



RZN-25-7

Rezoning Application

Status: Active

Submitted On: 2/24/2025


Primary Location

240 Bethany Road
Springfield, GA 31329

Owner

RAHN SUSAN NICOLE
947 INDIGO RD SPRINGFIELD,
GA 31329

Applicant

 Nicole Rahn
 912-656-0851
 nicolerahn@themcgraleyco.com
 947 Indigo Road
Springfield, GA 31329

Staff Review

Planning Board Meeting Date*

04/08/2025

Board of Commissioner Meeting Date*

05/06/2025

Notification Letter Description *

To allow for permitted uses in AR-2.

Map #*

442

Parcel #*

15

Staff Description

Subdividing

Georgia Militia District

—

Commissioner District*

4th

Public Notification Letters Mailed

03/17/2025

Board of Commissioner Ads

04/16/2025

🔒 Planning Board Ads

03/19/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Susan Nicole Rahn

Applicant Email Address*

nicolerahn@themcgraleyco.com

Applicant Phone Number*

912-656-0851

Applicant Mailing Address*

947 Indigo Road

Applicant City*

Springfield

Applicant State & Zip Code*

GA 31329

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*

AR-2 (Agricultural Residential Less than
5 Acres)

Map & Parcel *

04420015

Road Name*

Bethany

Proposed Road Access* ?

Existing

Total Acres *

6.13

Acres to be Rezoned*

6.13

Lot Characteristics *

none

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Deeding 2.17 acres of 6.13 to my daughter

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

North*

AR1

South*

AR1

East*

AR1

West*

AR1

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

brick home

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

homesite

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

brick home as is

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

residential/timber

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

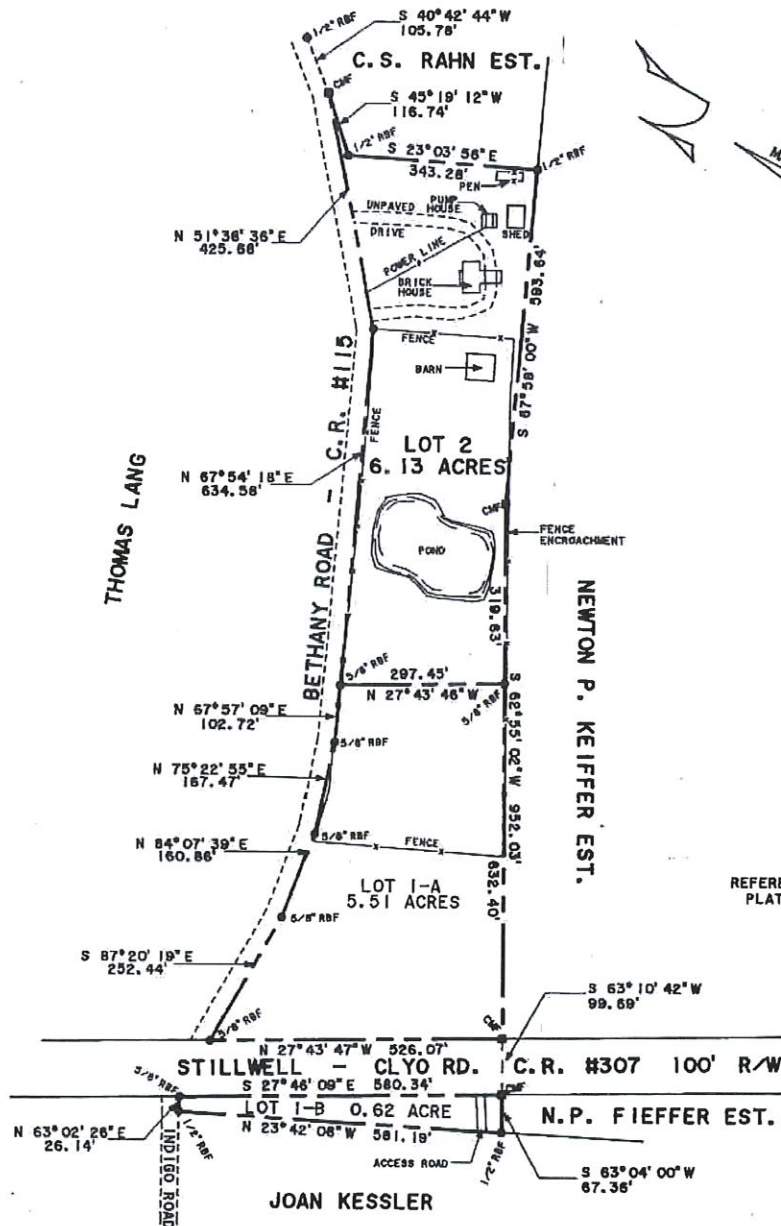
no change in use still homesite

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

Digital Signature*

✓ Susan Nicole Rahn
Feb 24, 2025



REFERENCE:
PLAT BOOK 16, PAGE 99.

