



### RZN-25-53

Rezoning  
Application  
Status: Active  
Submitted On:  
11/13/2025

### Primary Location

32.345423, -81.312577

### Owner

No owner information

### Applicant

Alex Long



PO Box 1190  
Rincon, GA 31326

## Staff Review

Planning Board Meeting Date\*

01/13/2026

Board of Commissioner Meeting Date\*

02/03/2026

Notification Letter Description \*

to allow for residential development in R-1.

Map #\*

390

Parcel #\*

1D

Staff Description

Georgia Militia District

—

Commissioner District\*

4th

Public Notification Letters Mailed

12/15/2025

Board of Commissioner Ads

01/14/2026

🔒 Planning Board Ads

12/17/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* ⓘ

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Courthouse GSL

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

PO Box 1190

Applicant City\*

Rincon

Applicant State & Zip Code\*

GA, 31326

## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

R-6 (Single Family Residential High Density)

Proposed Zoning of Property\*

R-1 (Single Family Residential)

Map & Parcel \*

390-1D

Road Name\*

Courthouse Road

Proposed Road Access\* 

Courthouse Road

Total Acres \*

15.33

Acres to be Rezoned\*

15.33

Lot Characteristics \*

Wooded area

Water Connection \*

Public Water System

Name of Supplier\*

Springfield

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\*

AR-1

South\*

AR-1

East\*

R-6

West\*

AR-1

**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.\***

Single Family Residential Subdivision

**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?\***

Single Family Residential neighborhood next to property

**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  
Nov 11, 2025

2814455200  
PARTICIPANT ID

**BK:29 PG:365-365**  
**P2022000126**

FILED IN OFFICE  
CLERK OF COURT  
07/15/2022 09:24 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Jason E. Bragg*

LEGEND:  
RF 3/4" REBAR FOUND  
RS 3/4" REBAR SET  
PL PROPERTY LINE  
CMF CONC MON. FOUND  
N/F NOW OR FORMERLY  
PP POWER POLE  
EQMP. USED TOTAL STATION  
TOPCON 303  
ERROR OF CLOSURE  
1/24,000 PLAT NOT ADJUSTED  
ADOLPH N. MICHELIS & ASSO.  
738 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

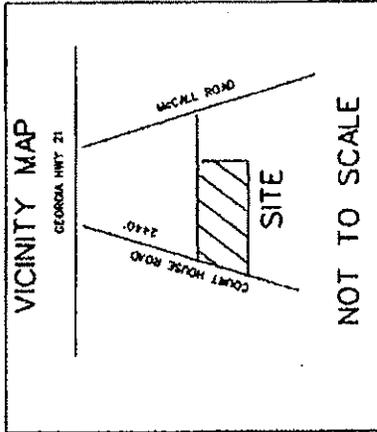
TO: As required by subsection (c) of O.C.G.A. Section 15-8-82, this plat has been prepared by a land surveyor and approved by appropriate local jurisdiction for recording as indicated by the signature and seal of the land surveyor. Each separate or self-contained plat included in the certification with the land surveyor's name shall be accompanied by any purchase or sale of land and shall be recorded in the public records of the county in which the land is located. The land surveyor shall be held liable for any errors or omissions in the plat and shall be held liable for any damages or costs incurred by any party in reliance on the plat. The land surveyor shall be held liable for any damages or costs incurred by any party in reliance on the plat. The land surveyor shall be held liable for any damages or costs incurred by any party in reliance on the plat.



*Adolph N. Michelis*  
GA REG. L.S. LIC. NO. 1323 6-16-22 DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOODPLAIN.

