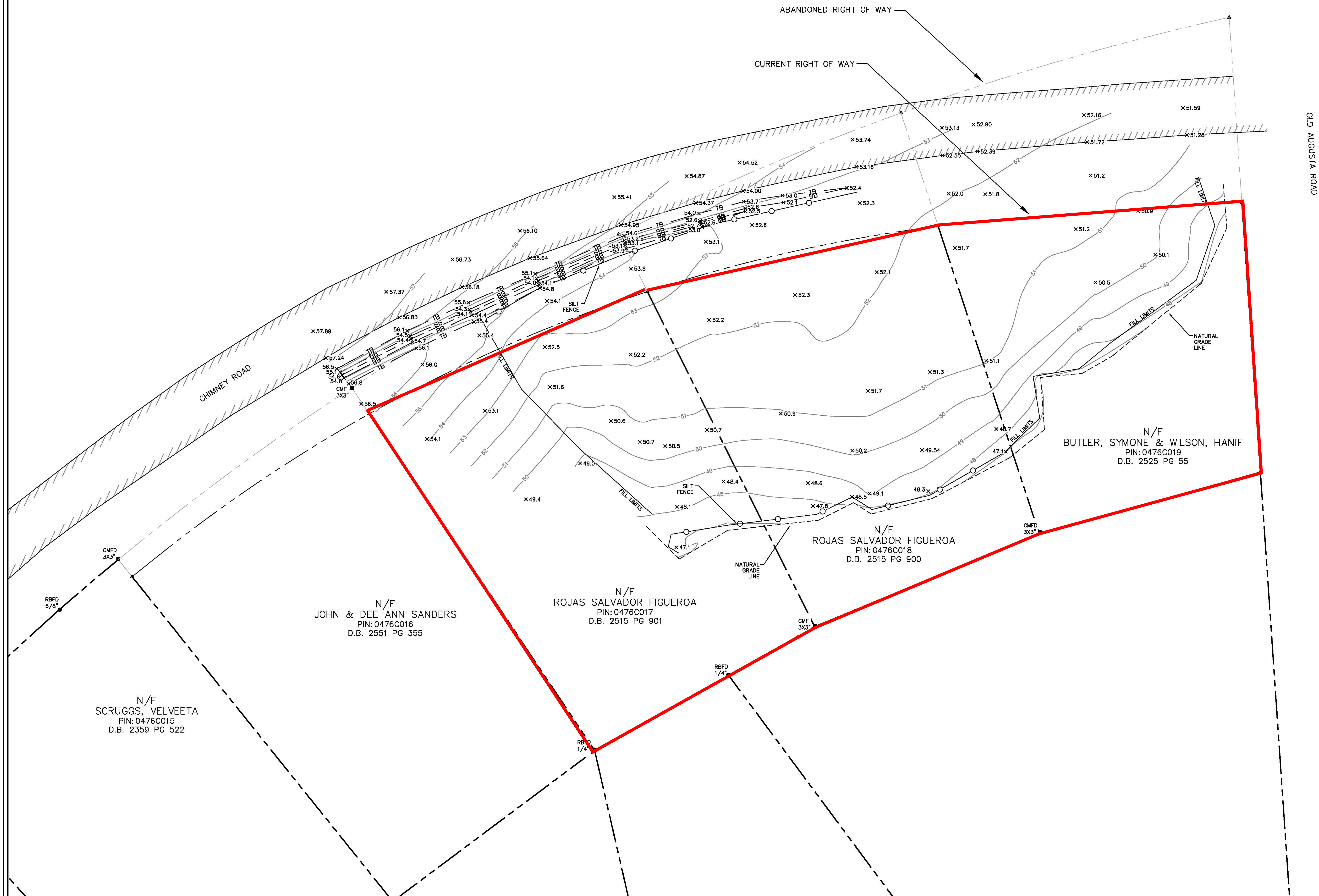
1:3,273

0 0.02 0.04 0.09 mi
0 0.04 0.07 0.15 km

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

Legend:

- Addresses: Green location pin icon
- Roads: Light blue rectangle
- Tax Parcels: Light green rectangle
- Tax Parcel Labels:
 - AR-2: Yellow-green rectangle
 - AR-1: Light green rectangle
 - R-1: Pink rectangle
 - R-3: Magenta rectangle
- Effingham County Zoning: Light green rectangle
- B-3: Light blue rectangle
- Efn_fin_cache:
 - Red: Red rectangle
 - Green: Green rectangle
 - Blue: Blue rectangle



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - CMFD ■ CONC. MONUMENT FOUND DISTURBED
 - RBFD ● IRON REBAR FOUND DISTURBED
 - x12.9 SPOT ELEVATION
 - CONTOUR LINE
 - TB — TOP OF BANK
 - BB — BOTTOM OF BANK
 - /// EDGE OF PAVEMENT

- NOTES
1. CONTOURS ARE IN ONE FOOT INTERVALS.
 2. VERTICAL DATUM IS NAVD 88.
 3. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).