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF
PUBLIC HEALTH, DIVISION OF ENGINEERING
AND SANITATION.

James H. Whelan 7/26-1995
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

Joseph J. Davis 7/26/95
ZONING ADMINISTRATOR DATE

ERROR OF CLOSURE:
FIELD DATA 1/113,896
ANGULAR ERROR 00" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/2,617,604
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER



I CERTIFY THAT THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD ZONE AS
SHOWN ON FIRM FLOOD MAP NO. 130076-0100-B,
DATE MARCH 18, 1987.

Leon A. Zipperer, Jr.
LEON A. ZIPPERER, JR., R.L.S. #2373

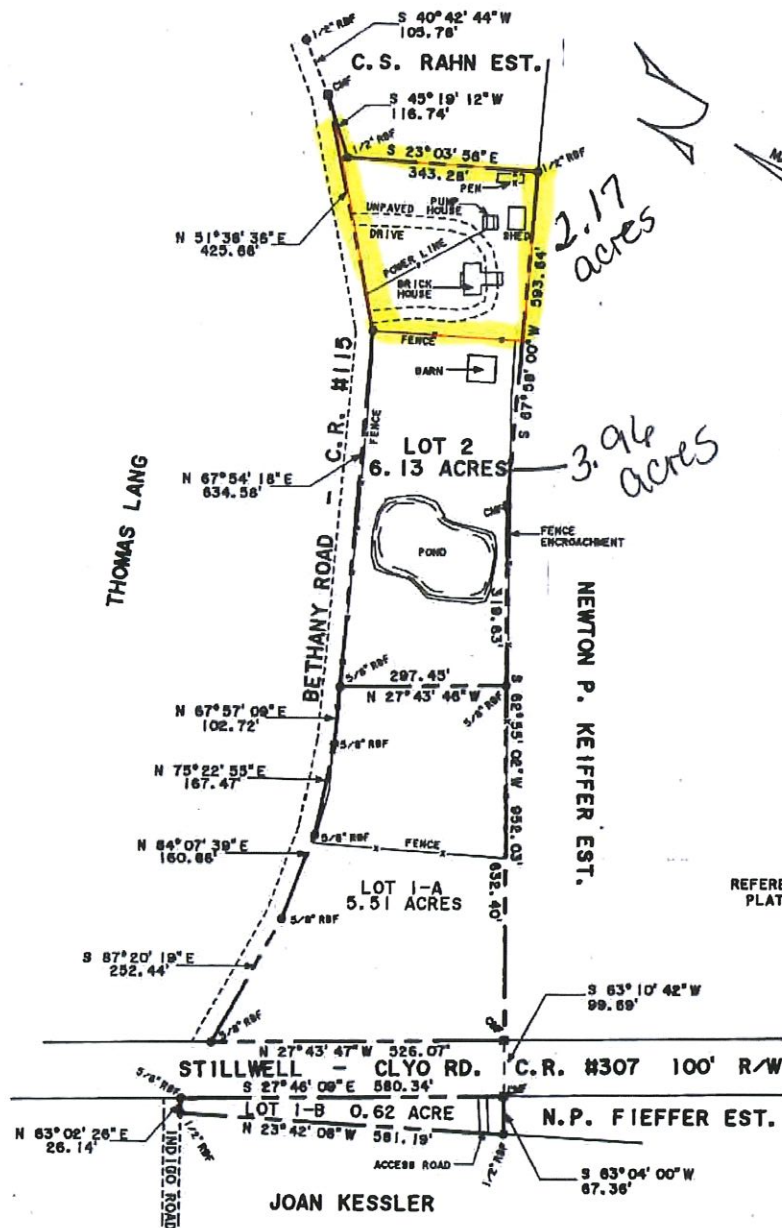
PLAT OF
6.13 ACRES DIVIDED FROM
PROPERTY OF G. FORREST DYAR, JR.
SURVEYED FOR
JOHN H. HUNTER, JR. AND
GLORIA J. HUNTER

LOCATION: G.M.D. 11,
EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 200 FEET
0 200 400

