

RZN-24-10

Rezoning Application

Status: Active

Submitted On: 2/5/2024

Primary Location

0

Owner

Applicant Adal Sebastian Reyes-

Garcia

 912-428-6535

rtscommercialtires@gmail.com

 18 Lauren way

Rincon, GA 31326

Staff Review

 **Planning Board Meeting Date***

03/12/2024

 **Board of Commissioner Meeting Date***

04/02/2024

 **Notification Letter Description ***

existing mechanic shop to be brought into zoning compliance.

 **Map #***

399

 **Parcel #***

3D

 **Staff Description** **Georgia Militia District***

1559

 **Commissioner District***

1st

 **Public Notification Letters Mailed**

02/19/2024

 **Board of Commissioner Ads**

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Adal Sebastian Reyes-Garcia

Applicant Email Address*

Rtscommercialtires@gmail.com

Applicant Phone Number*

9124286535

Applicant Mailing Address*

18 Lauren Way

Applicant City*

Rincon

Applicant State & Zip Code*

31326

Property Owner Information

Owner's Name*

E.J Oetgen

Owner's Email Address*

Joeb8386@gmail.com

Owner's Phone Number*

9123239977

Owner's Mailing Address*

110 Frank Ln

Owner's City*

Bloomington

Owner's State & Zip Code*

GA 31302

Rezoning Information

Present Zoning of Property*

R-4 (Planned Manufactured Home Community)

Proposed Zoning of Property*

B-1 (Neighborhood Commercial)

Map & Parcel *

399-3D

Road Name*

Oetgen Rd

Proposed Road Access* ?

328 Oetgen Rd

Total Acres *

19.99

Acres to be Rezoned*

1.75

Lot Characteristics *

Lot contains a building shop, with containers behind the shop. There is a trailer home on the lot used for the bathroom.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

There is an existing local mechanic shop on 328 Oetgen Rd. We were told to acquire a Business license for the shop. When filling the application, 328 Oetgen Rd did not come up as a registered address. The address (328 Oetgen Rd) is part of a tract for 110 Frank Ln Bloomington, GA 31302. We were told to rezone this area to meet county requirements.

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

North*

NA

South*

NA

East*

NA

West*

NA

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

We are a Mechanic Shop for the local dump trucks in the area.

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

No theres too much dump truck work in the area

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

We will continue to be a mechanic shop he services the local dump trucks in the area

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

there are dirt pits on StageCoach rd where many dump trucks haul dirt out of.

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

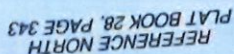
Since StageCoach Rd is known for its dirt pits, and many contractors have contracted EJ Oetgen Pits for their work. It is suitable to have a local Mechanic Shop helping the community maintain there trucks working properly.

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, we will not cause an excessive or burdensome use of the existing street, schools, and not any transportation facilities.

Digital Signature*

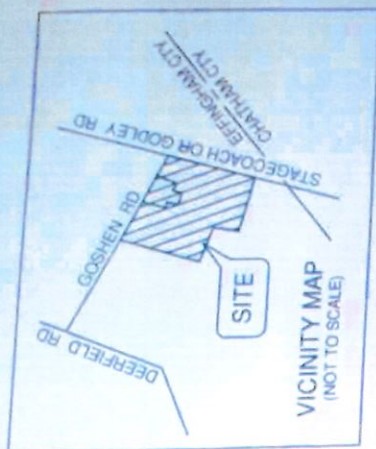
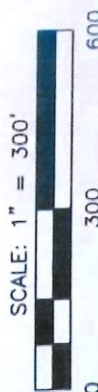
✓ Adal Sebastian Reyes Garcia
Feb 5, 2024



LEGEND:
RF-5/8" REBAR FOUND
RS-1/2" REBAR SET

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0362E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.

ERROR OF CLOSURE EXCEEDS 1': 50,000"
PLAT NOT ADJUSTED



APPROVED FOR RECORDING BY THE EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

APPROVED BY EFFINGHAM COUNTY DEPARTMENT
OF PUBLIC HEALTH, DIVISION OF ENGINEERING
AND SANITATION.