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0390 0001 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

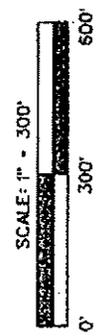
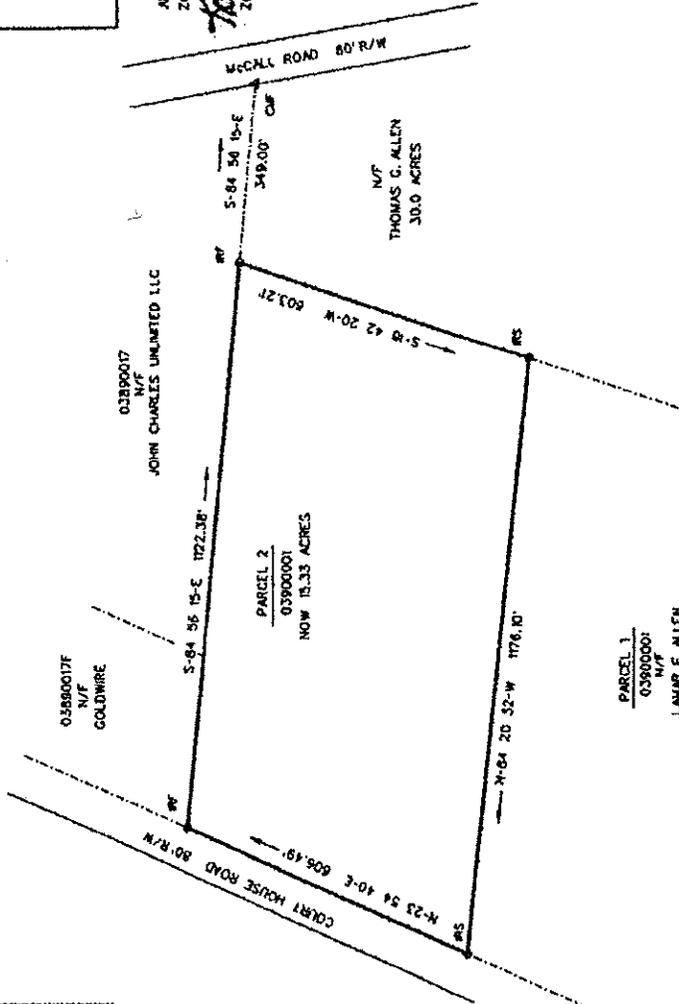


APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.  
*Julie Danon* 7/19/2022  
ZONING ADMINISTRATOR DATE

**MINOR SUBDIVISION**

SURVEY FOR  
**BRANDON LONG**  
A DIVISION OF MAP & PARCEL  
03900001  
INTO TWO PARCELS  
LOCATED IN THE 11TH. G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 10 JUNE 2022  
PLAT DRAWN 10 JUNE 2022

