



RZN-24-46

Rezoning Application

Status: Active

Submitted On: 6/28/2024

Primary Location

108 Oak Street
Rincon, GA 31326

Owner

GODLOVE MARY L
108 OAK ST RINCON, GA 31326

Applicant

Mary Godlove
 912-704-6050
 billgodlove1@gmail.com
 108 Oak St
RINCON, GA 31326

Staff Review

Planning Board Meeting Date*

08/13/2024

Board of Commissioner Meeting Date*

09/03/2024

Notification Letter Description *

subdivision to create new home site.

Map #*

450D

Parcel #*

7

Staff Description

Georgia Militia District

9

Commissioner District*

2nd

Public Notification Letters Mailed

07/15/2024

Board of Commissioner Ads


08/14/2024

🔒 Planning Board Ads

07/17/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Mary L. Godlove

Applicant Email Address*

billgodlove1@gmail.com

Applicant Phone Number*

9127046050

Applicant Mailing Address*

108 Oak st

Applicant City*

rincon

Applicant State & Zip Code*

GA 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*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

0450D-007

Road Name*

Oak

Proposed Road Access* ?

Existing

Total Acres *

6.49

Acres to be Rezoned*

1

Lot Characteristics *

Residential

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Splitting property to sell a portion

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.*

Residential

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

yes

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

Residential

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

All residential


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

will continue to be 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

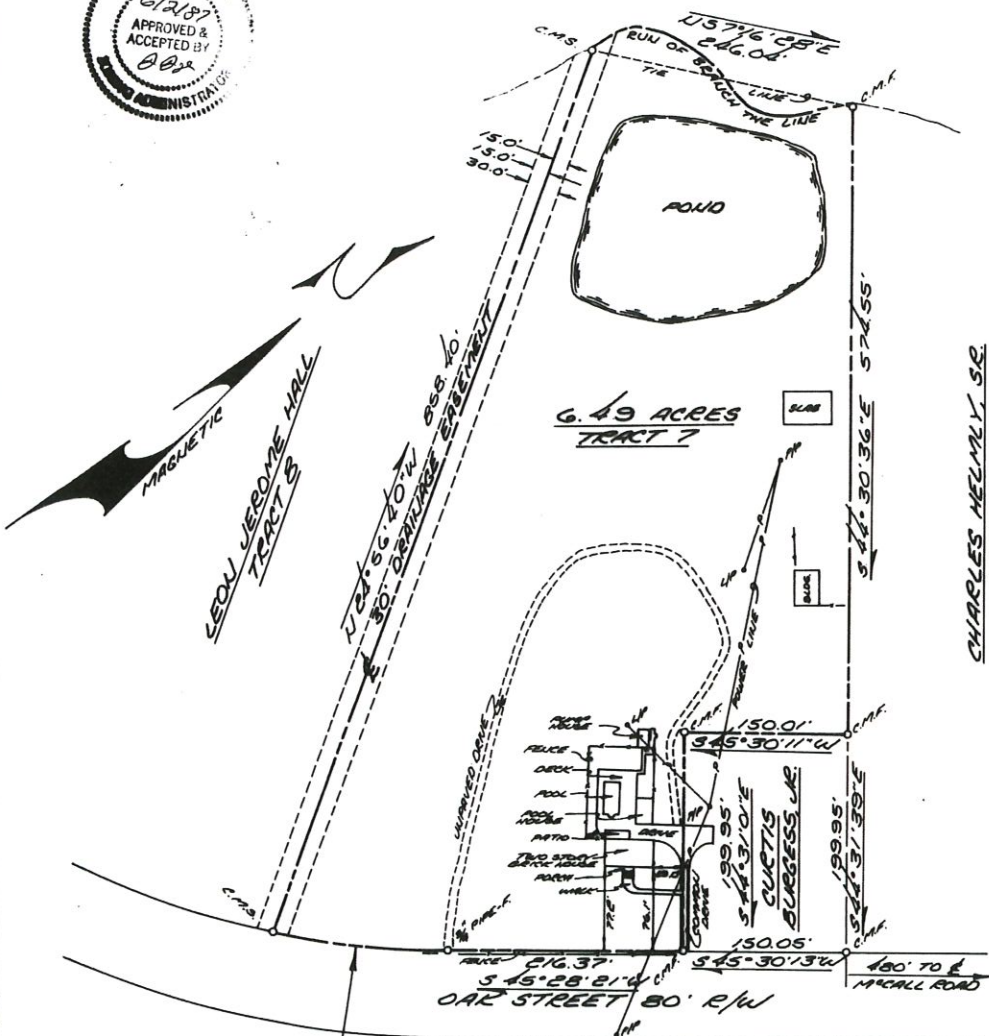
Digital Signature*

 Mary L. Godlove
Jun 28, 2024

SAVANNAH BLUE PRINT



LESTER & MARY E. GOOLVE
TRACT 5



CURVE DATA
 Δ - 11° 15' 08"
 R - 830.00'
 L - 163.00'
 CHORD
 S 51° 06' 40" W
 162.74'

I CERTIFY THAT THE HOUSE AS SHOWN DOES NOT LIE WITHIN THE FLOOD HAZARD AREA AS SHOWN ON N.U.D. FLOOD HAZARD BOUNDARY MAP 130076 0006 A, DATED JUNE 2, 1978.

