

RZN-23-9**Rezoning Application**

Status: Active

Submitted On: 11/30/2023

Primary Location

515 Goshen Road

Rincon, GA 31326

Owner

REDMOND WYNELL R

515 GOSHEN RD RINCON, GA

31326

Applicant Michael C Redmond 912-344-8599

@ mcredmond88@gmail.com

 172 Lakepointe Dr
Savannah, GA 31407

Staff Review **Planning Board Meeting Date***

—

 Public Notification Letters Mailed*

—

 Planning Board Ads *

—

 Board of Commissioner Meeting Date*

—

 Board of Commissioner Ads*

—

 Commissioner District*

—

 Staff Description* **ZMA Conditions** **Request Approved or Denied***

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Michael/Mary Redmond

Applicant Email Address*

mcredmond88@gmail.com

Applicant Phone Number*

9123448599

Applicant Mailing Address*

172 Lakepointe Dr

Applicant City*

Savannah

Applicant State*

GA

Applicant Zip Code*

31407

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Proposed Road Access*

Goshen Road

Total Acres *

8.83

Acres to be Rezoned*

1.1

Lot Characteristics *

Cleared lot

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Division of one parcel to place home on 2nd parcel

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

North*

0

South*

0

East*

0

West*

0

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

Open field

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.*

Residence

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

residence and open fiels

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

residence

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PHONE: (912) 829-3972

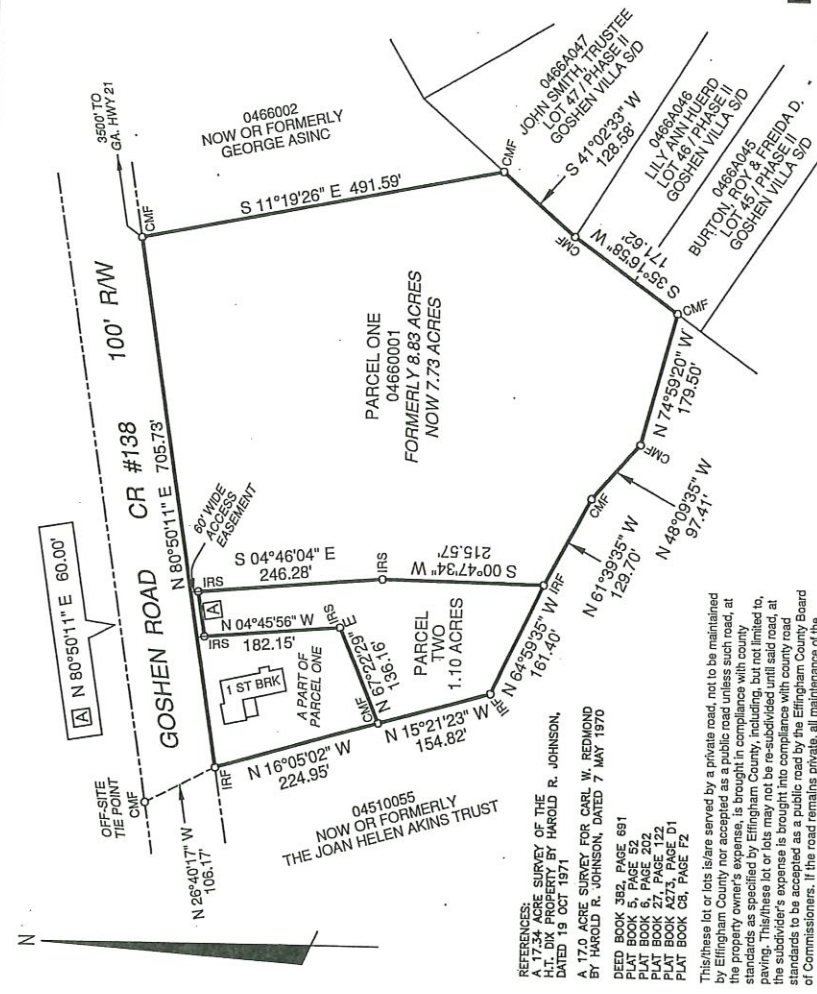
SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced hereon.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to the accuracy of the survey. Furthermore, the undersigned land surveyor affirms that the plat complies with the minimum technical standards for property surveys of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