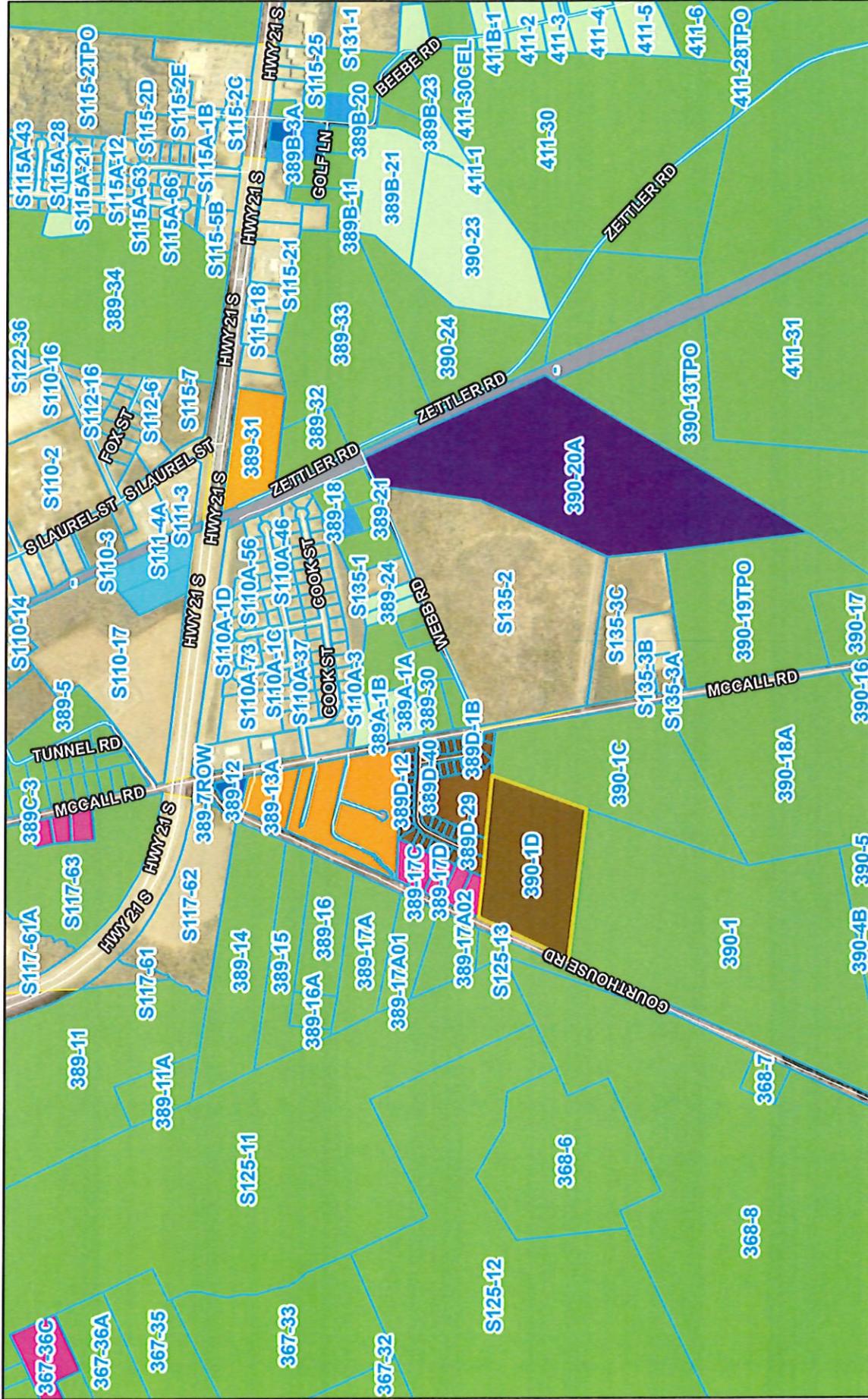
BLOND.DGN JUN2022



REFERENCES:  
PLAT OF A 119.87 ACRE TRACT M & P 03900001 BY WARREN POTTHRESS DATED 28 NOV 2021



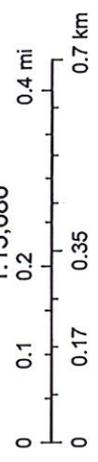
# 390-1D



11/17/2025

- Roads
- Municipal Boundaries
- Parcels
- Citations
- Zoning
- AR-2
- AR-1
- R-1
- R-2
- R-3
- R-4
- R-6
- B-1
- B-2
- B-3
- B-4
- B-6
- B-7
- I-1
- RR (Railroad)

