



RZN-25-36

Rezoning Application

Status: Active

Submitted On: 8/11/2025

Primary Location

1369 Ebenezer Road

Rincon, GA 31326

Owner

THE CARSON COMPANY


UNLIMITED LLC

6636 GA HWY 21 S RINCON,


GA 31326

Applicant

 Alice Hurst

 912-665-0755

 alice@alicehurst.com

 6636 GA Hwy 21 South
Rincon, GA 31326

Staff Review

 Planning Board Meeting Date*

09/09/2025

 Board of Commissioner Meeting Date*

10/07/2025

 Notification Letter Description *

to allow for permitted uses in AR-2.

 Map #*

460

 Parcel #*

48

 Staff Description

 Georgia Militia District

—

 Commissioner District*

5th

🏠 Public Notification Letters Mailed

08/18/2025

🏠 Board of Commissioner Ads

09/16/2025

🏠 Planning Board Ads

08/20/2025

🏠 Request Approved or Denied

—

🏠 Plat Filing required* ⓘ

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Alice Hurst

Applicant Email Address*

alice@alicehurst.com

Applicant Phone Number*

912-665-0755

Applicant Mailing Address*

6636 GA Hwy 21 South

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*

☞ Please List All Proposed Zonings*

AR-2 (Agricultural Residential Less than
5 Acres)

AR-2

Map & Parcel *

Road Name*

04600048

Ebenezer Road

Proposed Road Access* ⓘ

Total Acres *

Long Bridge Road

25.77

Acres to be Rezoned*

10.44

Lot Characteristics *

15.18 Acres on one side level semi circular and 10.44 acres on the other side
rectangular in shape

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

One acre lots and Multi family lots are a need in this area due to existing
growth and shortage of no maintenance living and larger acreage lots.

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

North*

R6

South*

B2

East*

R6

West*

AR1

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

Currently zoned as AR-1

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.*

To divide out the brick house on 1 acre and then divide out 8 1 acre lots on the West side of the property and on the East side create a small townhouse community.

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

There is a B2 business located across the street and a B3 zoning less than a mile from the property and a R6 community next door and across the street as well.

