



RZN-25-7

Rezoning Application

Status: Active

Submitted On: 2/24/2025


Primary Location

240 Bethany Road
Springfield, GA 31329

Owner

RAHN SUSAN NICOLE
947 INDIGO RD SPRINGFIELD,
GA 31329

Applicant

 Nicole Rahn
 912-656-0851
 nicolerahn@themcgraleyco.com
 947 Indigo Road
Springfield, GA 31329

Staff Review

Planning Board Meeting Date*

04/08/2025

Board of Commissioner Meeting Date*

05/06/2025

Notification Letter Description *

To allow for permitted uses in AR-2.

Map #*

442

Parcel #*

15

Staff Description

Subdividing

Georgia Militia District

—

Commissioner District*

4th

Public Notification Letters Mailed

03/17/2025

Board of Commissioner Ads

04/16/2025

🔒 Planning Board Ads

03/19/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Susan Nicole Rahn

Applicant Email Address*

nicolerahn@themcgraleyco.com

Applicant Phone Number*

912-656-0851

Applicant Mailing Address*

947 Indigo Road

Applicant City*

Springfield

Applicant State & Zip Code*

GA 31329

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

Map & Parcel *

AR-2 (Agricultural Residential Less than
5 Acres)

04420015

Road Name*

Proposed Road Access* ?

Bethany

Existing

Total Acres *

Acres to be Rezoned*

6.13

6.13

Lot Characteristics *

none

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Deeding 2.17 acres of 6.13 to my daughter

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

North*

South*

AR1

AR1

East*

West*

AR1

AR1

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

brick home

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

homesite

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

brick home as is

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

residential/timber

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

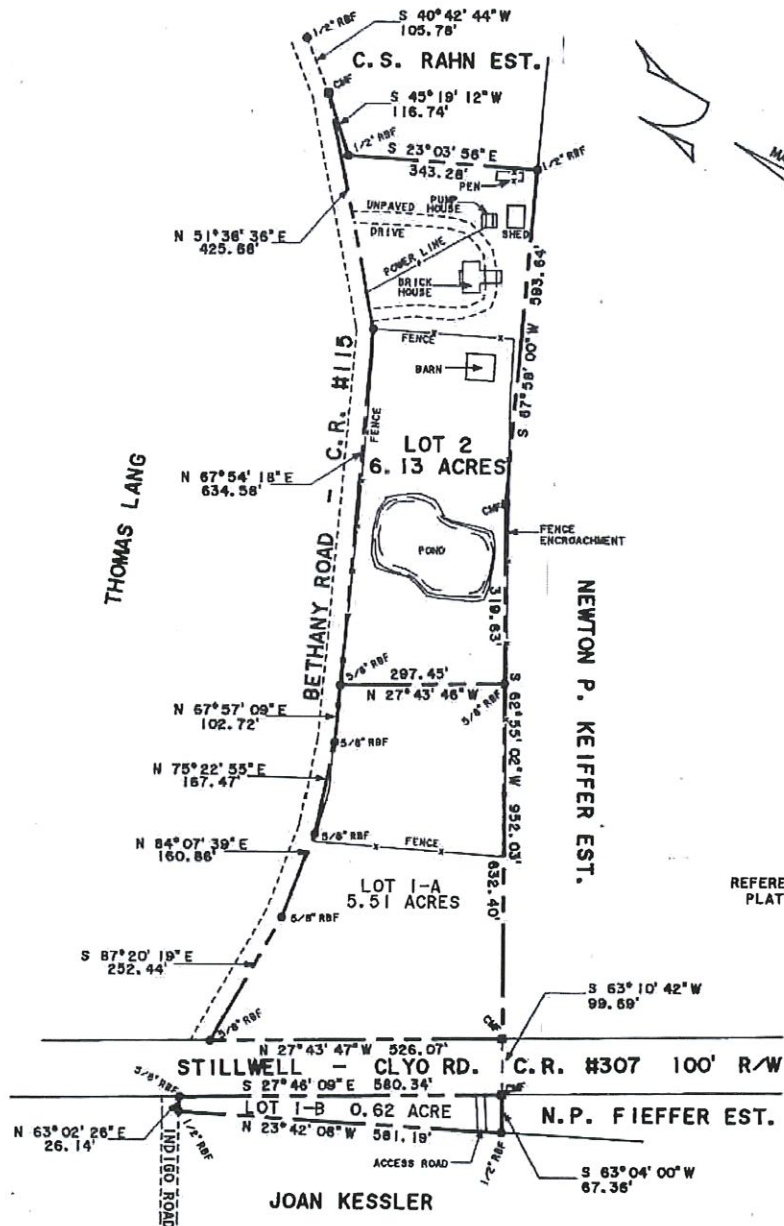
no change in use still homesite

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*

✓ Susan Nicole Rahn
Feb 24, 2025



REFERENCE:
PLAT BOOK 16, PAGE 99.

