

Record No:
RZN-26-4

Rezoning Application

Status: Active

Submitted On:
1/27/2026

Primary Location


211 Holly Lane
Rincon, GA 31326

Owner

BURROUGHS TERESA
JOHNSON
HOLLY LN 211 RINCON,
GA 31326

Applicant

 Teresa Burroughs

 211 holly lane
Rincon , Georgia 31326

Staff Review

Planning Board Meeting Date* 


03/10/2026

Board of Commissioner Meeting Date* 

04/07/2026

Notification Letter Description * 

to allow for permitted uses in AR-2.

Map #* 

476

Parcel #* 

12

Staff Description 

Georgia Militia District 

—

Commissioner District* 

5th

Public Notification Letters Mailed 


02/16/2026

Board of Commissioner Ads 

03/18/2026

Planning Board Ads 

02/18/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Teresa Burroughs

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

211 holly lane

Applicant City*

Rincon

Applicant State & Zip Code*

Georgia 31326

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)

Deed 2831. Plat A282C

Road Name*

Proposed Road Access* ⓘ

Holly lane

Holly lane

Total Acres *

Acres to be Rezoned*

2.964

2.964

Lot Characteristics *

1.292 lot out of 2.964 lot with mobile home right before well

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Creating two home sites



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

North*

South*

AR 1

AR 1

East*

West*

AR 2

AR 2

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

Personal single family mobile home at the moment

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.*

Personal single family living

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

Personal single family living

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

Residential

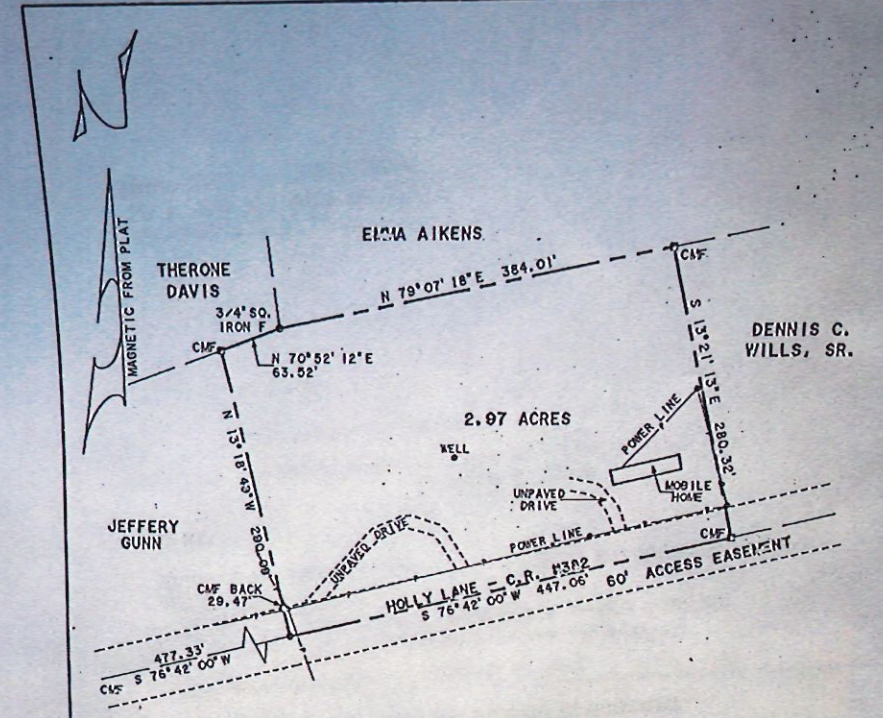
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

Teresa Burroughs
Jan 23, 2026

Filed for Record *ngw*
 Book *A282* Page *C1*
 Date *7/26/1994*



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0140-B, DATED MARCH 18, 1987.
Paul D. Wilder
 PAUL D. WILDER, R.L.S. #1559



PURSUANT TO O.C.G.A. SECTION 15-6-87, I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.
Paul D. Wilder
 PAUL D. WILDER, R.L.S. #1559

REFERENCE:
 PLAT BOOK 10, PAGE 156
 PLAT BOOK 12, PAGE 132

ERROR OF CLOSURE:
 FIELD DATA 1/112,936'
 ANGULAR ERROR 02' PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/186,024'
 EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

PLAT OF	
2.97 ACRES, PROPERTY OF BETTY J. THAMES SURVEYED FOR PAUL S. KESSLER	
LOCATION:	G.M.D. 9, EFFINGHAM COUNTY, GEORGIA
SCALE:	1 INCH = 100 FEET
DATE:	JULY 5, 1994
FILE NO.:	4043
WILDER SURVEYING & MAPPING (912) 826-3412, PO BOX 369 RINCON, GA 31326	

LINE	BEARING	HORIZ DIST
L1	N70°08'45"E	64.15'
L2	S13°55'54"E	290.64'
L3	S75°18'05"W	257.20'
L4	S75°18'05"W	190.00'
L5	N14°40'40"W	29.47'

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE OSSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APPURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL

**SUBDIVIDE SURVEY OF 1.292 AC.
BEING CUT OUT OF 2.964 AC.
PARCEL #:(04760012) LOCATED IN
THE 9TH G.M.DISTRICT OF
EFFINGHAM COUNTY, GEORGIA**

