



RZN-25-43

Rezoning Application

Status: Active

Submitted On: 9/5/2025

Primary Location

7016 Georgia Highway 17

South

Bloomington, GA 31302

Owner

NGUYEN CUNG AND TRAN

NOI THI

HWY 17 S 7016

BLOOMINGDALE, GA 31302

Applicant



Noi Tran



678-862-7141



trannoi344@gmail.com



624 Tradewinds loop

Rincon, GA 31326

Staff Review

Planning Board Meeting Date*

10/14/2025

Board of Commissioner Meeting Date*

11/04/2025

Notification Letter Description *

to allow for permitted uses in AR-2.

Map #*

354

Parcel #*

46

Staff Description

Georgia Militia District

—

Commissioner District*

1st

 Public Notification Letters Mailed

09/15/2025

 Board of Commissioner Ads

10/15/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Noi Tran

Applicant Email Address*

Trannoi344@gmail.com

Applicant Phone Number*

6788627141

Applicant Mailing Address*

624 Tradewinds loop

Applicant City*

Rincon

Applicant State & Zip Code*

31326

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

R-1 (Single Family Residential)

Proposed Zoning of Property*

Map & Parcel *

AR-2 (Agricultural Residential Less than 5 Acres)

03540046

Road Name*

Proposed Road Access* ②

Ga Hwy 17

N/A

Total Acres *

Acres to be Rezoned*

2.52

2.52

Lot Characteristics *

Level, private

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Our request for rezoning amendment is based on the need to provide a supportive, safe, and functional environment for parishioners and clergymen. The proposed addition of a mobile home on church property serves to support and enhance community service.

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

North*

South*

N/A

N/A

East*

West*

N/A

N/A

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

efficient use of resources

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.*

Support for parishioners and clergy, enhanced community service and efficient use of resources

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

To house parishioners and clergymen

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

The mobile will enhance our ability to host visiting clergymen, volunteers, and parishioners in a dignified and cost-effective manner

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*



Noi Tran

Sep 3, 2025

Level 3 Soil Map

County:	Effingham	Date:	June 25, 2025	PIN:	03540046
Owner:	Nguyen, Cung and Tran, Noi Thi			Phone:	
Mailing Address:	7016 Highway 17 South, Bloomingdale, GA 31302				
Site Address:	7016 Highway 17 South, Bloomingdale, GA 31302				
Subdivision:	---			Lot	---
Map Scale:	1" = 50'				



NOTE: This classification should only be considered valid within the area bounded by the performed borings.

The indicated boundaries are approximate.

The displayed 1-foot contour lines are taken from NOAA's Digital Coast Data Access Viewer

25 0 50
SCALE: 1" = 50'

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCE THE CURRENT (2000) EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOODPLAIN

FILED

02:50 PM
6/10/2014

EFFINGHAM COUNTY SUPERIOR COURT
ELIZABETH Z. HURSEY
CLERK

BK D139 PG C1

LEGEND:

RF 1/4" REBAR FOUND
RS 1/4" REBAR SET
PL PROPERTY LINE
CLF CONC. FOUND
N/F NOW OR FORMERLY
PP POWER POLE

EQUIP. USED TOTAL STATION
TOPCON 303

ERROR OF CLOSURE

1/24,000 PLAT NOT ADJUSTED

REFERENCES:

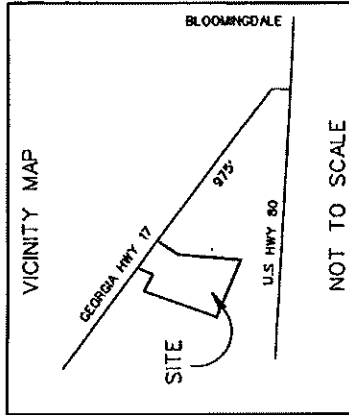
PB-1 PAGE 185
PB-F PAGE 678
PB-14 PAGE 138
PCAB A341-E



Adolph N. Michelis
ADOLPH N. MICHELIS R.L.S.
CA. REG. L.S. - 1323
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
STYLWANA, GEORGIA 30467
PH (812) 829 3972