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

James H. Whelan 7/26-1995
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

Joseph J. Davis 7/26/95
ZONING ADMINISTRATOR DATE

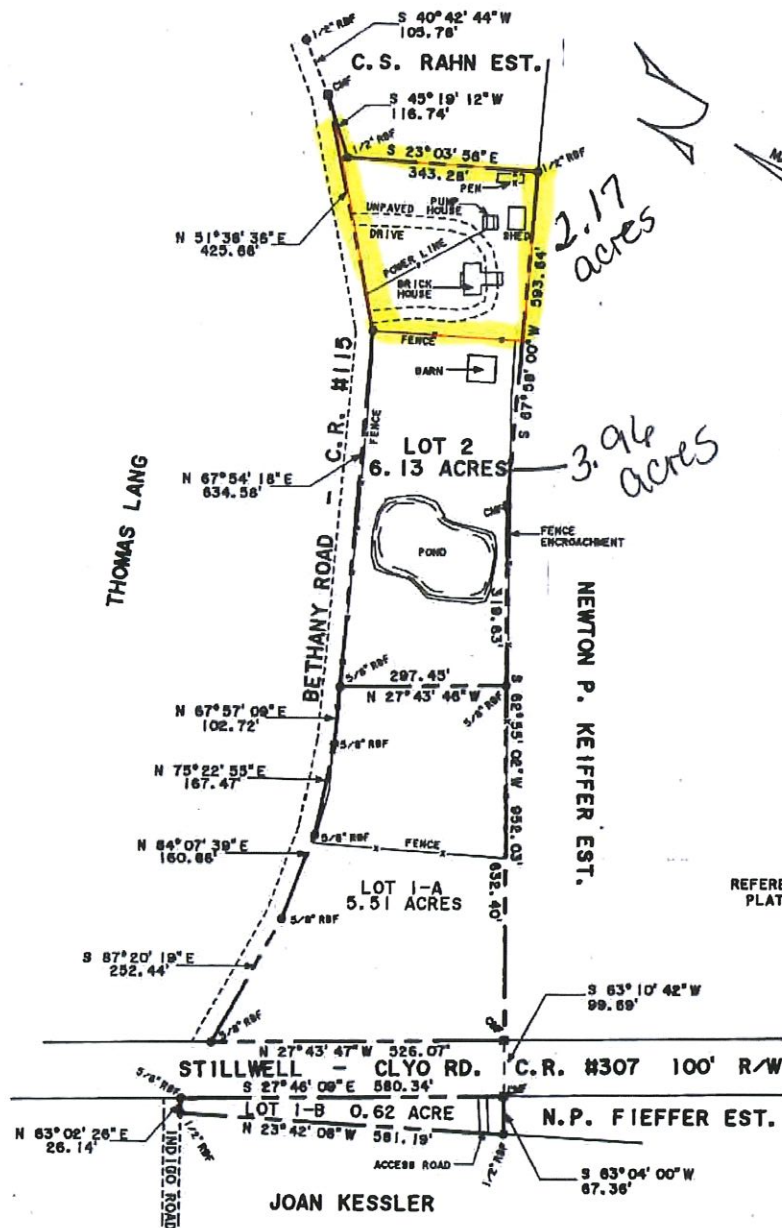
I CERTIFY THAT THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD ZONE AS
SHOWN ON FIRM FLOOD MAP NO. 130076-0100-B,
DATE MARCH 18, 1987.