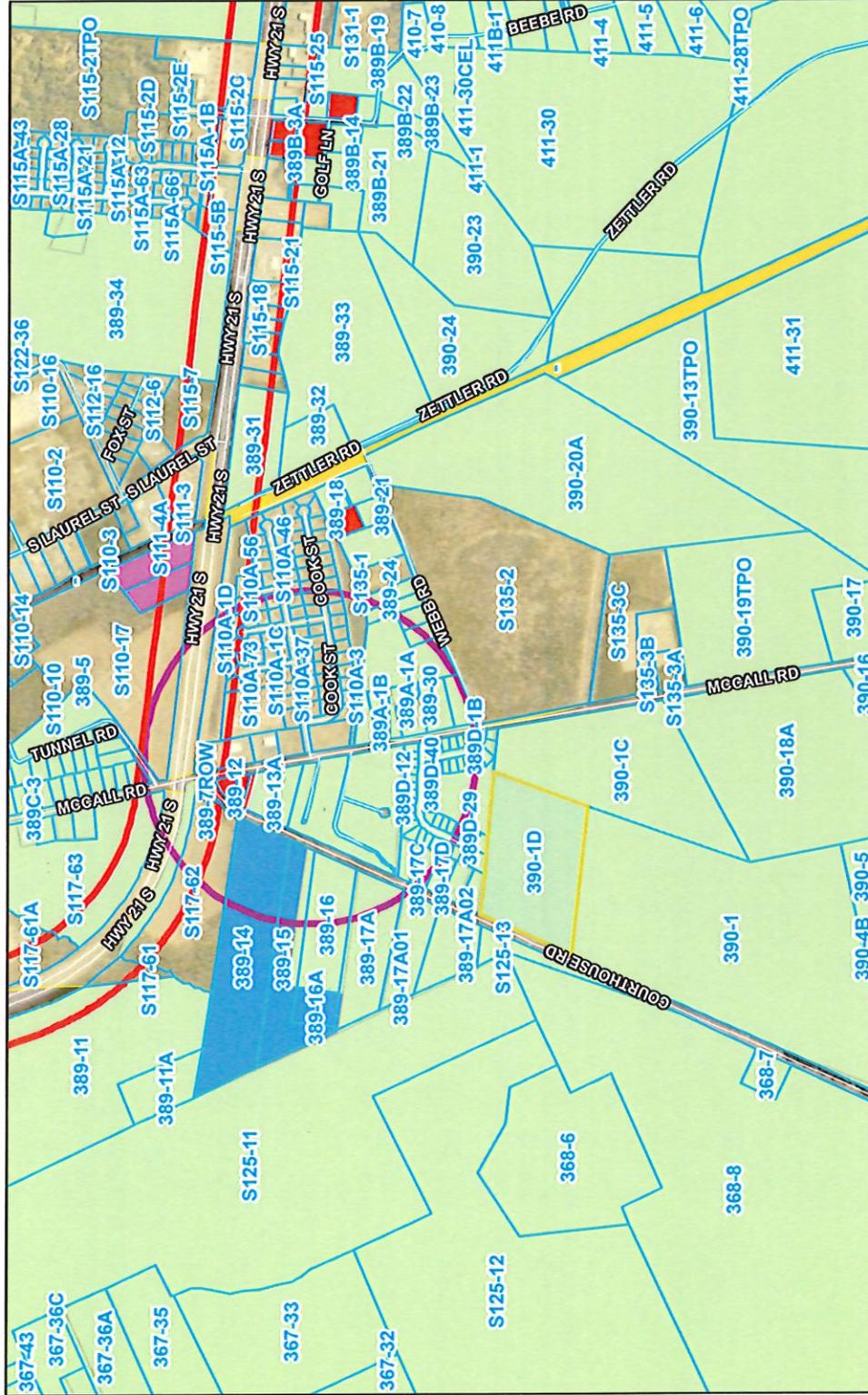
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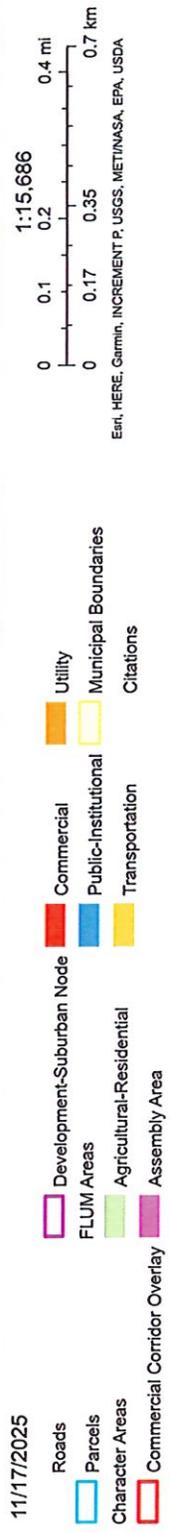
Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA



# 390-1D



11/17/2025



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 X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Courthouse GSL (Map # 390 Parcel # 1D) from R-6 to R-1 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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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Courthouse GSL (Map # 390 Parcel # 1D)** from R-6 to R-1 zoning.

*Larger lot size  
Less dense community*

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- 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?
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APPROVAL 

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Courthouse GSL (Map # 390 Parcel # 1D)** from **R-6 to R-1 zoning.**

*Always good to reduce footprints*

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?

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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?

*N.K.*

