

## RZN-24-14

Rezoning Application

Status: Active

Submitted On: 2/9/2024

### Primary Location

2497 Georgia Highway 21

South

Rincon, GA 31326

### Owner

LUI YONG RONG AND YUE

PIN

HWY 21 S 2497 RINCON, GA


31326

### Applicant

 Brooke Autry

 646-387-8765

 bautryrealtor@gmail.com

 132 Goshen Rd Ext Suite  
120

Rincon, GA 31326

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## Staff Review

 Planning Board Meeting Date\*

03/12/2024

 Board of Commissioner Meeting Date\*

04/02/2024

 Notification Letter Description \*

for commercial/business opportunities.

 Map #\*

429

 Parcel #\*

18A

 Staff Description

 Georgia Militia District\*

9

 Commissioner District\*

5th

 Public Notification Letters Mailed

02/20/2024

 Board of Commissioner Ads

03/13/2024

🔒 Planning Board Ads

02/21/2024

🔒 Request Approved or Denied

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🔒 Letter & ZMA Mailed

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Brooke Autry

Applicant Email Address\*

bautryrealtor@gmail.com

Applicant Phone Number\*

912-508-1401

Applicant Mailing Address\*

135 Goshen Rd Ext. Suite 120

Applicant City\*

Rincon

Applicant State & Zip Code\*

31326

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## Property Owner Information

Owner's Name\*

Yong Rong Liu

Owner's Email Address\*

liubenson@ymail.com

Owner's Phone Number\*

646-387-8765

Owner's Mailing Address\*

546 Dresler Rd

Owner's City\*

Rincon

Owner's State & Zip Code\*

31326

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## Rezoning Information

Present Zoning of Property\*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property\*

B-1 (Neighborhood Commercial)

Map & Parcel \*

04290018A00

Road Name\*

Hwy 21 S

Proposed Road Access\* 

Hwy 21

Total Acres \*

8.6

Acres to be Rezoned\*

8.6

Lot Characteristics \*

Direct access to Hwy 21

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

To allow for commercial/business oppotunites

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

North\*

AR-1

South\*

I-1

East\*

I-1

West\*

B-1

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

Single home residence.

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

No. At the moment it is being rented to pay the ownwer's overhead.

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

The owners own 2 local restaurants and would possibly use this property as a restaurant location in the future  
or, as an investment, lease it to another business to develop offering additional options to the community.

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

Strickland Funeral Home is directly across the street, Loves Travel Stop, McDonalds and another gas station are on the corner of Ebenezer Rd. and Rahn Station Rd. Storage building sales are directly beside the property and that end of Ebenezer Rd. is industrial.

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

It would be aesthetically and economically conducive to neighboring businesses. Being a destination point, it would continue with the commercial plan and growth in the Hwy 21 corridor, offering additional business opportunities for the community.

