

**RZN-24-33**

Rezoning Application

Status: Active

Submitted On: 5/19/2024

**Primary Location**

2887 Rincon-Stillwell Road

Rincon, GA 31326


**Owner**

MORGAN M NEIL AND RENEE

T

RINCON STILLWELL RD 2887

RINCON, GA 31326

**Applicant** Michael Morgan 912-663-1754 neilmorgan61@gmail.com 2887 rinconstillwell rd  
rincon, ga 31326

## Staff Review

 **Planning Board Meeting Date\***

07/09/2024

 **Board of Commissioner Meeting Date\***

08/06/2024

 **Notification Letter Description \***

Rezoning to create a new home site.

 **Map #\***

462

 **Parcel #\***

35

 **Staff Description** **Georgia Militia District**

9

 **Commissioner District\***

5th

🔒 Public Notification Letters Mailed

06/17/2024

🔒 Board of Commissioner Ads


07/17/2024

🔒 Planning Board Ads

06/19/2024

🔒 Request Approved or Denied

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🔒 Plat Filing required\* 

No

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Michael Neil Morgan

Applicant Email Address\*

neilmorgan61@gmail.com

Applicant Phone Number\*

912-663-1754

Applicant Mailing Address\*

2887 Rincon-Stillwell Rd

Applicant City\*

Rincon

Applicant State & Zip Code\*

Ga. 31326

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## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

R-1 (Single Family Residential)

Proposed Zoning of Property\*

Map & Parcel \*

AR-1 (Agricultural Residential 5 or More Acres)

462-35

Road Name\*

Proposed Road Access\* ?

Rincon-Stillwell Rd.

Rincon-Stillwell Rd.

Total Acres \*

Acres to be Rezoned\*

525

5.25

Lot Characteristics \*

residential-wooded

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

To add an additional place of residence for family members.

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

North\*

South\*

ar1

ar1

East\*

West\*

i1

ar2

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.\*

Residential

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

Residential-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?\*

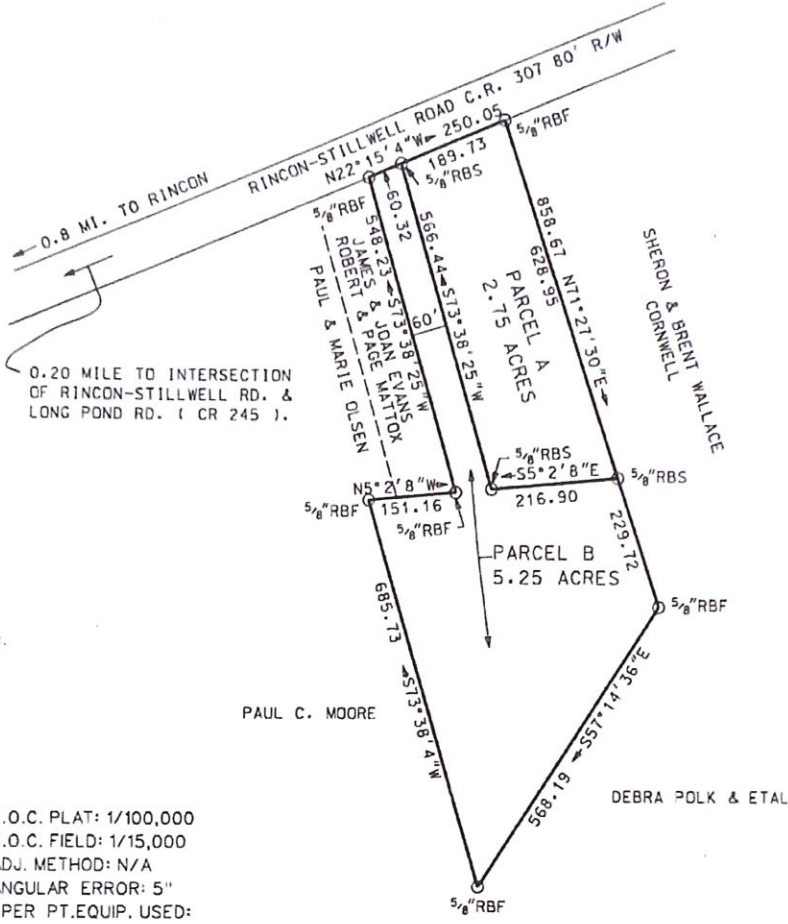
Shall not affect any adjacent property uses or vaules.

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\*

 Michael Neil Morgan  
May 14, 2024



E.O.C. PLAT: 1/100,000  
 E.O.C. FIELD: 1/15,000  
 ADJ. METHOD: N/A  
 ANGULAR ERROR: 5"  
 PER PT. EQUIP. USED:  
 TOPCON TOTAL STA.