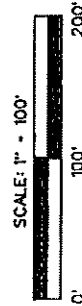
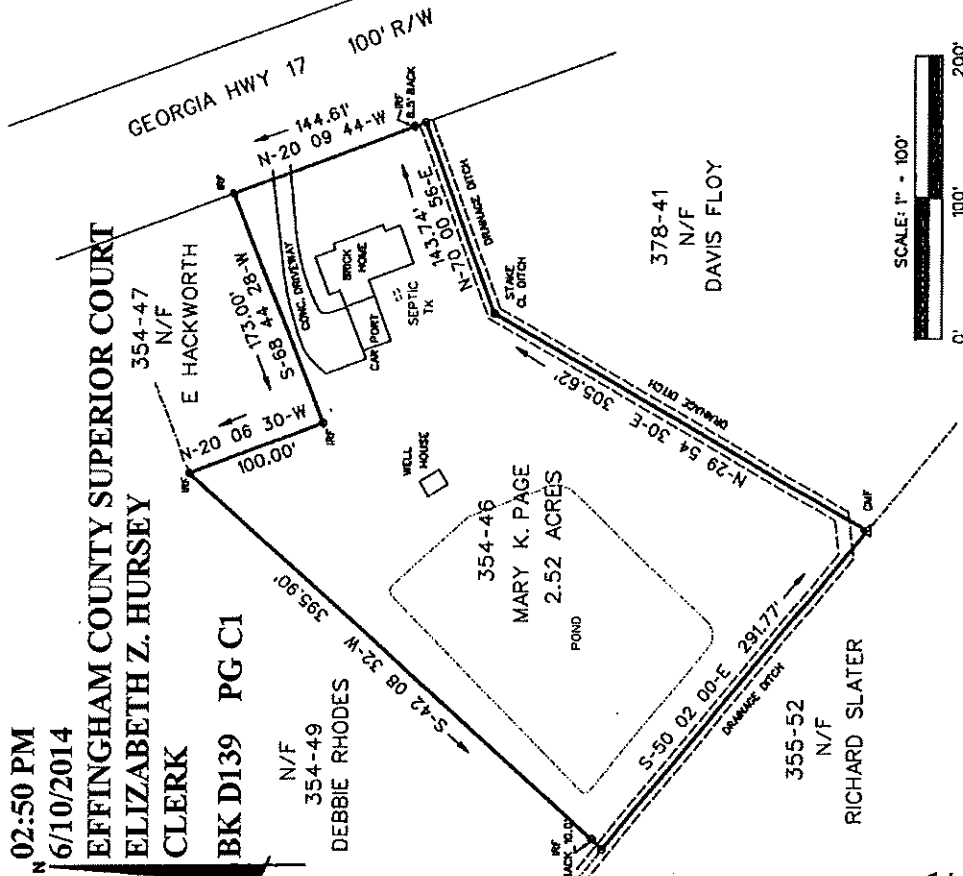
PURSUANT TO O.C.G.A. SECTION 15-6-67 I
CERTIFY THAT THIS MAP WAS PREPARED IN
CONFORMITY WITH THE TECHNICAL STANDARDS
FOR PROPERTY SURVEYS AS SET FORTH IN
CHAPTER 160-7 OF THE RULES OF THE GEORGIA
BOARD OF REGISTRATION FOR LAND SURVEYORS.

NOTE: SUBJECT PROPERTY IS A
SURVEY OF MAP & PARCEL 354
-46 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.



PURSUANT TO O.C.G.A. SECTION 15-6-67 (D) I
CERTIFY THAT THE PROVISIONS RELATIVE TO
THIS CODE DOES NOT REQUIRE APPROVAL OF
THIS PLAT BY ANY GOVERNING AUTHORITY
PRIOR TO THE RECORDING WITH THE CLERK
OF SUPERIOR COURT.

SURVEY FOR
MARY K PAGE EST.
SURVEY OF 2.52 ACRES
LOCATED IN THE 1559TH, G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 14 MAY 2014
PLAT DRAWN 15 MAY 2014
RP.DCN MAY2014



[illegible]

Addresses  Parcels
Roads Citations

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

An aerial map showing various land parcels. A large pink-shaded area is outlined in yellow, containing parcels 354-46, 354-49, 354-50, and 354-51. Other parcels are labeled with numbers like 355A-17, 355A-18, 355A-19, 355A-20, 355A-26, 355A-27, 355A-39, 355A-40, 355A-41, 355A-42, 355A-43, 355A-44, 355A-45, 355A-46, 355A-47, 355A-48, 355A-49, 355A-50, 355A-51, 355A-52, 355A-53, 355A-54, 355A-55, 355A-56, 355A-57, 355A-58, 355A-59, 355A-60, 355A-61, 355A-62, 355A-63, 355A-64, 355A-65, 355A-66, 355A-67, 355A-68, 355A-69, 355A-70, 355A-71, 355A-72, 355A-73, 355A-74, 355A-75, 355A-76, 355A-77, 355A-78, 355A-79, 355A-80, 355A-81, 355A-82, 355A-83, 355A-84, 355A-85, 355A-86, 355A-87, 355A-88, 355A-89, 355A-90, 355A-91, 355A-92, 355A-93, 355A-94, 355A-95, 355A-96, 355A-97, 355A-98, 355A-99, 355A-100. The map also shows roads like HWY 17 S and US HWY 80, and a body of water labeled 378-41. Small green dots with numbers are scattered throughout the map, indicating specific locations or points of interest.