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

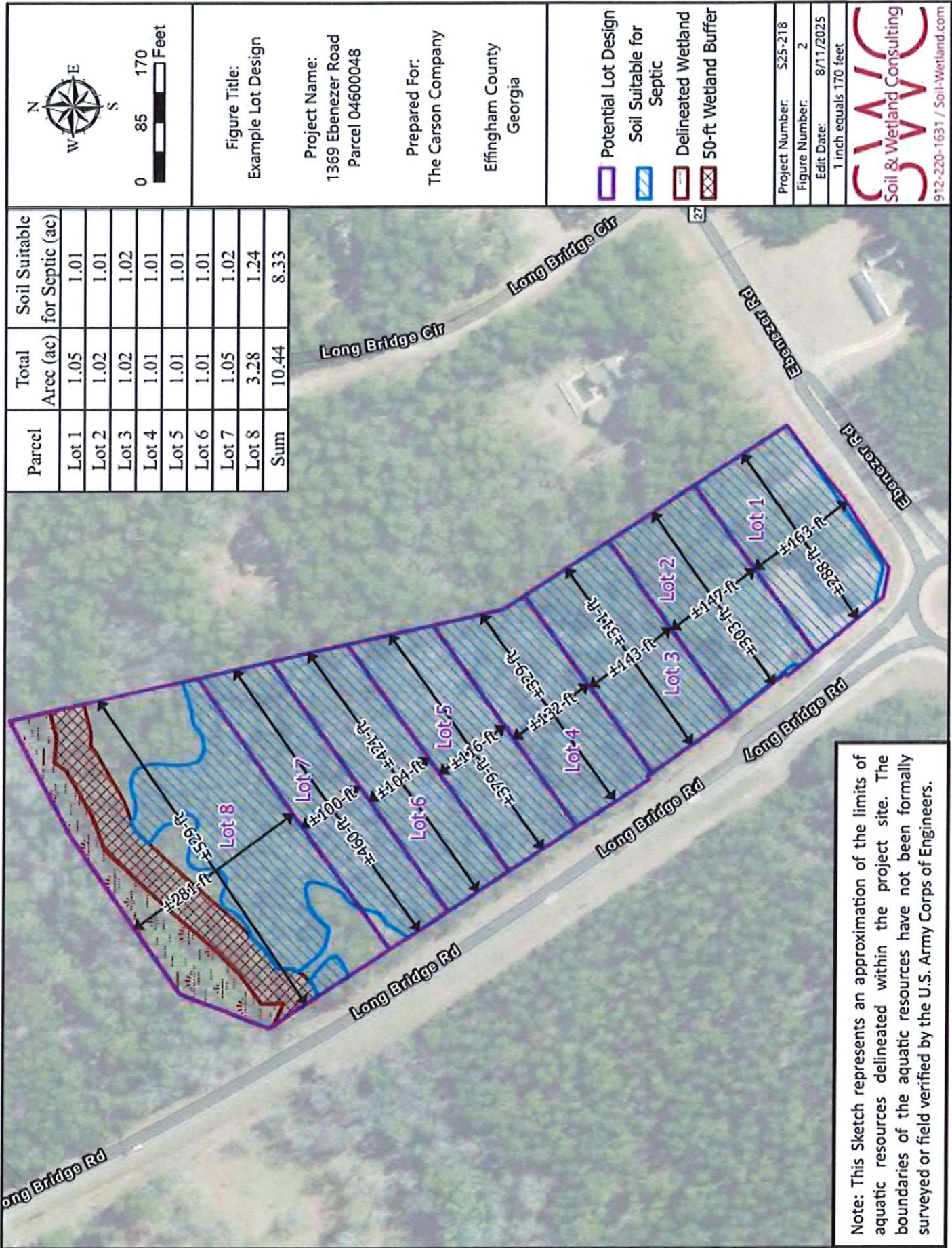
The one acre lots will be larger than any lots around the area but would fit in with the demand for a mixture of different housing needs in the area. The multi family will compliment the existing R6 neighborhoods in the area and provide a less expensive maintenance free living option for elderly citizens and first time home buyers in the area.