Leon A. Zipperer, Jr.
LEON A. ZIPPERER, JR., R.L.S. #2373

ERROR OF CLOSURE:
FIELD DATA 1/113,896
ANGULAR ERROR 00" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/2,617,604
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER



PLAT OF 6.13 ACRES DIVIDED FROM PROPERTY OF G. FORREST DYAR, JR. SURVEYED FOR JOHN H. HUNTER, JR. AND GLORIA J. HUNTER	
LOCATION: G.M.D. 11, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 200 FEET 	
DATE: JULY 26, 1995	FILE NO. 3861A
WILDER SURVEYING & MAPPING (912) 826-5412, PO BOX 360 RINCON, GA 31326	



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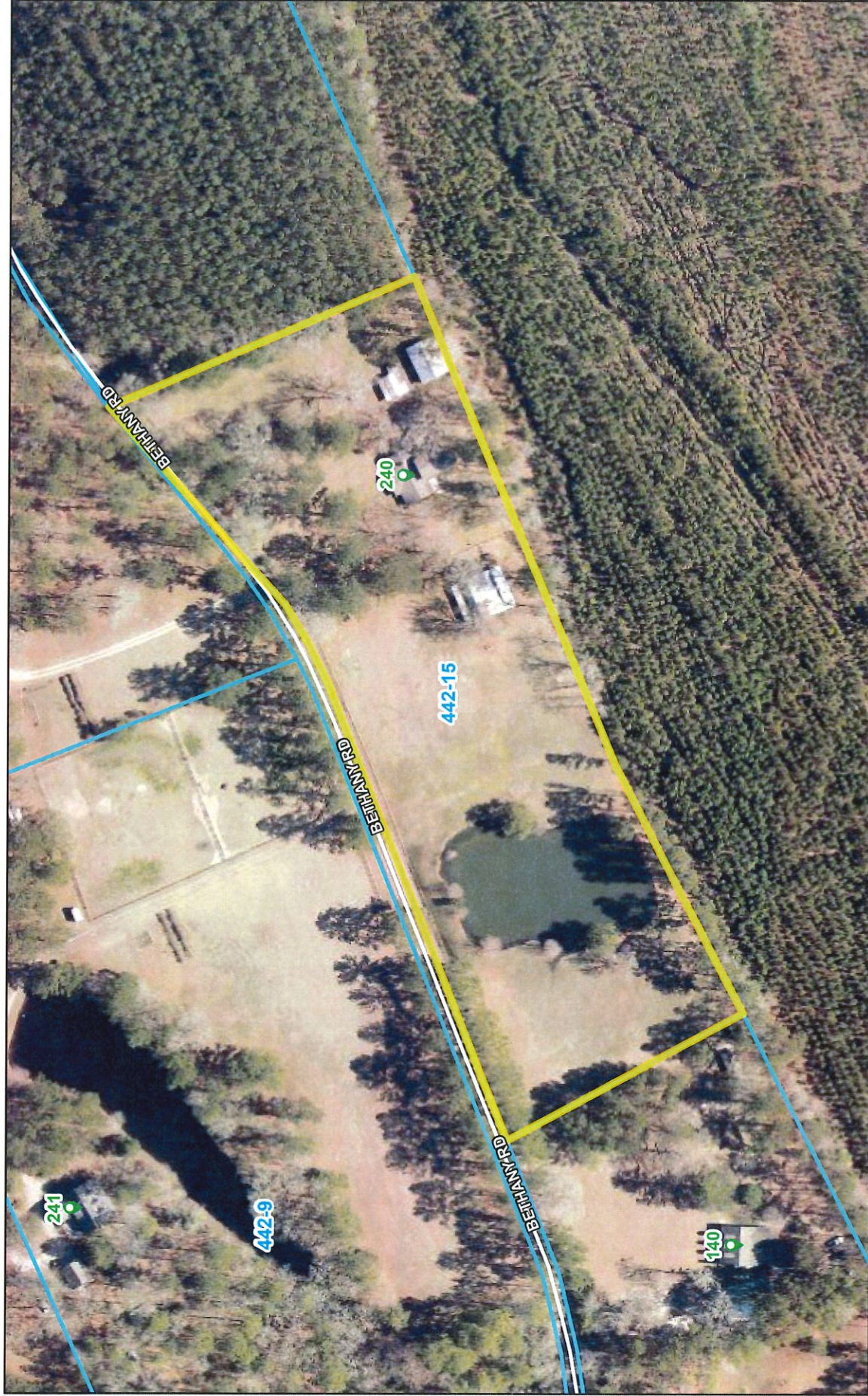


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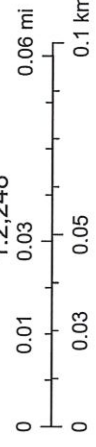
442-15



2/24/2025

 Addresses  Roads  Parcels

1:2,248



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

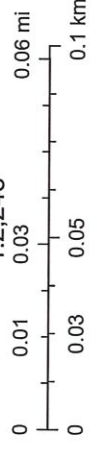
442-15



2/24/2025

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

1:2,248



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