Paul D. Wilder
 PAUL D. WILDER, P.L.S. #1556.

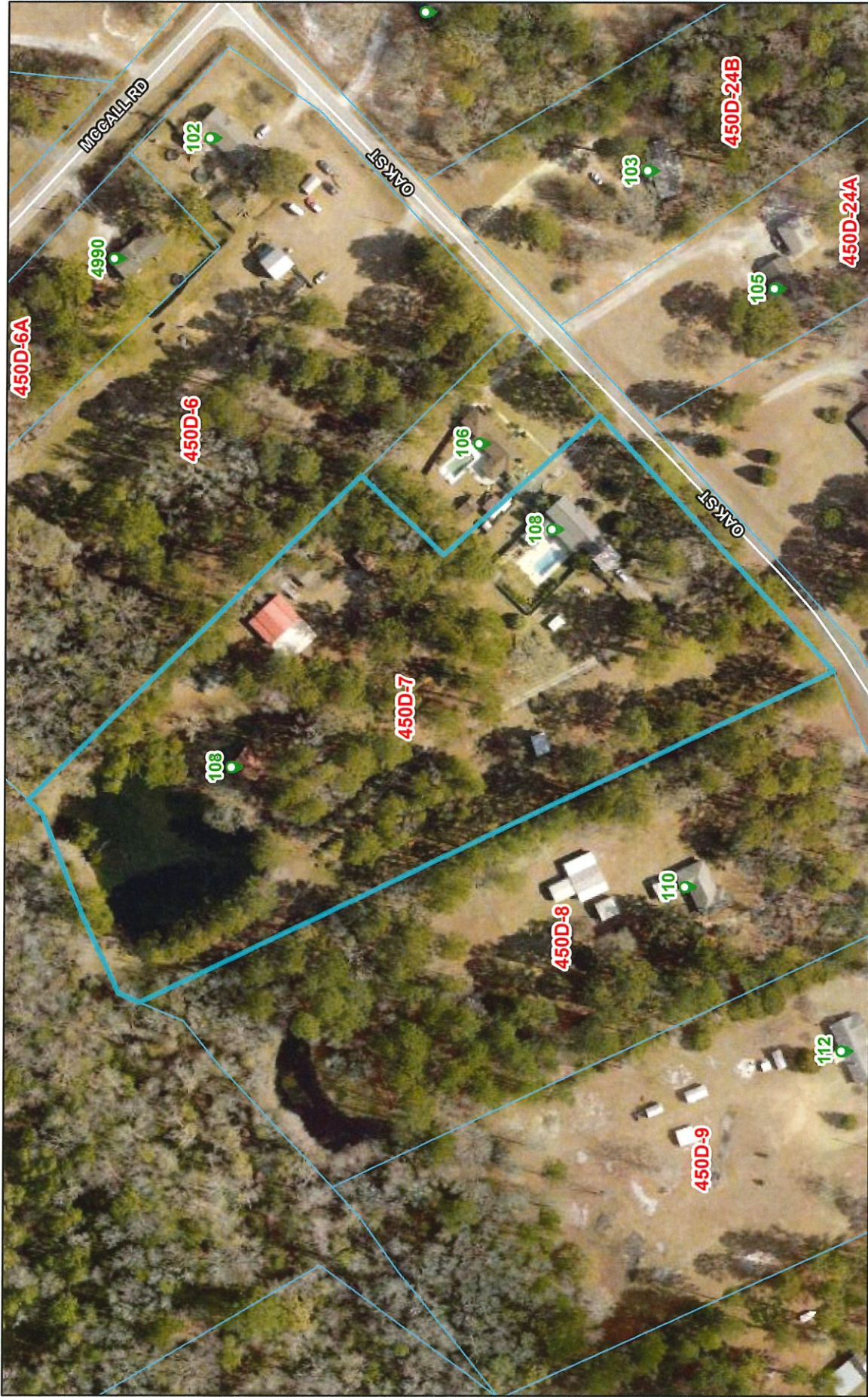
REFERENCES:
 PLATS BY PAUL D. WILDER
 FILE NO. 542-AB, DATED DEC. 16, 1975.
 FILE NO. 359, DATED DEC. 29, 1976.