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?*

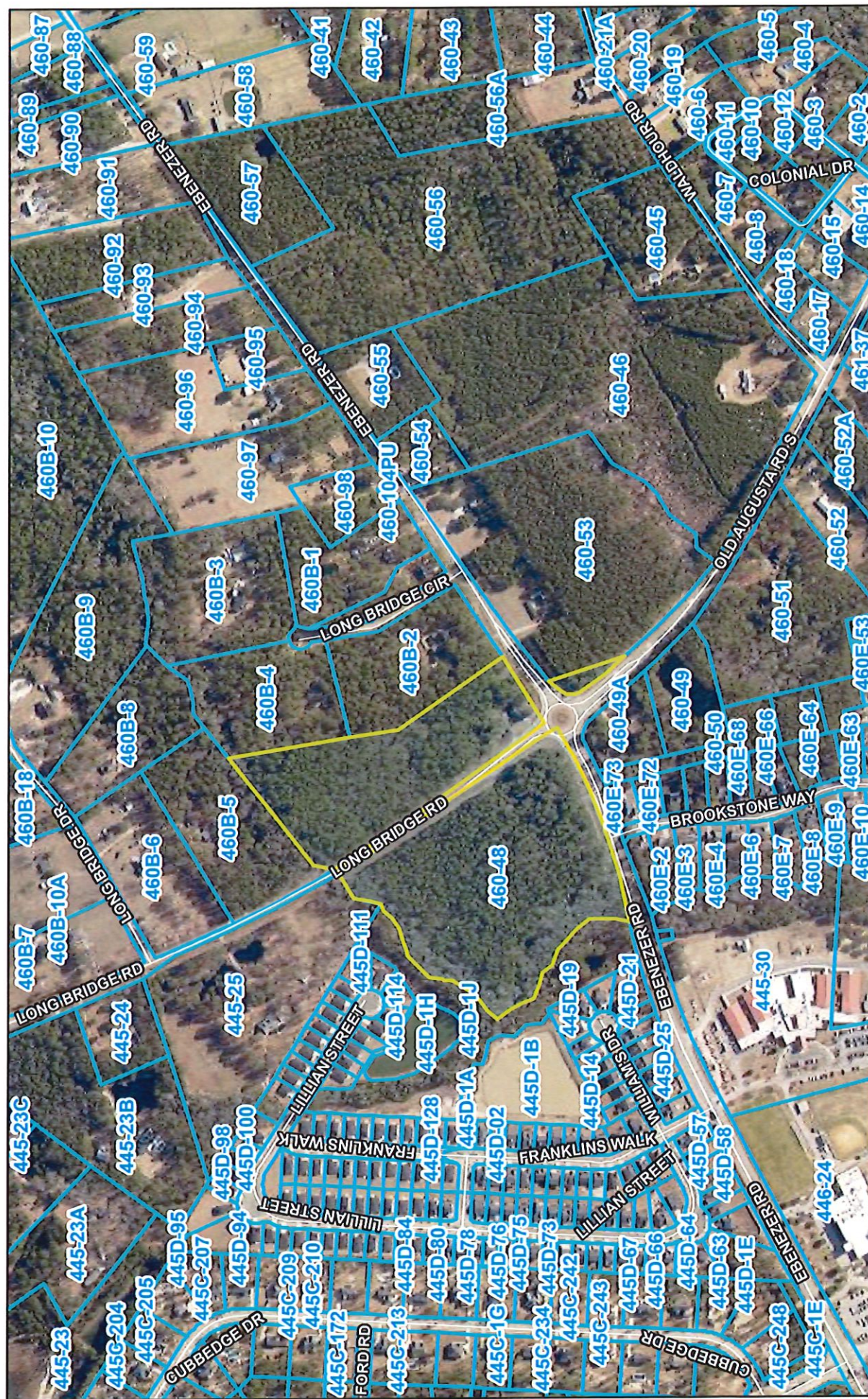
No, the townhome community would be accessed from Longbridge Road and would not be available until the latter part of 2027 or 2028 once sewer is available. The school has proposed a new entrance and road for the Ebenezer Schools to be completed by the end of 2026 which will be well before the townhome community would be able to be started. Statistically townhome buyers are empty nesters and first time home buyers which would not contribute to the growth of the school district. The existing brick home will be accessed from the west side of the roundabout from the existing driveway on Ebenezer Road and the 8 lots will be accessed by 4 shared driveways on Longbridge Road.

Digital Signature*

✓ Alice Hurst
Aug 7, 2025

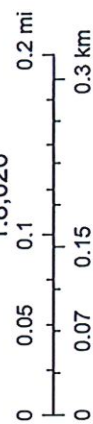


460-48



8/12/2025

1:8,026



Parcels
Roads

Citations

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

460-48



8/12/2025

- Parcels
- AR-1
- AR-2
- R-1
- R-2
- R-6
- B-2
- Roads
- Zoning
- Citations

1:8,026
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/INASA, EPA, USDA

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 by **Alice Hurst (Map # 460 Parcel # 48)** 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?

Great use!
we need more left
give family
lots for
homes
not
worry about
drainage -
But seems to
be mute issue
Cutter
lots!



L.S.

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N.K.

*Not a
voted for it
but could
have gone
either way.
would love to
it have
been AR3
at least.*

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APPROVAL ✓

DISAPPROVAL _____

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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? *Questions on Storm Water Run Off - From Adjacent Resident*



J.P.

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APPROVAL X

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