DATE: JULY 26, 1995 FILE NO. 3861A

WILDER SURVEYING & MAPPING
(912) 826-5412, PO BOX 360 RINCON, GA 31326



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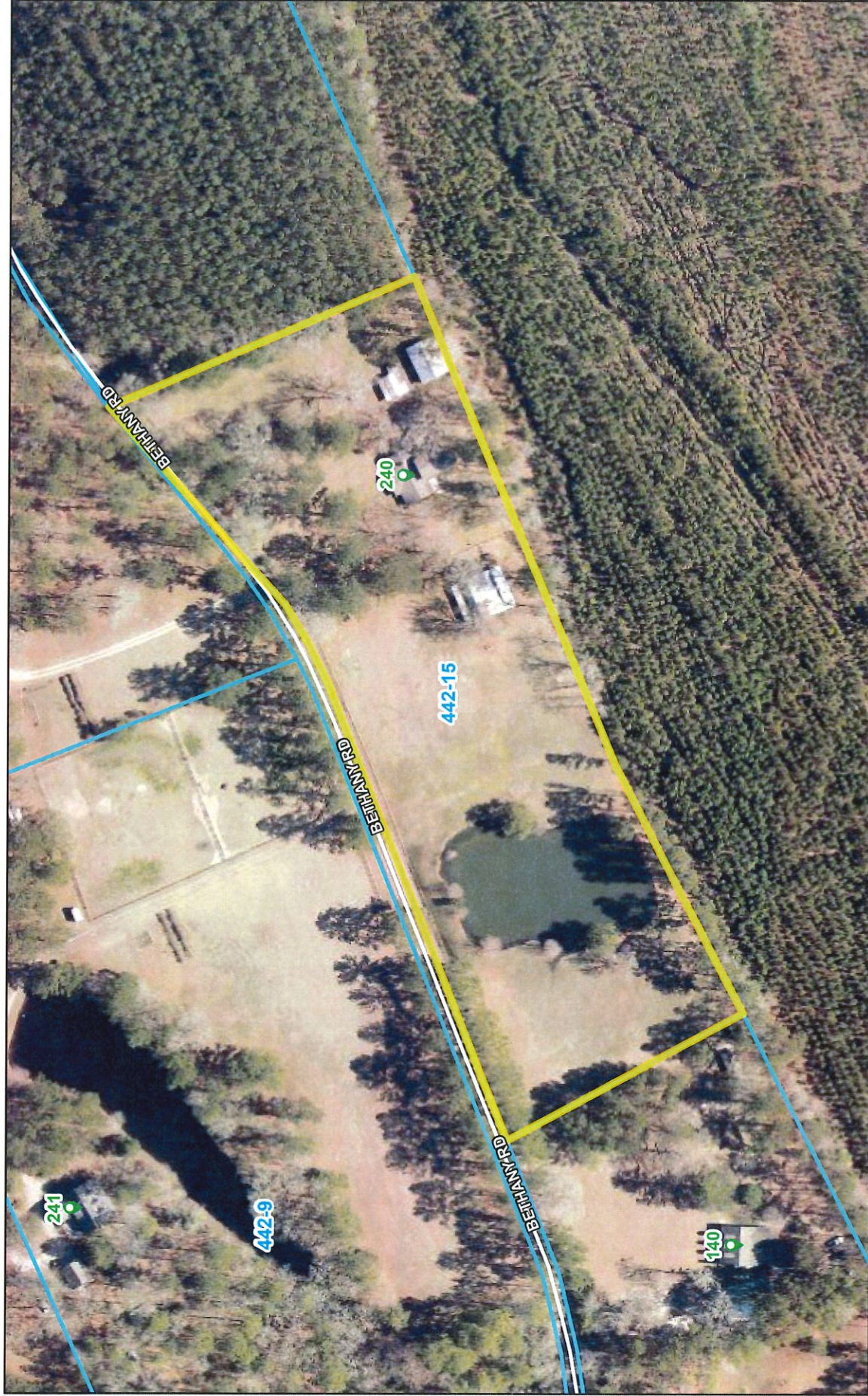


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442-15



2/24/2025

 Addresses  Roads  Parcels

1:2,248
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

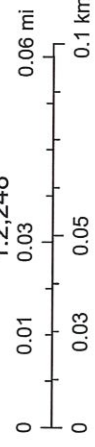
442-15



2/24/2025

- Addresses
- Parcels
- Zoning
- Roads
- AR-1

1:2,248



Esri, HERE, Garmin, INCREMENT P, USGS, 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 JP

DISAPPROVAL _____

Of the rezoning request by **Susan Nicole Rahn (Map # 442 Parcel # 15)** 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?

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N.K.

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JP.

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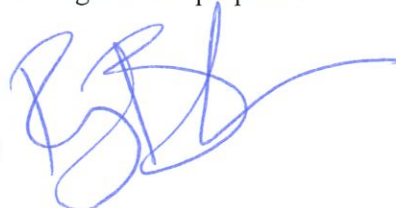
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W.B.