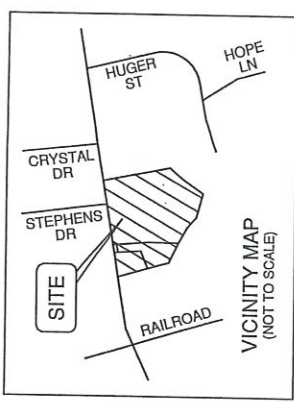
GA. Reg. L.S. Lic. No. 1323 11-27-23 DATE

Adolph N. Michelis



LEGEND:
CMF—CONCRETE MONUMENT FOUND
CR—COUNTY ROAD
IRF—5/8" REBAR FOUND
IRS—1/2" REBAR SET
1 ST BRK—ONE STORY BRICK

ERROR OF CLOSURE EXCEEDS 1:10,000'
PLAT NOT ADJUSTED



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
[Signature] 11/29/23
DATE

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION
[Signature] 11/29/23
DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0380E, EFFINGHAM COUNTY, GEORGIA, REFERENCE TO THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 21 DECEMBER 2017, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.

SURVEY FOR

**MICHAEL C. REDMOND
& MARY E. REDMOND**

A DIVISION OF TWO PARCELS FROM
THE LANDS OF WYNELL R. REDMOND
(MAP AND PARCEL 04660001)
LOCATED IN THE 9TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 20 NOVEMBER 2023
PLAT DRAWN 28 NOVEMBER 2023

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA COMMUNITY PANEL NO. 130076 0140 B, EFFECTIVE MARCH 18, 1987, THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN).

LEGEND:

- IRF 5/8" REBAR FOUND
- IRS 5/8" REBAR SET
- PL PROPERTY LINE
- CMF CONCRETE MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE

ERROR OF CLOSURE
EXCEEDS 1:10,000'
PLAT NOT ADJUSTED



Adolph N. Michelis
ADOLPH N. MICHELIS R.L.S.
GA. REG. L. S. # 1323
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

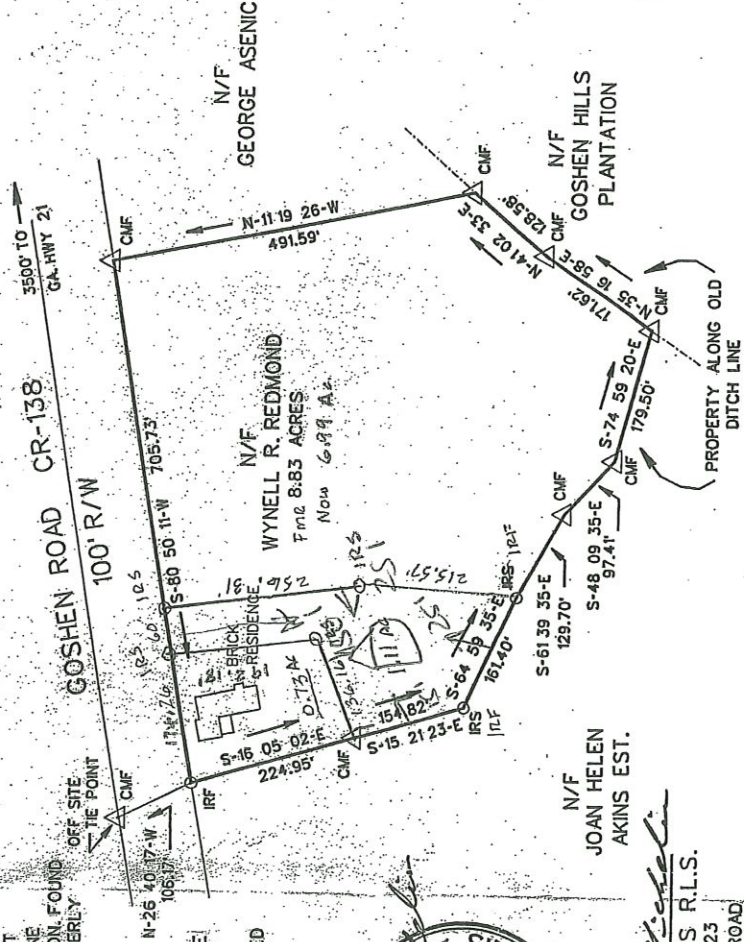
ICERTIFY THAT THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-67 (D) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