ERROR OF CLOSURE
 FIELD DATA 1/ 59,696
 ANGULAR ERROR 02" PER Δ POINT
 PLAT CLOSURE 1/ 317,999
 ADJUSTED BY COMPASS RULE
 EQUIPMENT USED
 03" THEODOLITE
 ELECTRONIC DISTANCE METER



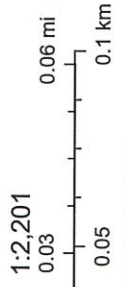
PLAT OF
 6.49 ACRES PORTION OF TRACT 7, OF L. B. BUTTERFIELD'S SUBDIVISION SURVEYED FOR WILLIAM H. GOOLVE AND MARY E. GOOLVE.
 LOCATION: G.M.O. 3,
 SAVANNAH COUNTY, GEORGIA
 SCALE: 1 INCH = 100 FEET
 DATE: MAY 26, 1987 FILE NO. 2275
 WILDER SURVEYING & MAPPING
 WINCON, GEORGIA

450D-7



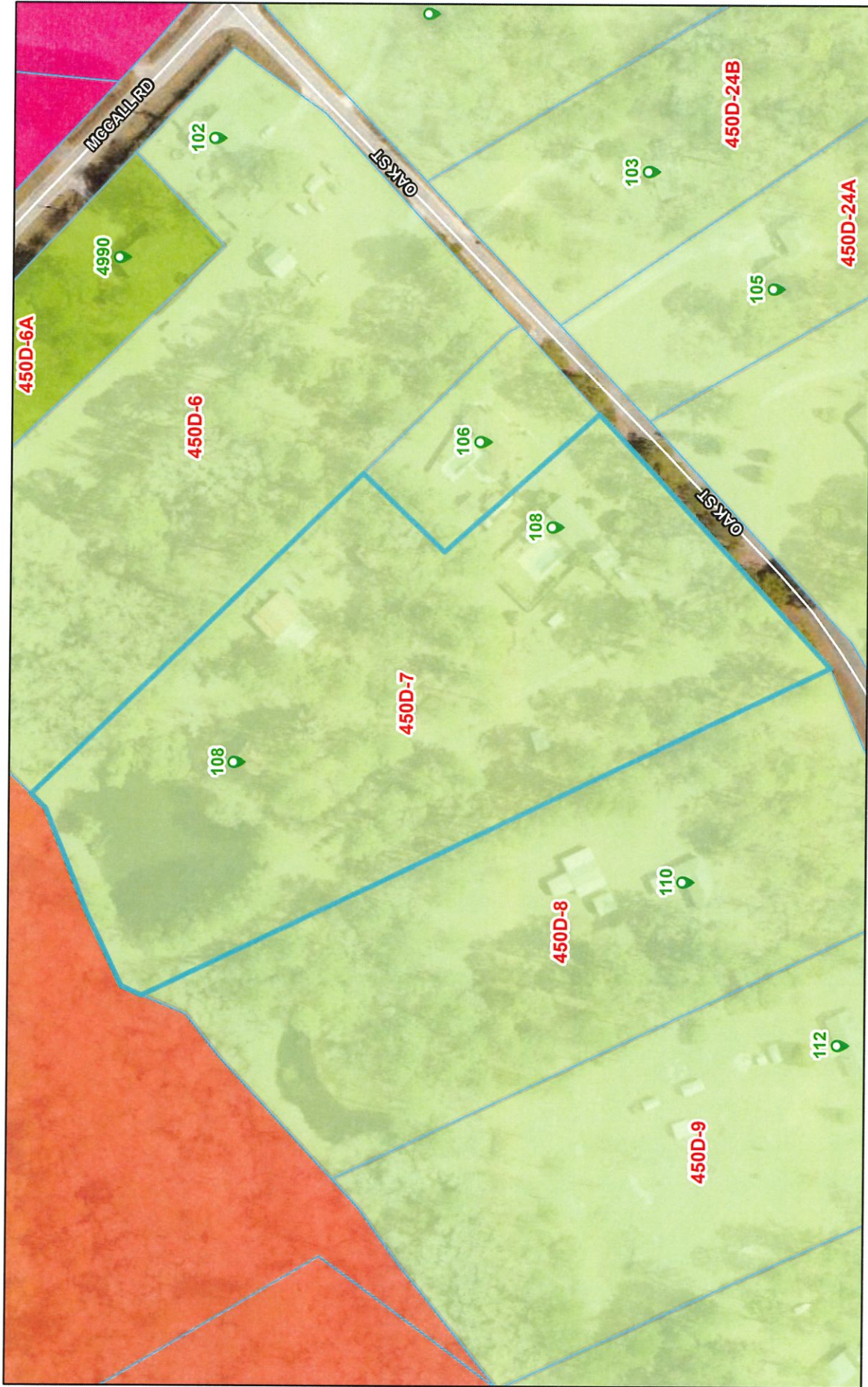
7/1/2024

-  Addresses
-  Map-Parcel Ids (PINs)
-  Roads
-  Tax Parcels

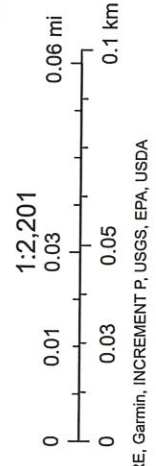


Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

450D-7



7/11/2024



1:2,201
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

- Addresses
- Roads
- Tax Parcels
- Map-Parcel Ids (PINs)
- Effingham County Zoning
 - R-1
 - AR-1
 - AR-2
 - I-1

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 X

DISAPPROVAL _____

Of the rezoning request by applicant **Mary L. Godlove- (Map # 450D Parcels # 7)** 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?

R.T.

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B.S.

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D. B

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PH
PH