



### RZN-24-55

Rezoning Application

Status: Active

Submitted On: 8/5/2024

### Primary Location

Owner

### Applicant

Alex Long

912-663-2980

lawrencealexanderhomes@gmail.com

PO Box 1190  
Rincon, GA 31326

## Staff Review

Planning Board Meeting Date\*

09/10/2024

Board of Commissioner Meeting Date\*

10/01/2024

Notification Letter Description \*

To allow for residential development.

Map #\*

350

Parcel #\*

1

Staff Description

Georgia Militia District

10

Commissioner District\*

1st

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads


09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* 

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

LAWRENCE LONG

Applicant Email Address\*

along111@yahoo.com

Applicant Phone Number\*

9126632980

Applicant Mailing Address\*

PO Box 1190 Rincon, GA 31326

Applicant City\*

RINCON

Applicant State & Zip Code\*

GA 31326

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## 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\*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel \*

03500001

Road Name\*

MIDLAND RD

Proposed Road Access\* 

NEW ROAD

Total Acres \*

70

Acres to be Rezoned\*

70

Lot Characteristics \*

70 ACRES OF TREES

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

SUBDIVIDING INTO HOME SITES

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

North\*

AR1

South\*

AR1

East\*

AR2

West\*

AR1

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

RAW LAND

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.\*

8 ESTATE SIZED HOME SITES

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

MIXED USE OF AGRICULTURAL AND RESIDENTIAL HOME SITES

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

CURRENTLY AND AR2 SUBDIVISION ALMOST DIRECTLY ACROSS THE STREET

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?\*

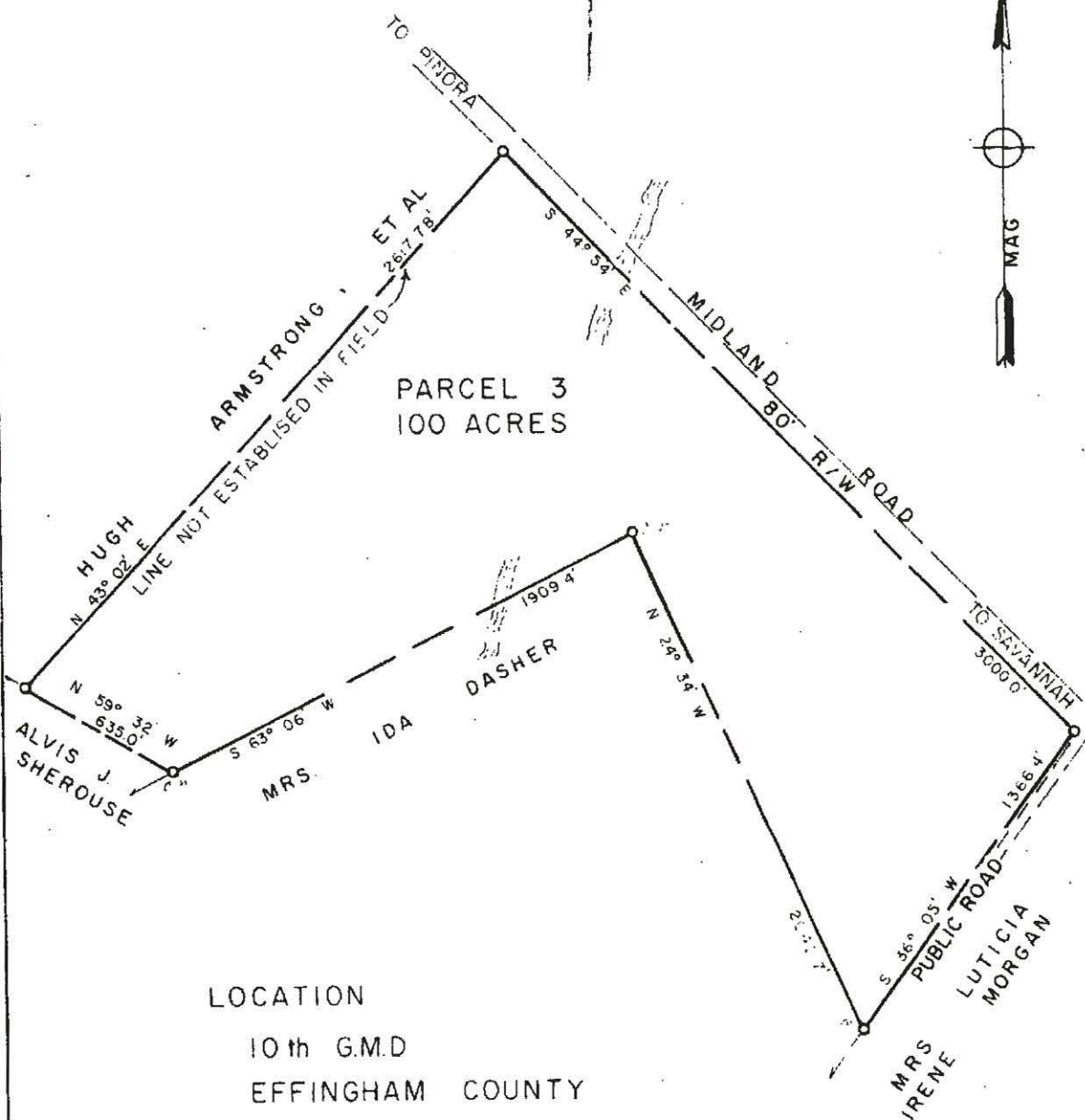
NONE THAT WE ARE AWARE OF

Digital Signature\*

LAWRENCE A LONG III

Aug 5, 2024

SCALE  
1 INCH = 400 FEET



PARCEL 3  
100 ACRES

LOCATION  
10th G.M.D  
EFFINGHAM COUNTY  
GEORGIA

PRELIMINARY SURVEY

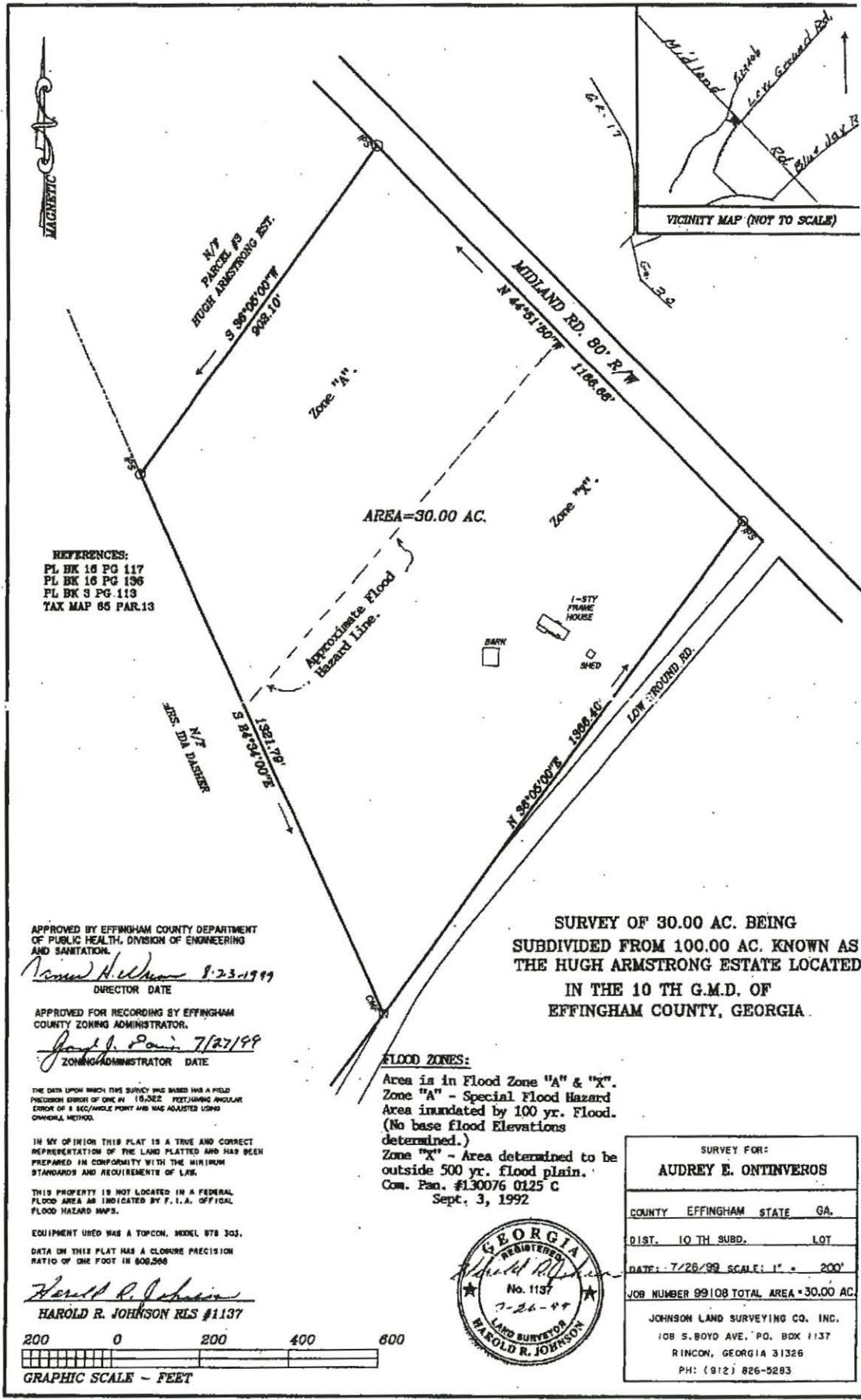
SURVEYED IN PART  
DEC 11, 1969

FOR

HUGH ARMSTRONG

DRAWN JAN 19, 1984  
BY ROBERT L BELL  
REG LAND SURVEYOR  
GA NO 274

Godwin & Cavell, LLP  
 P. O. Box 469  
 Rhine, Georgia 31726



REFERENCES:  
 PL BK 16 PG 117  
