

## RZN-23-7

Rezoning Application

Status: Active

Submitted On: 11/17/2023

### Primary Location

374 Lexington Avenue

Extension

Rincon, GA 31326

### Owner

RAHN MILTON C JR AND

GLENDAD

374 LEXINGTON AVE EXT


RINCON, GA 31326

### Applicant

 Milton Rahn, Jr.

 912-604-2183

[hushpuppyg@windstream.net](mailto:hushpuppyg@windstream.net)

 374 Lexington Ave Ext  
Rincon, GA 31326

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## 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\*

—

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Milton Rahn, Jr

Applicant Email Address\*

Hushpuppyg@windstream.net

Applicant Phone Number\*

912-604-2183

Applicant Mailing Address\*

374 Lexington Ave Ext

Applicant City\*

Rincon

Applicant State\*

GA

Applicant 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\*

AR-2 (Agricultural Residential Less than 5 Acres)

Proposed Road Access\*

Lexington Ave Ext

Total Acres \*

1.18

Acres to be Rezoned\*

0.078

Lot Characteristics \*

04470003

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

Encroachment of shed onto tract #2A

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

North\*

South\*

1

1

East\*

West\*

1

2

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?\*

No

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

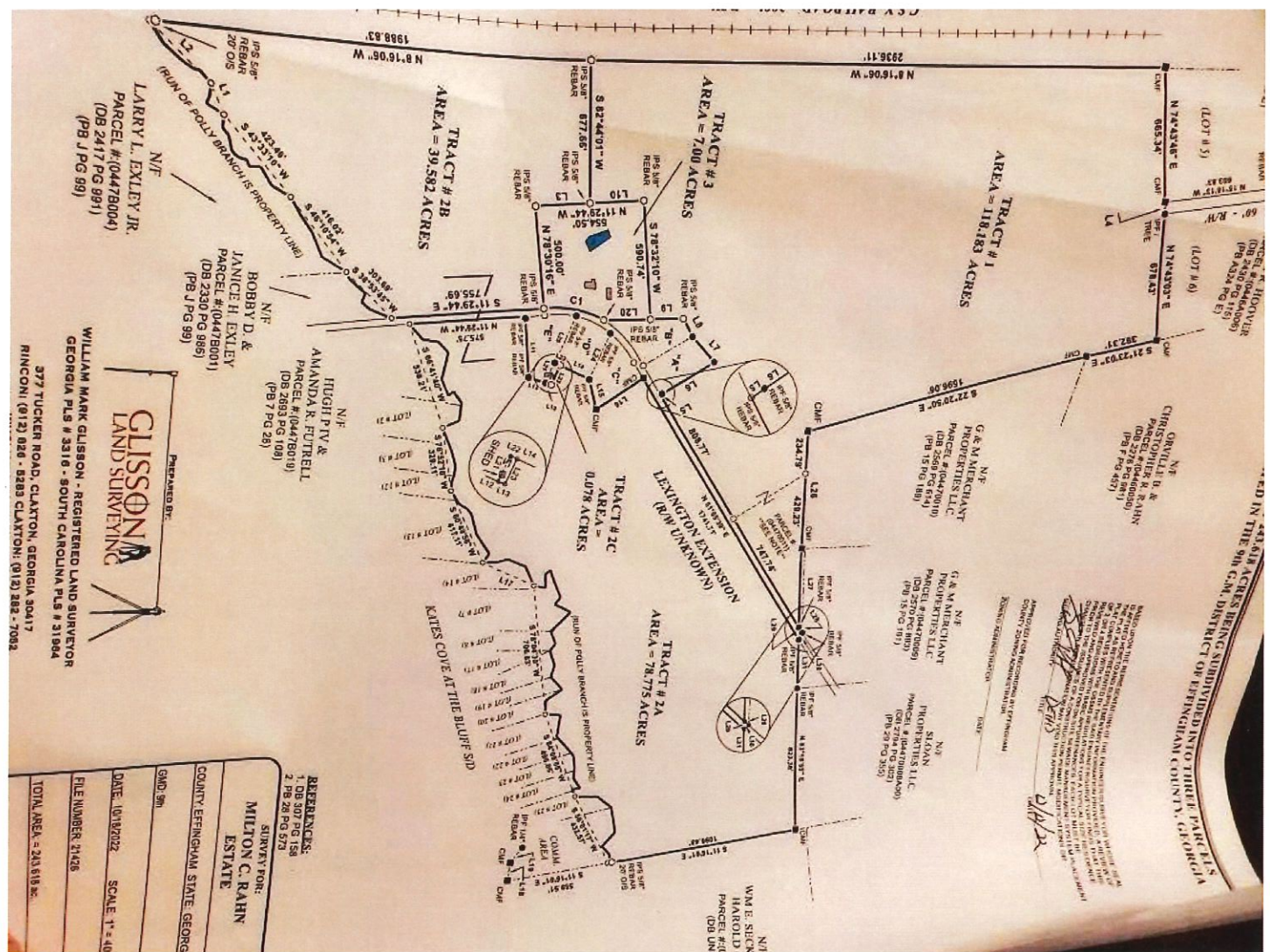
Adding square footage to property

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

Residential

44.14 ACRES BEING SUBDIVIDED INTO THREE PARCELS  
 IN THE 9th C&M DISTRICT OF EFFINGHAM COUNTY, GEORGIA

NOTICE TO THE PUBLIC: THE ABOVE DESCRIBED TRACTS ARE BEING SUBDIVIDED INTO THREE PARCELS OF APPROXIMATELY 14.71 ACRES, 14.71 ACRES AND 14.72 ACRES. THE SUBDIVISION IS BEING MADE FOR THE PURPOSE OF DEVELOPING A COMMERCIAL TRACT AND TWO RESIDENTIAL TRACTS. THE SUBDIVISION IS BEING MADE IN ACCORDANCE WITH THE GEORGIA SUBDIVISION ACT AND THE LOCAL ORDINANCES THEREUNDER. THE SUBDIVISION IS BEING MADE BY THE SURVEYOR AND THE PARCELS ARE BEING OFFERED FOR SALE SEPARATELY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

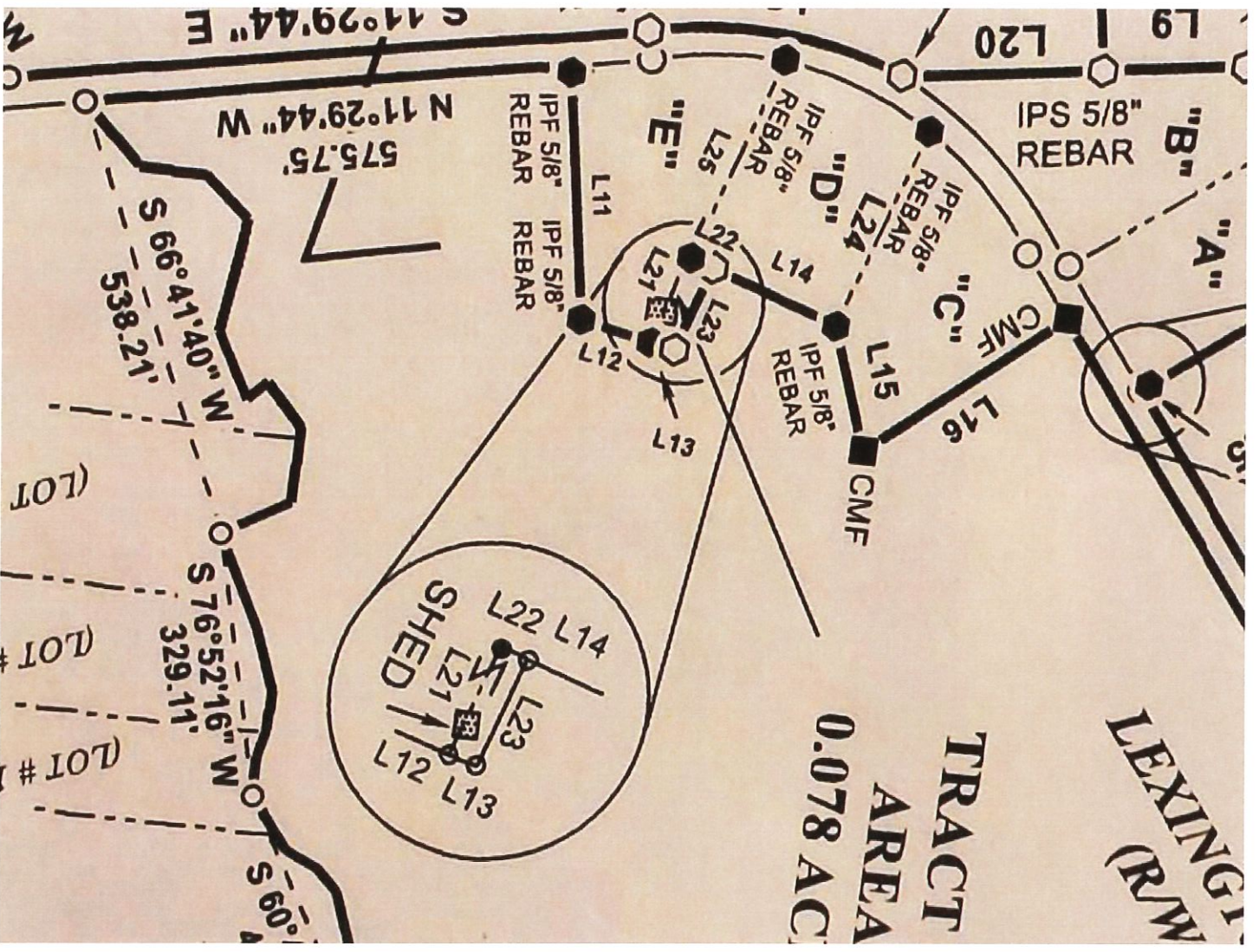


WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31984  
 377 TUCKER ROAD, CLAYTON, GEORGIA 30417  
 RINCONI (912) 928 - 8289 CLAYTON (912) 282 - 7093

SURVEY FOR:	
MILTON C. RAHN	
ESTATE	
COUNTY EFFINGHAM STATE GEORGIA	
GMD 9th	
DATE: 10/18/2022	SCALE: 1" = 40'
FILE NUMBER: 17426	
TOTAL AREA = 243.818 AC.	