DIRECTOR _____ DATE _____

MINOR SUBDIVISION FOR
ERNEST J. OETGEN ESTATE

SURVEY OF 1.75 ACRES DIVIDED FROM
MAP AND PARCEL 03990003000

TRACT C3 / FRANK OETGEN, SR. TRUST

LOCATED IN THE 1559TH G.M.D.

EFFINGHAM COUNTY, GEORGIA

SURVEYED 1 FEBRUARY 2024

PLAT DRAWN 5 FEBRUARY 2024

017GEN.DGN
FEB 2024

BR: 28 PG 343-343

P-2018000102

FILED IN OFFICE
CLERK OF COURT
SUPERIOR COURT
CHATHAM COUNTY, GA

Edith M. Murray

RECORDING INFORMATION

BOOK	PAGE	DATE
111	177	10/1/08
111	178	10/1/08
111	179	10/1/08
111	180	10/1/08
111	181	10/1/08
111	182	10/1/08
111	183	10/1/08
111	184	10/1/08
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111	198	10/1/08
111	199	10/1/08
111	200	10/1/08

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111	197	10/1/08
111	198	10/1/08
111	199	10/1/08
111	200	10/1/08

REFERENCES - CHATHAM COUNTY

PLAT BOOK 78, PAGE 17
PLAT BOOK 79, PAGE 17
PLAT BOOK 80, PAGE 17
PLAT BOOK 81, PAGE 17
PLAT BOOK 82, PAGE 17
PLAT BOOK 83, PAGE 17
PLAT BOOK 84, PAGE 17
PLAT BOOK 85, PAGE 17
PLAT BOOK 86, PAGE 17
PLAT BOOK 87, PAGE 17
PLAT BOOK 88, PAGE 17
PLAT BOOK 89, PAGE 17
PLAT BOOK 90, PAGE 17
PLAT BOOK 91, PAGE 17
PLAT BOOK 92, PAGE 17
PLAT BOOK 93, PAGE 17
PLAT BOOK 94, PAGE 17
PLAT BOOK 95, PAGE 17
PLAT BOOK 96, PAGE 17
PLAT BOOK 97, PAGE 17
PLAT BOOK 98, PAGE 17
PLAT BOOK 99, PAGE 17
PLAT BOOK 100, PAGE 17