 PL BK 16 PG 136  
 PL BK 3 PG 113  
 TAX MAP 65 PAR.13

APPROVED BY EFFINGHAM COUNTY DEPARTMENT  
 OF PUBLIC HEALTH, DIVISION OF ENGINEERING  
 AND SANITATION.  
*Thomas A. Williams* 8-23-1999  
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM  
 COUNTY ZONING ADMINISTRATOR.  
*James J. Davis* 7/27/99  
 ZONING ADMINISTRATOR DATE

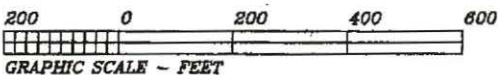
THE DATA UPON WHICH THIS SURVEY WAS BASED HAS A FIELD  
 PRECISION ERROR OF ONE IN (1/5) SECOND FEET/ANGULAR  
 ERROR OF 5 SEC/ANGLE POINT AND WAS ADJUSTED USING  
 CHANDLER METHOD.

IN WY OF INJUR THIS PLAT IS A TRUE AND CORRECT  
 REPRESENTATION OF THE LAND PLATTED AND HAS BEEN  
 PREPARED IN CONFORMITY WITH THE MINIMUM  
 STANDARDS AND REQUIREMENTS OF LAW.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL  
 FLOOD AREA AS INDICATED BY F.T.A. OFFICIAL  
 FLOOD HAZARD MAPS.

EQUIPMENT USED WAS A TOPCON, MODEL 678 303.  
 DATA ON THIS PLAT HAS A CLOSURE PRECISION  
 RATIO OF ONE FOOT IN 800,000

*Harold R. Johnson*  
 HAROLD R. JOHNSON RLS #1137



SURVEY OF 30.00 AC. BEING  
 SUBDIVIDED FROM 100.00 AC. KNOWN AS  
 THE HUGH ARMSTRONG ESTATE LOCATED  
 IN THE 10 TH G.M.D. OF  
 EFFINGHAM COUNTY, GEORGIA.