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?\*

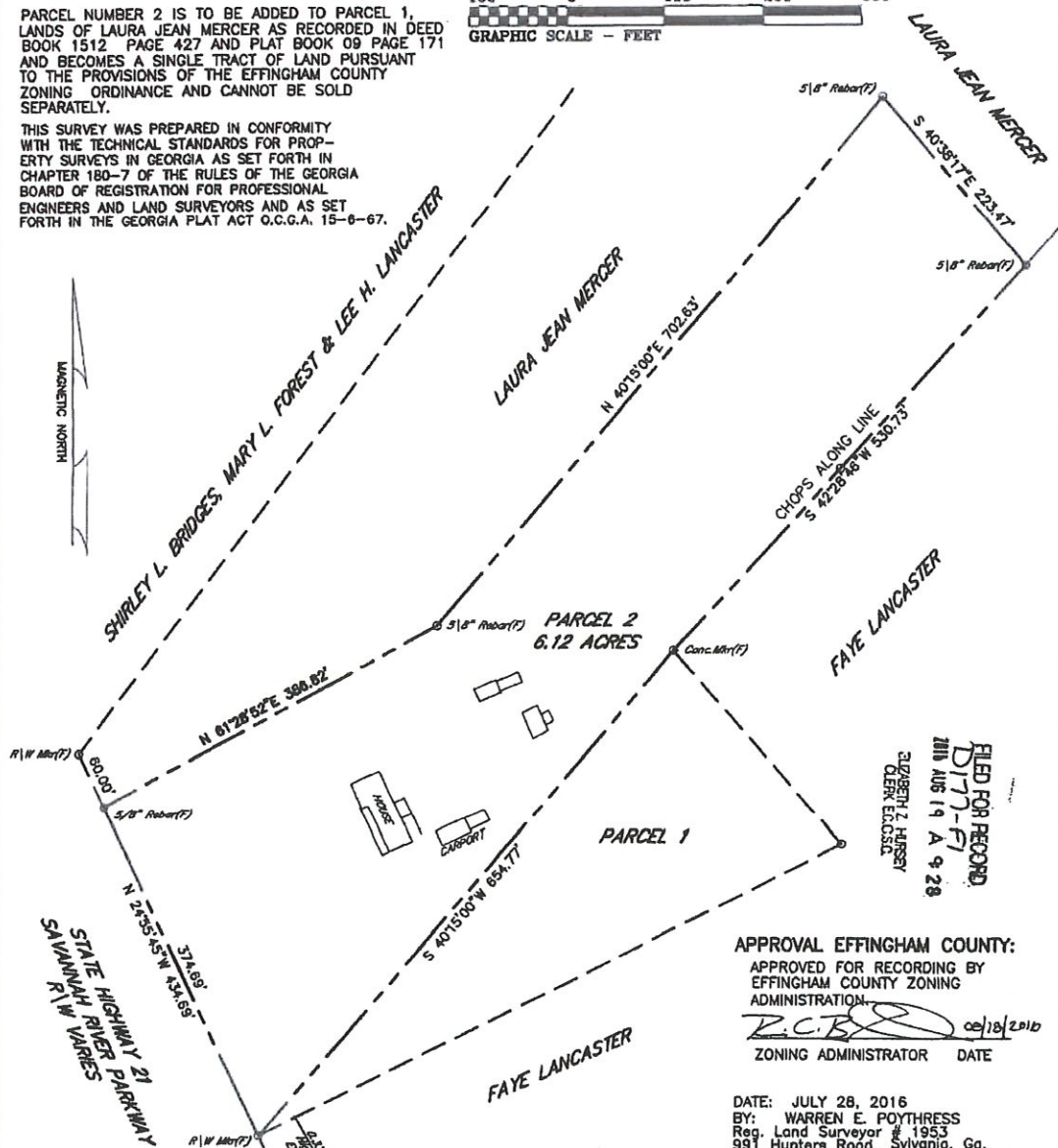
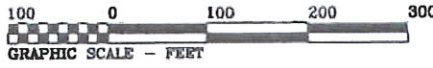
No. This property is on a long stretch of Hwy 21 with space between other properties and room for egress and parking.

**Digital Signature\***

 Yong Rong Liu  
Feb 8, 2024

PARCEL NUMBER 2 IS TO BE ADDED TO PARCEL 1, LANDS OF LAURA JEAN MERCER AS RECORDED IN DEED BOOK 1512 PAGE 427 AND PLAT BOOK 09 PAGE 171 AND BECOMES A SINGLE TRACT OF LAND PURSUANT TO THE PROVISIONS OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND CANNOT BE SOLD SEPARATELY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



FILED FOR RECORD  
D 177-1  
JUL 19 11 A 9 28  
WARREN E. POYTHRESS  
DEPT. OF RECORDS

APPROVAL EFFINGHAM COUNTY:  
APPROVED FOR RECORDING BY  
EFFINGHAM COUNTY ZONING  
ADMINISTRATION  
*R.C.B.* 08/18/2016  
ZONING ADMINISTRATOR DATE

DATE: JULY 28, 2016  
BY: WARREN E. POYTHRESS  
Reg. Land Surveyor # 1953  
991 Hunters Road Sylvania, Ga.  
30467 Tele. - (912) 857-3288  
EQUIP: TOPCON 303 TOTAL STATION  
THE FIELD DATA UPON WHICH THIS  
MAP OR PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 26532 FEET, AND ANGULAR  
ERROR OF 06 SECONDS PER ANGLE  
POINT. AFTER ADJUSTMENTS BY  
THE COMPASS RULE THE FINAL PLAT  
HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITH-  
IN ONE FOOT IN 423152 FEET.