EQUIP. USED:
TOTAL STATION
TOPCON 303

REFERENCE
A 17.34 AC SURVEY OF THE H.T. DIX PROP. BY HAROLD R. JOHNSON, DATED 19 OCT 1971
A 17.0 AC SURVEY FOR CARL W. REDMOND BY HAROLD R. JOHNSON, DATED 07 MAY 1970

SURVEY FOR
WYNELL R. REDMOND
SURVEY OF 8.83 ACRES

LOCATED IN THE 9TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 08 APRIL 2008
PLAT DRAWN 09 APRIL 2008
REDM.DGN APR 2008



The map displays a residential area with the following streets and lot numbers:

- Streets:** GOSHEN RD, HIGHLAND DR, HOPE LN, HUGER ST, STEPHENS DR, CRYSTAL DR, ST THOMAS DR, GOLDEN DR.
- Lot Numbers (Yellow Highlighted):** 465-21, 466B-3, 466B-10, 466B-1A, 466B-1A03, 466B-1A04, 466B-1A02, 466B-16, 466B-18, 466B-20, 466B-22, 466B-24, 466B-26, 466B-13, 466B-17, 466B-19, 466B-21, 466B-25, 466B-27, 466B-28, 466B-29, 466B-30, 466B-31, 466B-32, 466B-33, 466B-34, 466B-35, 466B-36, 466B-37, 466B-38, 466B-39, 466B-40, 466B-41, 466B-42, 466B-43, 466B-44, 466B-45, 466B-46, 466B-47, 466B-48, 466B-49, 466B-50, 466B-51, 466B-52, 466B-53, 466B-54, 466B-55, 466B-56, 466B-57, 466B-58, 466B-59, 466B-60, 466B-61, 466B-62, 466B-63, 466B-64, 466B-65, 466B-66, 466B-67, 466B-68, 466B-69, 466B-70, 466B-71, 466B-72, 466B-73, 466B-74, 466B-75, 466B-76, 466B-77, 466B-78, 466B-79, 466B-80, 466B-81, 466B-82, 466B-83, 466B-84, 466B-85, 466B-86, 466B-87, 466B-88, 466B-89, 466B-90, 466B-91, 466B-92, 466B-93, 466B-94, 466B-95, 466B-96, 466B-97, 466B-98, 466B-99, 466B-100, 466B-101, 466B-102, 466B-103, 466B-104, 466B-105, 466B-106, 466B-107, 466B-108, 466B-109, 466B-110, 466B-111, 466B-112, 466B-113, 466B-114, 466B-115, 466B-116, 466B-117, 466B-118, 466B-119, 466B-120, 466B-121, 466B-122, 466B-123, 466B-124, 466B-125, 466B-126, 466B-127, 466B-128, 466B-129, 466B-130, 466B-131, 466B-132, 466B-133, 466B-134, 466B-135, 466B-136, 466B-137, 466B-138, 466B-139, 466B-140, 466B-141, 466B-142, 466B-143, 466B-144, 466B-145, 466B-146, 466B-147, 466B-148, 466B-149, 466B-150, 466B-151, 466B-152, 466B-153, 466B-154, 466B-155, 466B-156, 466B-157, 466B-158, 466B-159, 466B-160, 466B-161, 466B-162, 466B-163, 466B-164, 466B-165, 466B-166, 466B-167, 466B-168, 466B-169, 466B-170, 466B-171, 466B-172, 466B-173, 466B-174, 466B-175, 466B-176, 466B-177, 466B-178, 466B-179, 466B-180, 466B-181, 466B-182, 466B-183, 466B-184, 466B-185, 466B-186, 466B-187, 466B-188, 466B-189, 466B-190, 466B-191, 466B-192, 466B-193, 466B-194, 466B-195, 466B-196, 466B-197, 466B-198, 466B-199, 466B-200, 466B-201, 466B-202, 466B-203, 466B-204, 466B-205, 466B-206, 466B-207, 466B-208, 466B-209, 466B-210, 466B-211, 