FLOOD ZONES:  
 Area is in Flood Zone "A" & "X".  
 Zone "A" - Special Flood Hazard  
 Area inundated by 100 yr. Flood.  
 (No base flood Elevations  
 determined.)  
 Zone "X" - Area determined to be  
 outside 500 yr. flood plain.  
 Com. Pan. #130076 0125 C  
 Sept. 3, 1992



SURVEY FOR: <b>AUDREY E. ONTIVEROS</b>	
COUNTY	EFFINGHAM STATE GA.
DIST.	10 TH SUBD. LOT
DATE:	7/28/99 SCALE: 1" = 200'
JOB NUMBER 99108 TOTAL AREA = 30.00 AC.	
JOHNSON LAND SURVEYING CO. INC. 108 S. BOYD AVE., P.O. BOX 1137 RINCON, GEORGIA 31326 PH: (912) 826-5283	



**SITE DATA:**

TOTAL SITE AREA: 70 ACRES

**LOT SIZES:**

- LOT 1: TOTAL AREA: 26.00 AC  
USEABLE AREA: 80,878 SF
- LOT 2: TOTAL AREA: 6.75 AC  
USEABLE AREA: 60,607 SF
- LOT 3: TOTAL AREA: 9.48 AC  
USEABLE AREA: 137,208 SF
- LOT 4: TOTAL AREA: 16.14 AC  
USEABLE AREA: 210,716 SF
- LOT 5: TOTAL AREA: 1.42 AC  
USEABLE AREA: 57,394 SF
- LOT 6: TOTAL AREA: 1.32 AC  
USEABLE AREA: 55,375 SF
- LOT 7: TOTAL AREA: 1.24 AC  
USEABLE AREA: 52,035 SF
- LOT 8: TOTAL AREA: 5.02 AC  
USEABLE AREA: 52,861 SF

ZONING: AR-1 EXISTING; AR-2 PROPOSED

FLOOD ZONE: AE/X

P.I.N.: 350-1

PROJECT ADDRESS: MIDLAND ROAD,  
EFFINGHAM COUNTY, GEORGIA

EXISTING LAND USE: AGRICULTURAL/VACANT

PROPOSED LAND USE: RESIDENTIAL

OWNER NAME: LAWRENCE ALEXANDER  
HOMES

OWNER ADDRESS:  
CONTACT NAME:  
CONTACT ADDRESS:  
CONTACT TELEPHONE:

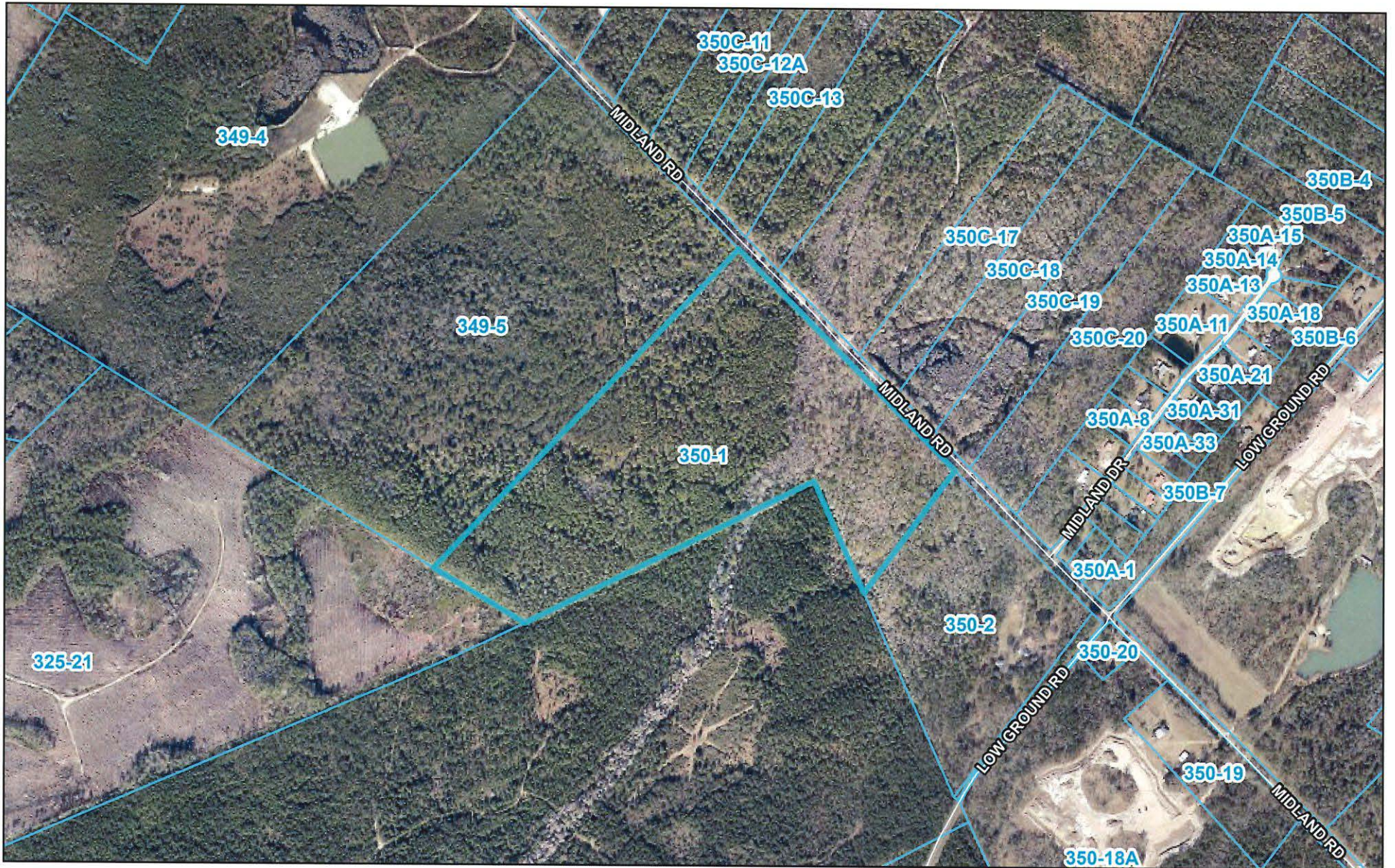
**DEVELOPMENT REQUIREMENTS:**

- FRONT SETBACK: 50 FT
- SIDE YARD SETBACK: 50 FT / 15 FT
- REAR YARD SETBACK: 25 FT
- MAX. BUILDING HEIGHT: N/A
- MINIMUM OPEN SPACE: N/A
- MAX. DENSITY ALLOWED: N/A
- BUFFER REQUIREMENTS: 15' PERIMETER

