



RZN-24-72

Rezoning Application

Status: Active

Submitted On: 11/18/2024

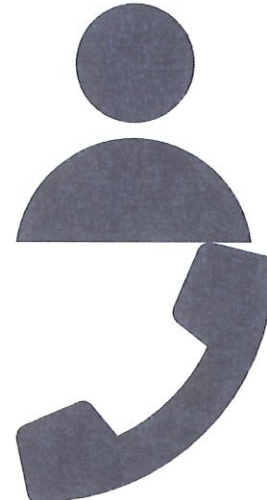
Primary Location

116 Oak Street
Rincon, GA 31326

Owner

DUPERVIL PETERSON
Oak Street 116 RINCON, GA
31326

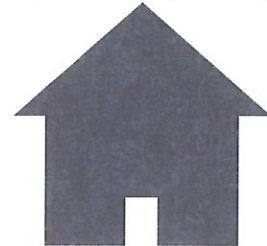
Applicant



Peterson
Dupervil

912-328-
7779

petersondupervil1@gmail.com



116 oak
street

Rincon, GA 31326

Staff Review

🔒 Planning Board Meeting Date*

01/14/2025

🔒 Board of Commissioner Meeting Date*

02/04/2025

🔒 Notification Letter Description *

to allow for subdivision to create new home sites.

🔒 Map #*

450D

🔒 Parcel #*

11

Staff Description

 Georgia Militia District

—

 Commissioner District*

2nd

 Public Notification Letters Mailed

12/16/2024

 Board of Commissioner Ads

01/15/2025

 Planning Board Ads

12/18/2024

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Peterson Dupervil

Applicant Email Address*

Petersondupervil1@gmail.com

Applicant Phone Number*

9123287779

Applicant Mailing Address*

116 Oak Street

Applicant City*

Rincon

Applicant State & Zip Code*

Georgia 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*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

0450D011

Road Name*

Oak Street

Proposed Road Access* ?

Oak Street

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

Land with building

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To divide the parcel into smaller parcels for residential use.

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

North*

AR-1

South*

I-1

East*

AR-1

West*

AR-1

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

The property is currently 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.*

The property will continue to be residential . The zoning will move from AR1 to AR2.

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

Residential

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 property will continue to be residential.

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*

✓ Peterson Dupervil

Nov 18, 2024



UNION - CAMP CORP.

W.R. SPIKES JR.

N 24° 57' 32" W 545.00'

1/4" DRAINAGE EASEMENT

N 54° 44' 45" E 394.53'
RUN OF BRANCH THE LINE

5.0 ACRES

S 24° 57' 32" E 615.00'