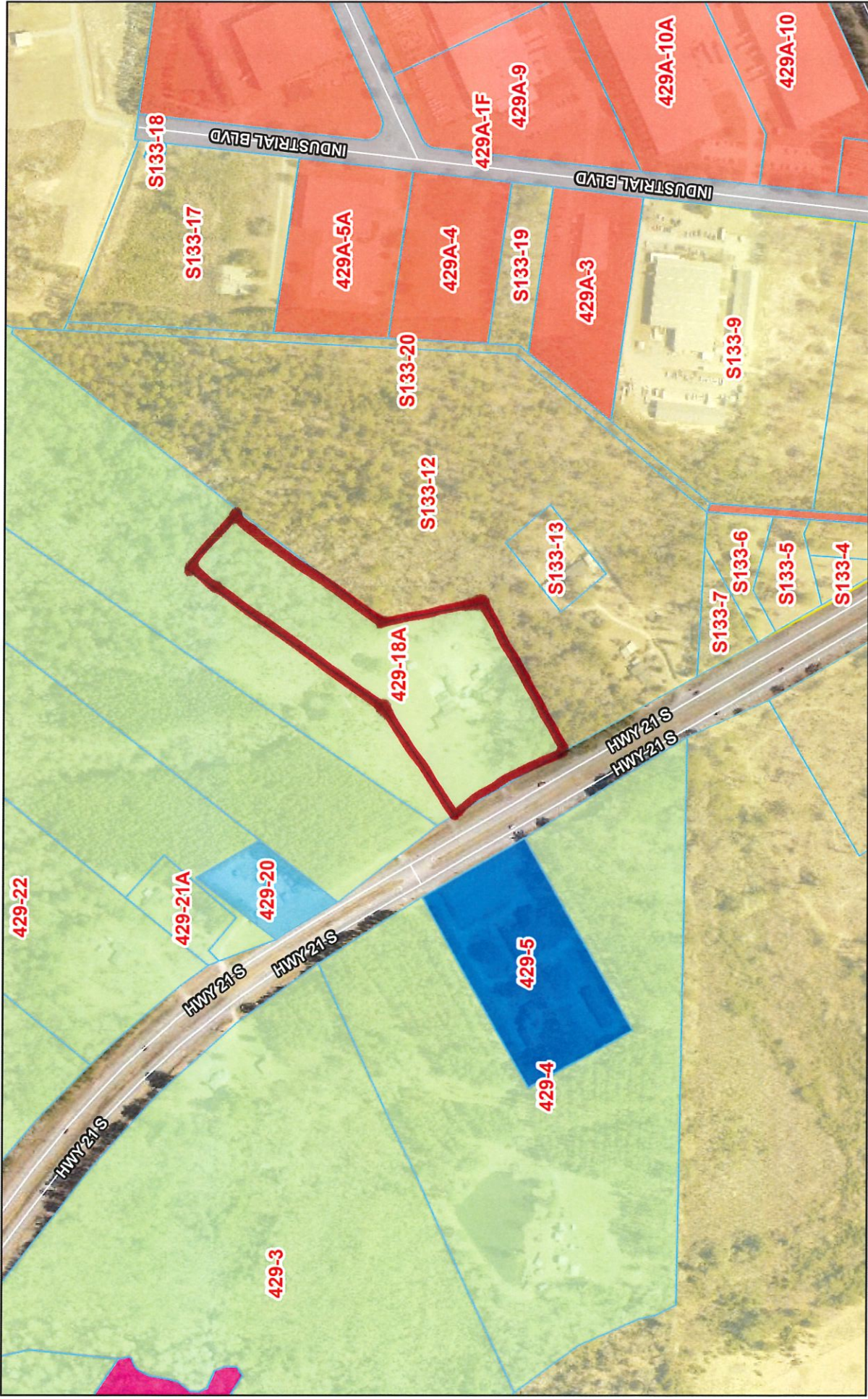


PROPERTY SURVEY  
FOR  
CARL T. CIRINELLI

LOCATED IN THE 9TH G. M. D.,  
EFFINGHAM COUNTY, GEORGIA



# 429-18A (2497 Hwy 21 S)



2/12/2024

1:5,793

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

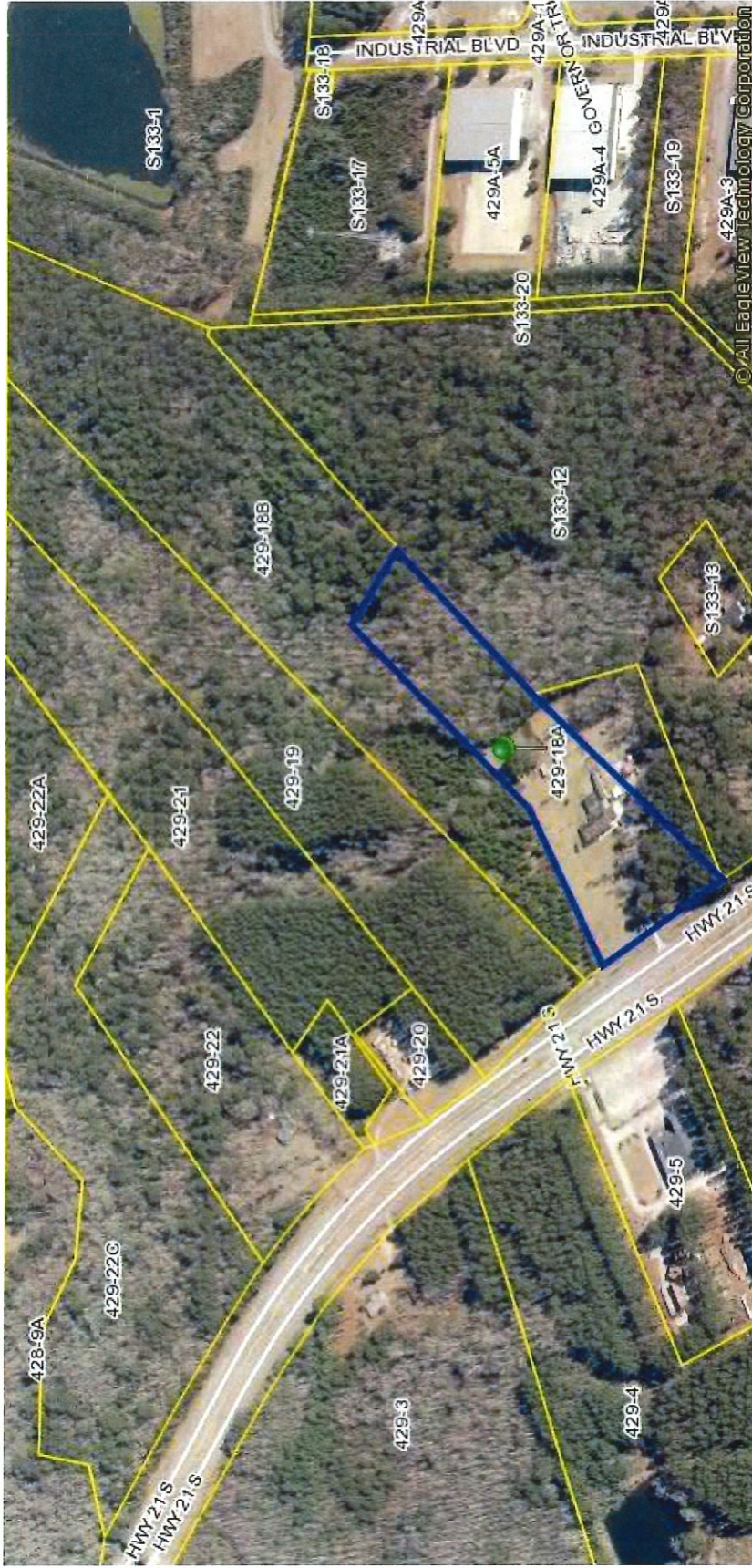
	Efn_fin_cache		Red: Band_1
			Green: Band_2
			Blue: Band_3

	Effingham County Zoning		B-2		Other
			B-3		Municipal Boundaries
			R-1		
			AR-1		

	Roads
	Tax Parcels
	Tax Parcel Labels



# 429-18A (2497 Hwy 21 S)



JK



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 **Brooke Autry as agent for Yong Rong Liu – (Map # 429 Parcels # 18A)** from **AR-1** to **B-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?

B.S.

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D.B.

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