**MIDLAND ROAD SUBDIVISION**  
CONCEPTUAL PLAN  
AUG 2024

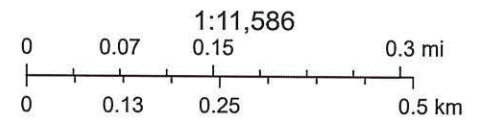


# 350-1



8/5/2024

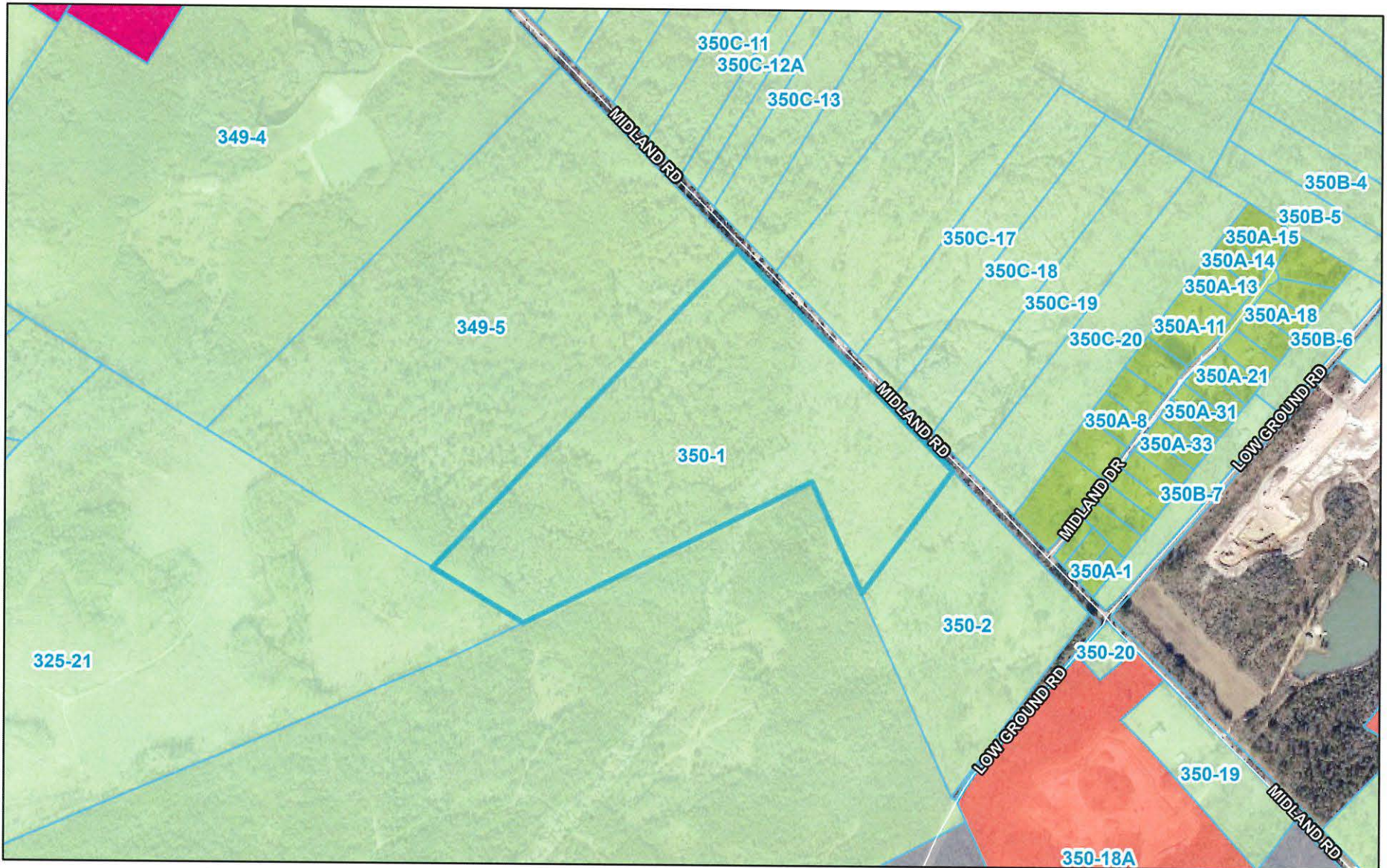
Roads  
Parcels



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

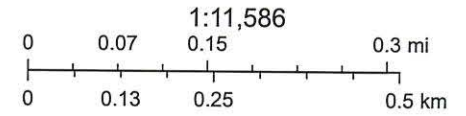


# 350-1



8/5/2024

Roads Effingham County Zoning  
Parcels AR-1 AR-2 I-1 R-1 Other



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

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Alex Long (Map # 350 Parcels # 1)** from AR-1 to AR-2 zoning.

- Yes No ? 1. Is this proposal inconsistent with the county’s master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

D.B.



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B.S.



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*OPZ*  
*A few requests - a few cu*

*R.T.*



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A.Z.





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APPROVAL P.H.

DISAPPROVAL \_\_\_\_\_

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P.H.

*Paul Higgins P.H.*