1:2,007

0.05 mi

0.05 mi

0.05 mi

P. USGS

P. USGS

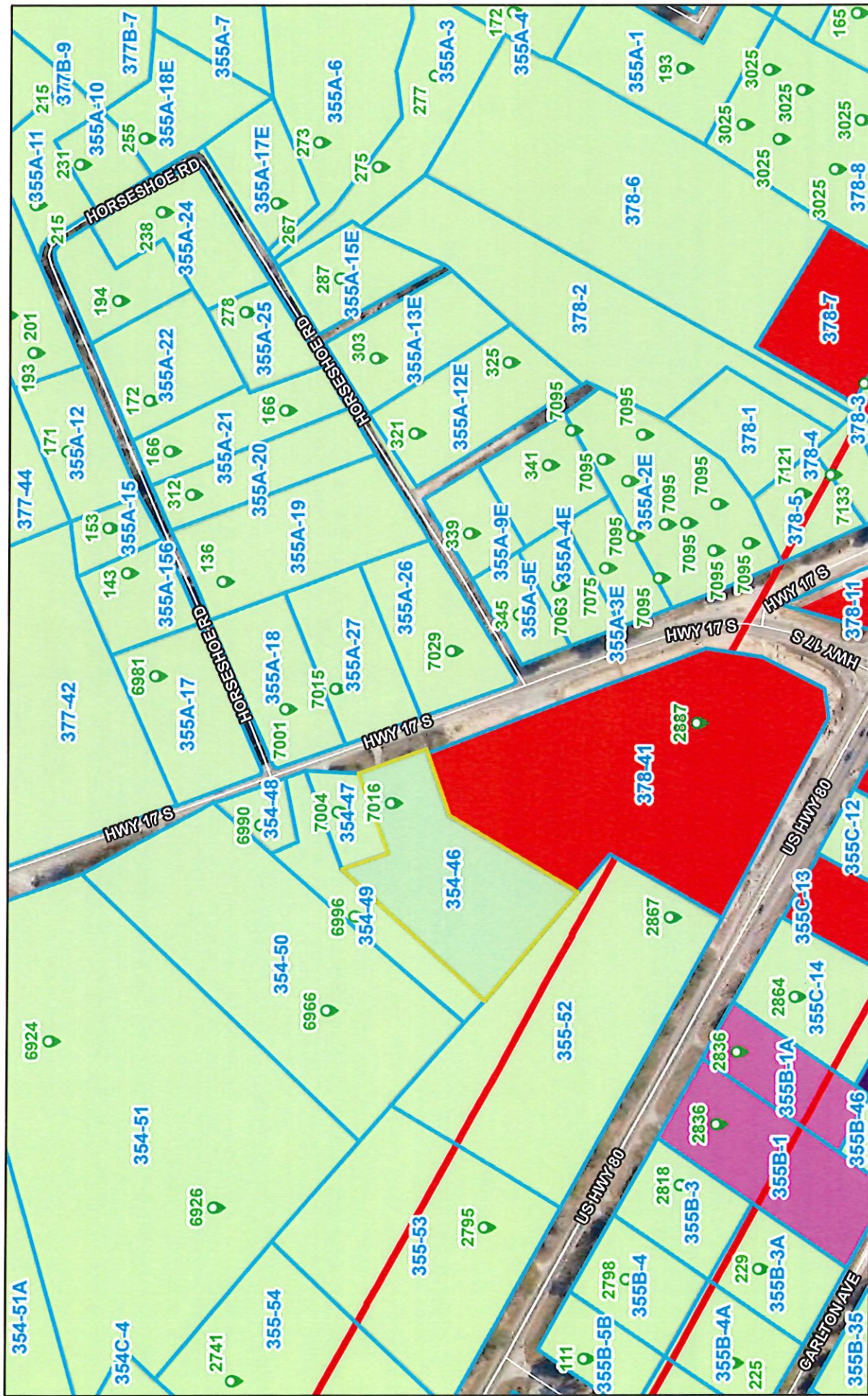
P. USGS

P. USGS

P. USGS

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

FLUM



9/10/2025

