



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

Coastal Georgia Engineering Inspections, LLC

CGEI

1311 Bonaventure Road Savannah, Georgia 31404 ben@coastalgaei.com 912.272.2623

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: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING 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

DEBBIE RHODES

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:

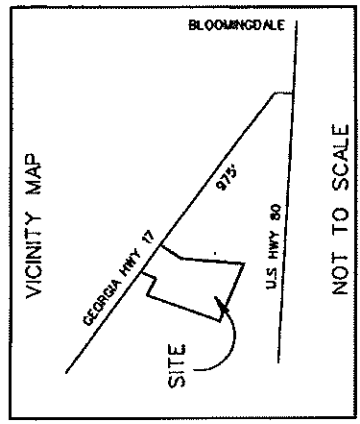
- PB-1 PAGE 125
- PB-F PAGE 678
- PB-14 PAGE 138
- PCAB A341-E



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

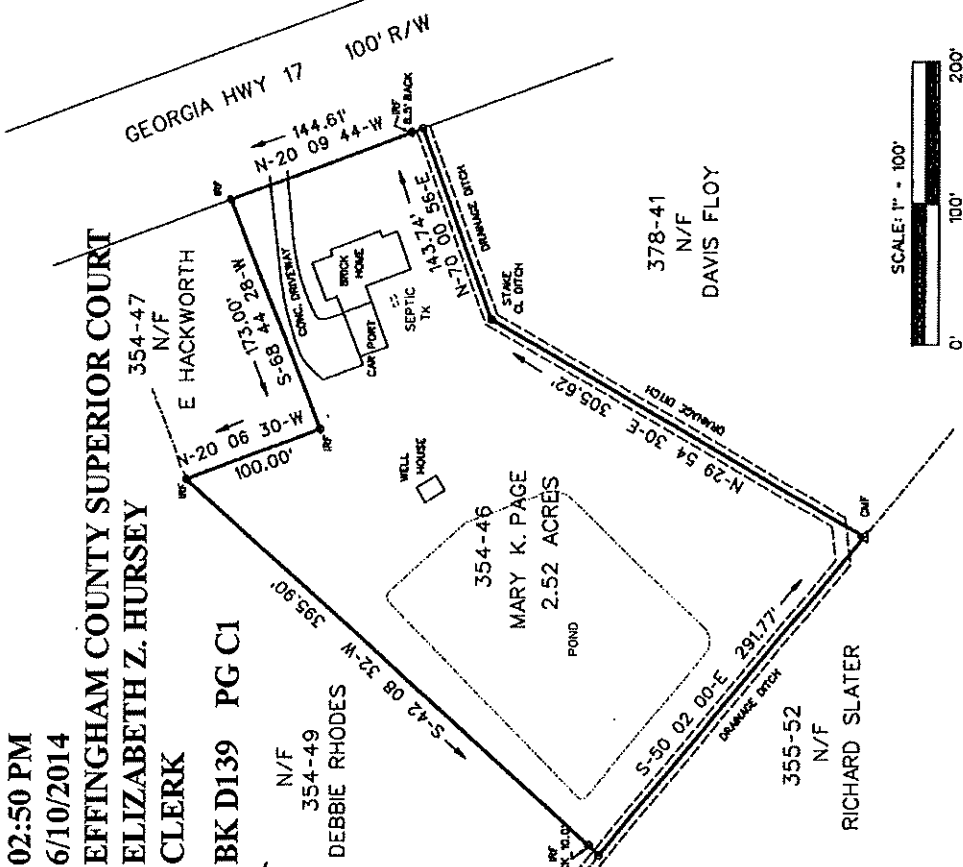
PURSUANT TO O.C.G.A. SECTION 15-6-67 I CERTIFY THAT THIS MAP WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR LAND SURVEYORS.