466B-212, 466B-213, 466B-214, 466B-215, 466B-216, 466B-217, 466B-218, 466B-219, 466B-220, 466B-221, 466B-222, 466B-223, 466B-224, 466B-225, 466B-226, 466B-227, 466B-228, 466B-229, 466B-230, 466B-231, 466B-232, 466B-233, 466B-234, 466B-235, 466B-236, 466B-237, 466B-238, 466B-239, 466B-240, 466B-241, 466B-242, 466B-243, 466B-244, 466B-245, 466B-246, 466B-247, 466B-248, 466B-249, 466B-250, 466B-251, 466B-252, 466B-253, 466B-254, 466B-255, 466B-256, 466B-257, 466B-258, 466B-259, 466B-260, 466B-261, 466B-262, 466B-263, 466B-264, 466B-265, 466B-266, 466B-267, 466B-268, 466B-269, 466B-270, 466B-271, 466B-272, 466B-273, 466B-274, 466B-275, 466B-276, 466B-277, 466B-278, 466B-279, 466B-280, 466B-281, 466B-282, 466B-283, 466B-284, 466B-285, 466B-286, 466B-287, 466B-288, 466B-289, 466B-290, 466B-291, 466B-292, 466B-293, 466B-294, 466B-295, 466B-296, 466B-297, 466B-298, 466B-299, 466B-300, 466B-301, 466B-302, 466B-303, 466B-304, 466B-305, 466B-306, 466B-307, 466B-308, 466B-309, 466B-310, 466B-311, 466B-312, 466B-313, 466B-314, 466B-315, 466B-316, 466B-317, 466B-318, 466B-319, 466B-320, 466B-321, 466B-322, 466B-323, 466B-324, 466B-325, 466B-326, 466B-327, 466B-328, 466B-329, 466B-330, 466B-331, 466B-332, 466B-333, 466B-334, 466B-335, 466B-336, 466B-337, 466B-338, 466B-339, 466B-340, 466B-341, 466B-342, 466B-343, 466B-344, 466B-345, 466B-346, 466B-347, 466B-348, 466B-349, 466B-350, 466B-351, 466B-352, 466B-353, 466B-354, 466B-355, 466B-356, 466B-357, 466B-358, 466B-359, 466B-360, 466B-361, 466B-362, 466B-363, 466B-364, 466B-365, 466B-366, 466B-367, 466B-368, 466B-369, 466B-370, 466B-371, 466B-372, 466B-373, 466B-374, 466B-375, 466B-376, 466B-377, 466B-378, 466B-379, 466B-380, 466B-381, 466B-382, 466B-383, 466B-384, 466B-385, 466B-386, 466B-387, 466B-388, 466B-389, 466B-390, 466B-391, 466B-392, 466B-393, 466B-394, 466B-395, 466B-396, 466B-397, 466B-398, 466B-399, 466B-400, 466B-401, 466B-402, 466B-403, 466B-404, 466B-405, 466B-406, 466B-40

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 **Michael Redmond as agent for Wynell Redmond** – (Map # 466 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?

R.T.

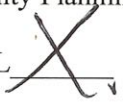
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APPROVAL 

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Item 6

9.5

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APPROVAL JEK

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P.H.

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APPROVAL ✓

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D.B