FLOOD INFORMATION:
FEMA FLOOD MAP :(13103C0300E)
EFFECTIVE DATE:(12/21/2017)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA

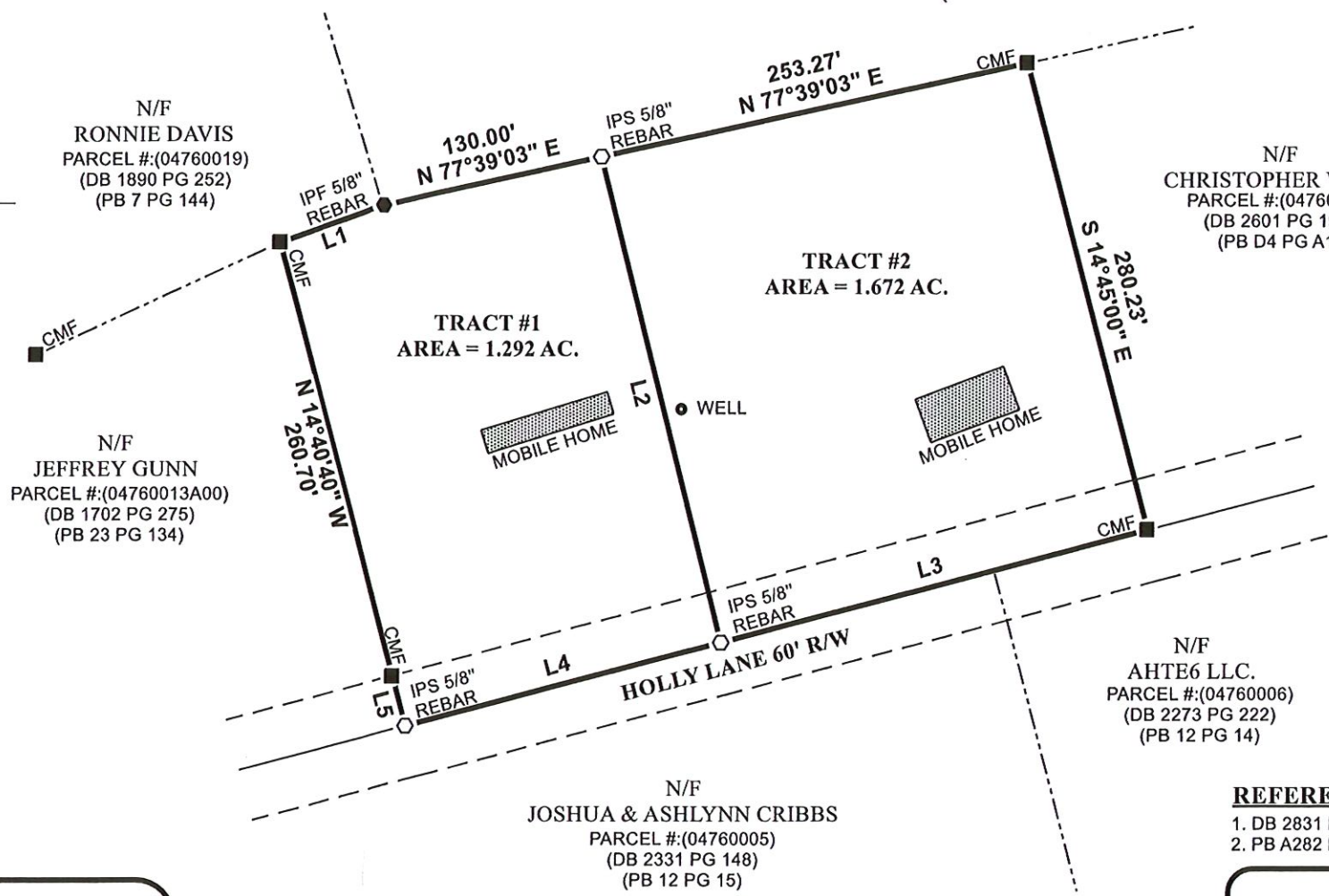
SIGNING AUTHORITY TITLE DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRx6+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.



SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.C.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.C.A. SECTION 15-6-67



STATE OF GEORGIA
LSF # 1404

WILLIAM MARK GLISSON RLS #3316 DATE
100' 0 100' 200'
GRAPHIC SCALE 1" = 100'



PREPARED BY:
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

REFERENCES:

1. DB 2831 PG 218
2. PB A282 PG C

SURVEY FOR: CODY MOOSE	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 9TH	
DATE: 01/21/2026	SCALE: 1" = 100'
FILE NUMBER: 26116	
TOTAL AREA: = 2.964 AC.	
FIELD SURVEY DATE: 01/20/2026	

476-12



1/27/2026

World_Boundaries_and_Places
Addresses
Roads
Parcels

Zoning
R-3
AR-1
AR-2
B-3
LI
R-1

World Imagery
Citations

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Scale: 1:3,922
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Vantor, Esri, HERE, Garmin, IPC

9.5

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, **Teresa Burroughs (Map # 476 Parcel # 12) 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?

J.P. 

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*Conformance
Zoning
Separating
two current
homes*

WIB.

9.5

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LS.

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Already
HAVE
AR 2

Nik.

9.5 EFFINGHAM COUNTY REZONING CHECKLIST

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T.S.