APPROVED FOR RECORDING BY CHATHAM COUNTY
TOWNSHIP ADMINISTRATOR
[Signature]
DATE: 11/13/2017

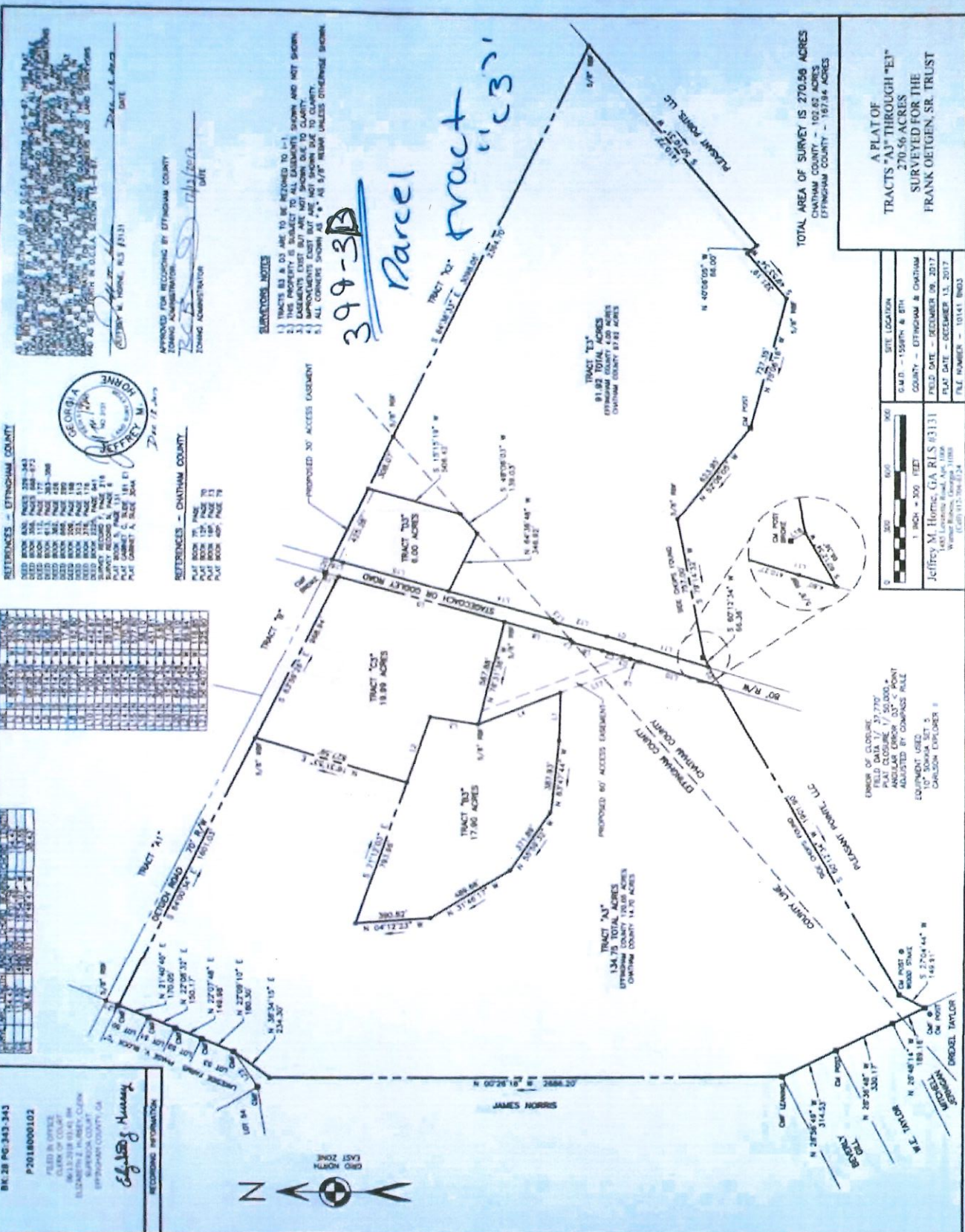
TOWNSHIP ADMINISTRATOR
[Signature]
DATE: 11/13/2017

SURVEY NOTES

- 1) TRACTS 83 & 84 ARE TO BE RETURNED TO 1-1
- 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS SHOWN AND NOT SHOWN
- 3) EASEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY
- 4) EASEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY
- 5) ALL CORNERS SHOWN AS "X" AS 5/8" REBAR UNLESS OTHERWISE SHOWN

399-3B Parcel

tract "C3"



0	300	600	900
1" = 300' (FEET)			
Jeffrey M. Murray, Sr. Trust			
1400 Leaning Road, Apt. 100P			
Waynesboro, Georgia 30388			
PLAT NUMBER - 10141-0003			