REFERENCES:  
 1. DB 307 PG 158  
 2. PB 28 PG 573



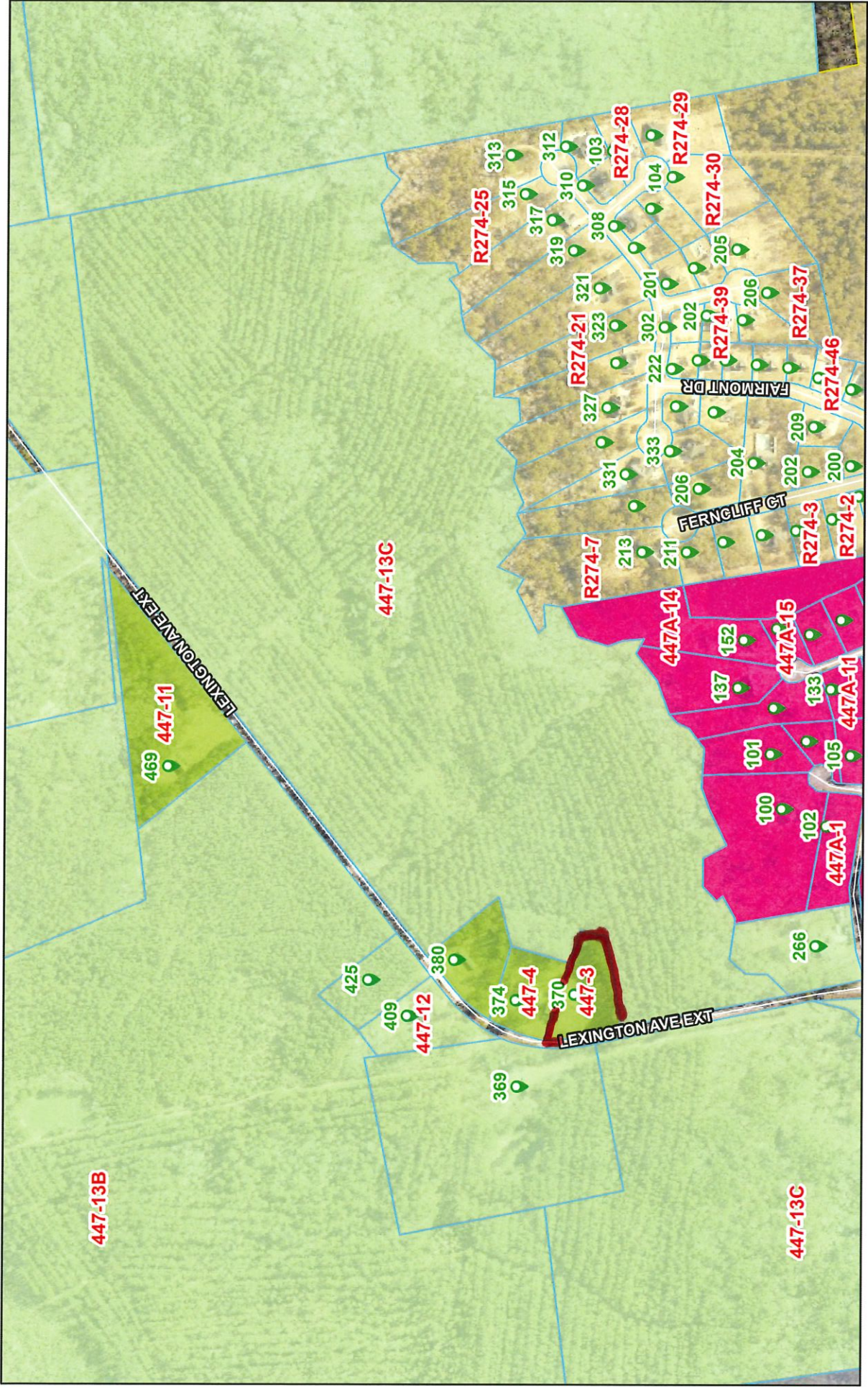








# LEXINGTON AVE EXT 447-3



11/27/2023

- Addresses: Addresses
- Roads: Roads
- Tax Parcels: Tax Parcels
- Tax Parcel Labels: AR-2
- Effingham County Zoning: R-1, Other
- Municipal Boundaries: Municipal Boundaries
- Efn\_fin\_cache: Red: Band\_1, Green: Band\_2, Blue: Band\_3

Scale: 1:6,545  
0 0.04 0.09 0.18 mi  
0 0.07 0.15 0.3 km

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



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 applicant **Milton Rahn Jr. - (Map # 447 Parcels # 3)** 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?

BS.



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R.T.

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D.B