- REFERENCES
1. DEED BOOK 1692 PG's 195-203
 2. BOOK C6 PAGE B

PREPARED FOR:
MARSH CONSTRUCTION SERVICES, LLC

A TOPOGRAPHIC SURVEY OF
A PORTION OF CHIMNEY ROAD

EFFINGHAM COUNTY, GEORGIA

FIELD WORK: JC
FIELD CHECK: FRO
DRAWN BY: CLM
DATE: 09-28-2021
SCALE: 1"=20'
PROJECT No.: BFT-21344
FILE: BFT-21344 T1.DWG

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 845-9277
WEBSITE: WWW.ATLASSURVEYING.COM



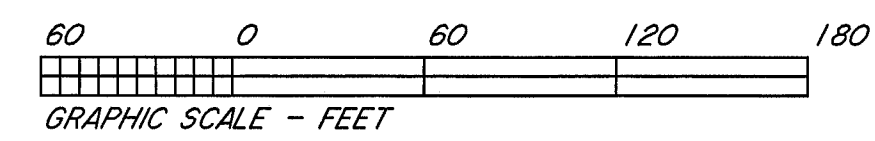
D

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FILED FOR RECORD
P/O. BK. C-006
MAY -9 PM 1:08
MAGNETIC NORTH

DATE: OCTOBER 29, 2001
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
26731 FEET, & AN ANGULAR
ERROR OF 06" PER ANGLE POINT &
WAS ADJUSTED USING COMPASS RULE.
THIS MAP OF PLAT HAS BEEN CALCU-
LATED FOR CLOSURE & IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN
216415 FEET.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	25.00'	9.81'	18.69'	42°50'00"	229°10'59"	18.26'	S 26°49'09"W
C-2	50.00'	25.62'	47.36'	54°15'54"	114°35'30"	45.60'	S 32°32'05"W
C-3	50.00'	39.19'	66.48'	76°11'02"	114°35'30"	61.69'	N 82°14'27"W
C-4	50.00'	39.18'	66.46'	76°09'45"	114°35'30"	61.68'	N 06°04'03"W
C-5	50.00'	28.32'	51.54'	59°03'20"	114°35'30"	49.28'	N 61°32'29"E
C-6	25.00'	9.81'	18.69'	42°50'00"	229°10'59"	18.26'	N 69°39'09"E
C-7	50.00'	24.91'	46.22'	52°58'00"	114°35'30"	44.59'	S 21°26'46"W
C-8	50.00'	35.47'	61.71'	70°42'36"	114°35'30"	57.86'	S 83°17'04"W
C-9	50.00'	50.71'	79.25'	90°48'42"	114°35'30"	71.21'	N 15°57'17"W
C-10	50.00'	36.18'	62.63'	71°46'19"	114°35'30"	58.62'	N 65°20'13"E
C-11	1206.87'	17.79'	35.58'	1°41'21"	4°44'51"	35.58'	N 49°39'39"E
C-12	1206.87'	66.10'	132.07'	6°16'11"	4°44'51"	132.00'	N 53°38'25"E
C-13	1206.87'	70.20'	140.25'	6°39'30"	4°44'51"	140.17'	N 60°06'15"E
C-14	1206.87'	70.04'	139.93'	6°38'35"	4°44'51"	139.85'	N 66°45'21"E
C-15	1206.87'	77.97'	155.72'	7°23'33"	4°44'51"	155.61'	N 73°46'19"E



NOTE: CONCRETE MONUMENTS
SET AT ALL CORNERS.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT
IS A TRUE, CORRECT, AND ACCURATE
SURVEY AS REQUIRED BY THE CHATHAM
COUNTY SUBDIVISION REGULATIONS
AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE UNDER MY
SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN
LOCATED AND PLACED TO THE SPECIFICATIONS
SET FORTH IN SAID REGULATIONS.

Warren E. Poythress
WARREN E. POYTHRESS RLS 1953

FINAL PLAT APPROVAL:

THE SUBDIVISION KNOWN AS
RIDGECREST SUBD. HAS BEEN FOUND
TO COMPLY WITH THE EFFINGHAM
COUNTY SUBDIVISION REGULATION AND
WAS APPROVED BY THE ZONING
ADMINISTRATOR AND THE PUBLIC WORKS
DIRECTOR OF EFFINGHAM COUNTY FOR
RECORDING IN THE OFFICE OF THE
CLERK OF SUPERIOR COURT OF
EFFINGHAM COUNTY, GEORGIA.
ZONING ADMINISTRATOR DATE 5/6/03
PUBLIC WORKS DIRECTOR DATE 5/7/03

FINAL PLAT
RIDGECREST SUBDIVISION
(LOTS 14 - 35)

LOCATED IN THE 9TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA.

ZONING R-1

SETBACKS

FRONT 35'
SIDE 15'
REAR 25'
SIDE FRONT 25'