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

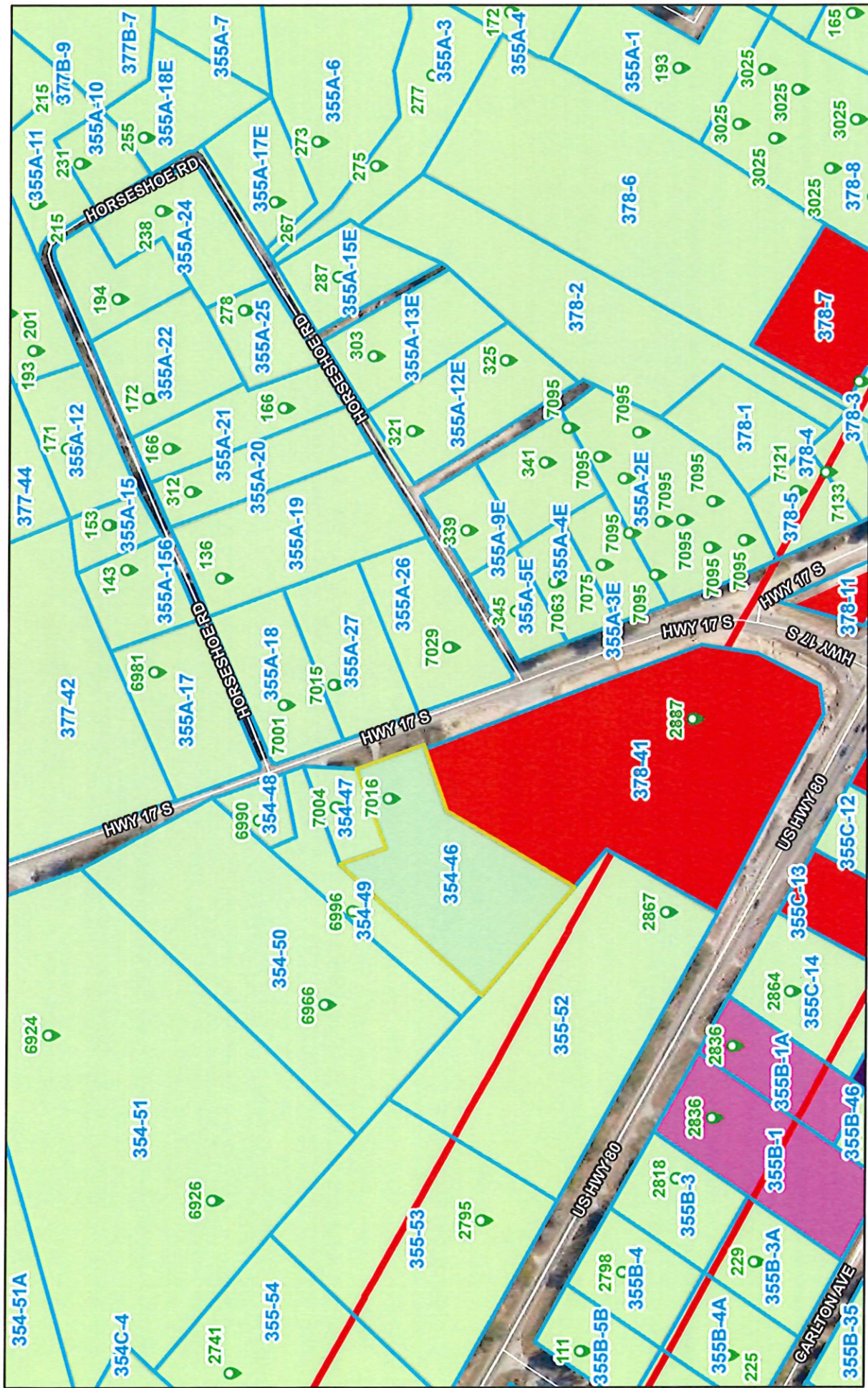


This aerial map displays a residential area with various property boundaries and lot numbers. A yellow boundary highlights a specific area containing lots 354-46, 354-47, 354-49, 354-50, and 354-51. Other lots are labeled with blue numbers, and some have green dots indicating specific points of interest. Roads shown include HWY 17 S, US HWY 80, and Horseshoe Rd.

Addresses ☐ Parcels
Roads Citations

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

FLUM



9/10/2025



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 **Noi Tran (Map # 354 Parcel # 9)** from **R-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?

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APPROVAL DISAPPROVAL

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No
ISSUES

N.H.

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VS.

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APPROVAL X

DISAPPROVAL _____

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R.T.

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