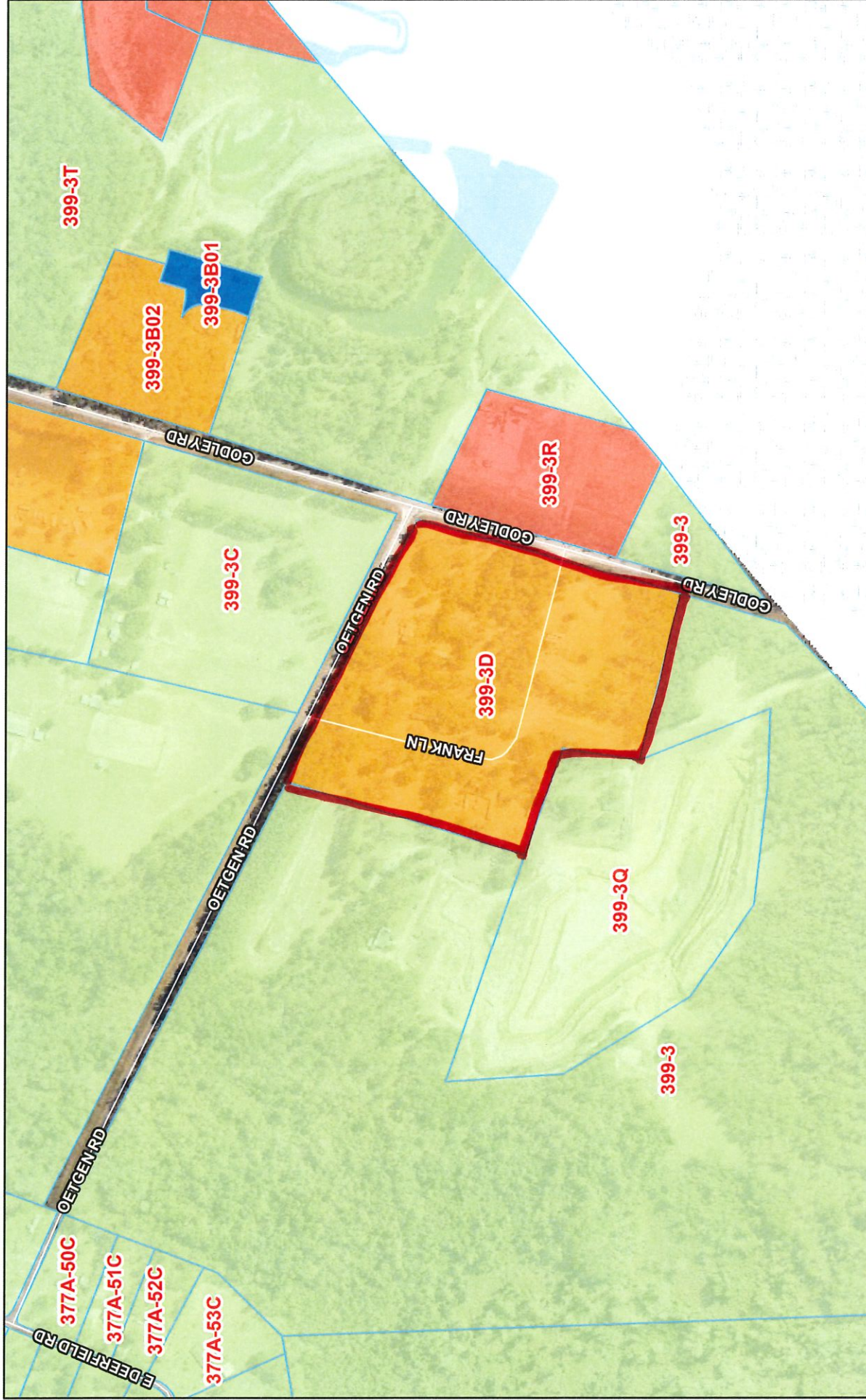
OWNER OF CLOSURE
FIELD DATA 1/1/2017
PLAT CLOSURE 1/1/2017
ANGULAR CLOSURE 1/1/2017
ADJUSTED BY COMPASS RULE
EQUIPMENT USED
CANTONMENT EXPLORER 8

CHATHAM COUNTY
102.63 ACRES
JEFFERY M. MURRAY, SR. TRUST
167.94 ACRES
TOTAL AREA OF SURVEY IS 270.56 ACRES
CHATHAM COUNTY - 102.63 ACRES
JEFFERY M. MURRAY, SR. TRUST - 167.94 ACRES

339-3D



399-3D



2/5/2024



1:6,545