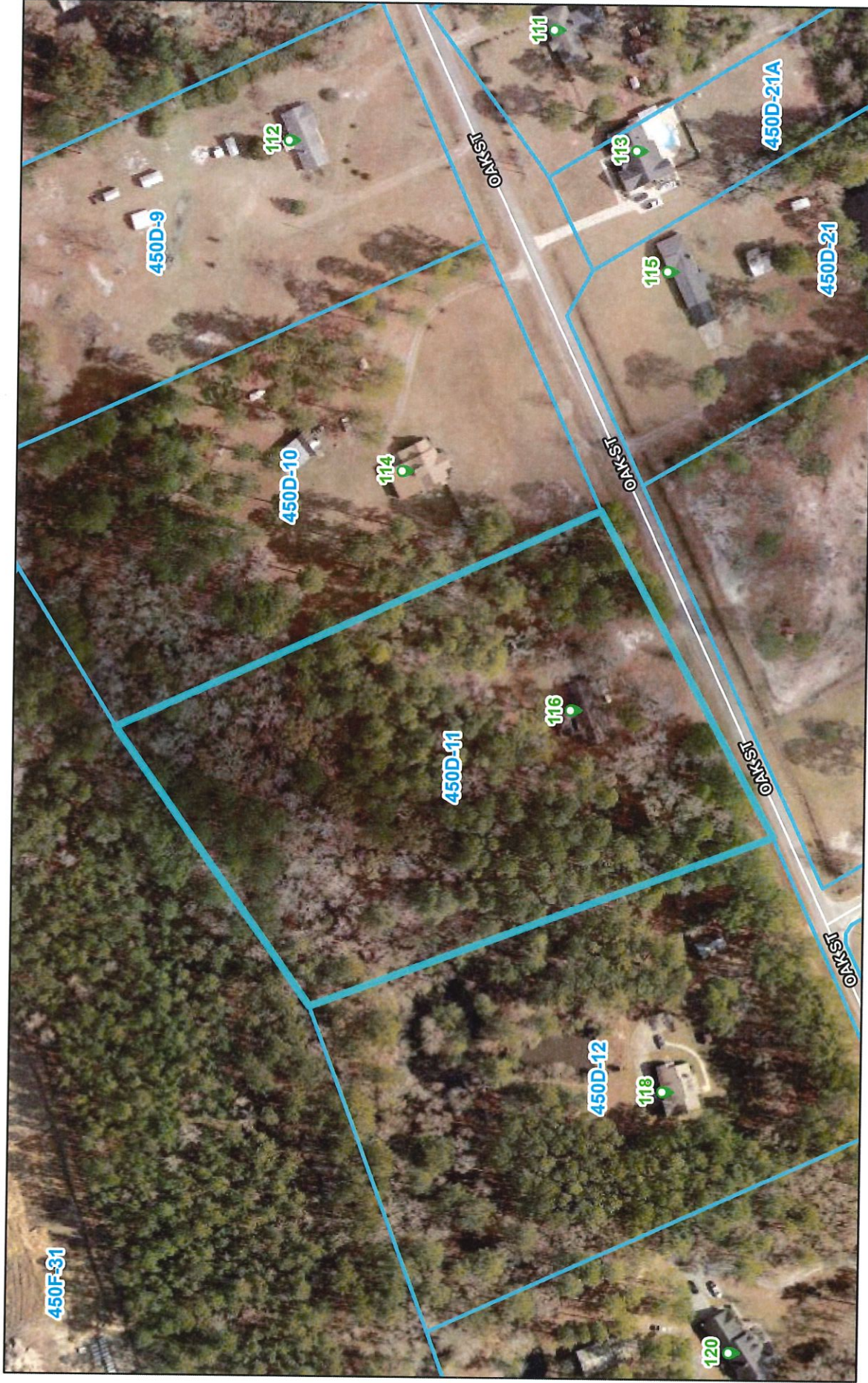
HELEN E. MOORE

S 23° 02' 28" W 505.00'
OAK STREET 60' R/W

In preparation, this plat is a correct representation of the land plotted and has been prepared in accordance with the minimum standards and requirements of law.
Paul D. Wilder
Surveyor General
Jan. 10, 1937

PLAT OF
PROPERTY OF JESSE W. SMITH
TO BE CONVEYED TO
HELEN E. MOORE
COURTYARD: 10' x 10'
SCALE: 1" = 100'
DATE: JAN 10 1937
WILSON SURVEYING & ENGINEERING
SANTA FE, N.M.

450D-11



11/22/2024

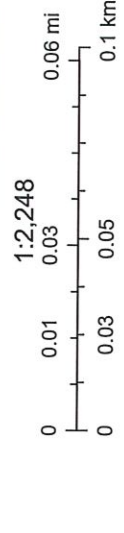
1:2,248
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

450D-11



11/22/2024

- Addresses
- Parcels
- Zoning
 - AR-2
 - AR-1
 - I-1
- Roads



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 **Peterson Dupervil (Map # 450D Parcel # 11)** 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?

✓
J.P

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by **Peterson Dupervil (Map # 450D Parcel # 11)** from **AR-1** to **AR-2** zoning.

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DISAPPROVAL _____

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BB
WIB

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N.K.



9.5

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL LS

DISAPPROVAL _____

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