APPROVED FOR RECORDING BY EFFINGHAM  
 CO. ZONING ADMINISTRATOR  
Don W. Davis 11/22/00  
 ZONING ADMINISTRATOR DATE

REFERENCES:  
 PLAT CABINET A. SLIDE 236-F  
 DEED BK. 341, PG. 612

APPROVED BY EFFINGHAM CO. DEPT. OF  
 PUBLIC HEALTH, DIV. OF ENGINEERING AND  
 SANITATION, SPECIFIC BUILDING SITES  
 REQUIRE ADDITIONAL REVIEW AND APPROVAL.  
James H. Mills 11-22-2000  
 DIRECTOR DATE

PLAT OF 8.0 ACRES OF LAND DIVIDED  
 INTO TWO PARCELS. LOCATED IN THE  
 9th G.M. DISTRICT, EFFINGHAM COUNTY  
 GEORGIA.  
 FOR: WILLIE GEORGE MORGAN AND  
 MARY ANN MORGAN



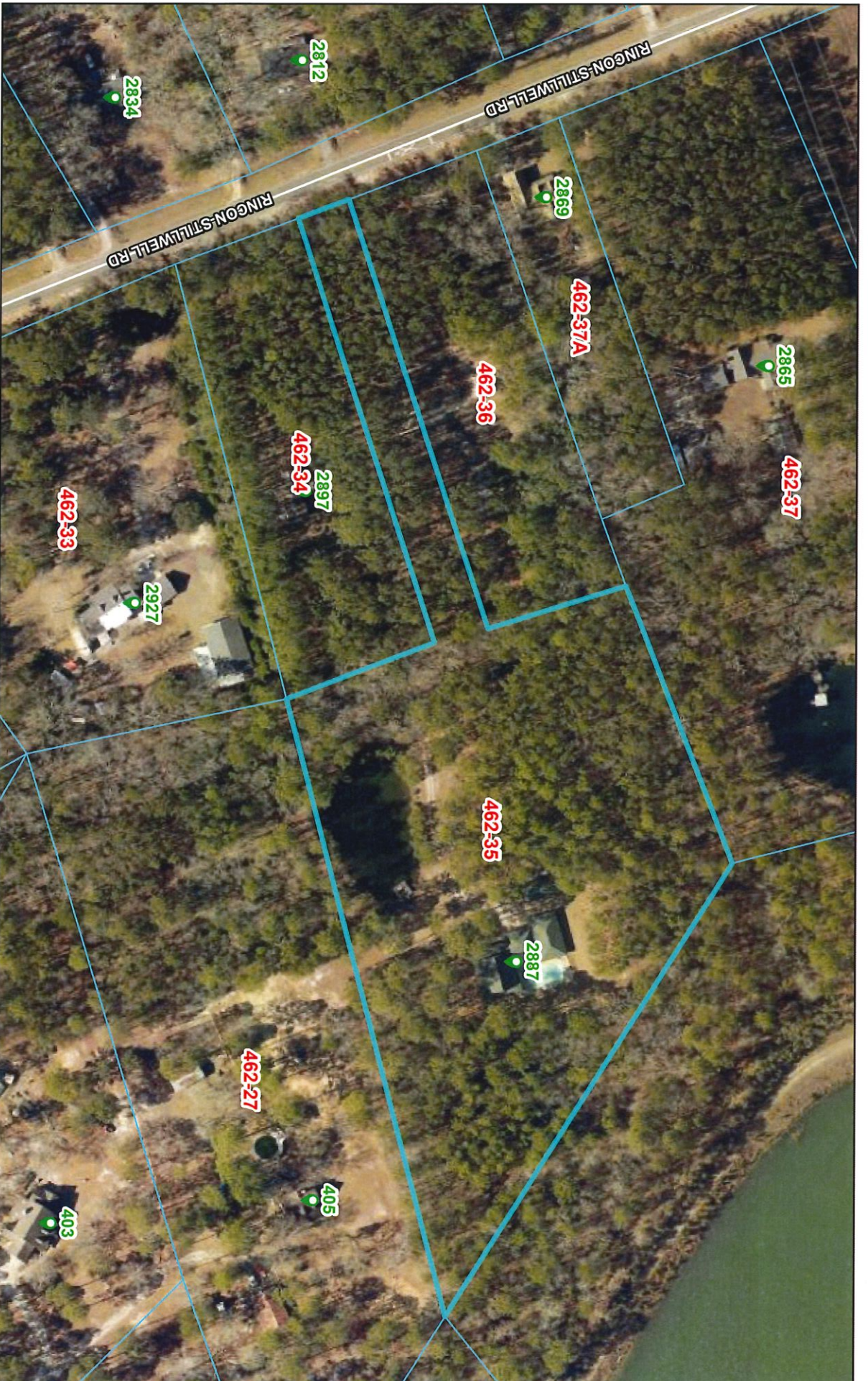
0 200 400  
 SCALE: 1" = 200

DATE: 11/10/2000

ACCORDING TO FEMA FLOOD MAP  
 130076-0130-B, DATED 3/18/87, THIS  
 PROPERTY IS NOT WITHIN A DESIGNATED  
 FLOOD HAZARD ZONE.


SURVEYED BY: JAMES H. MILLS  
 MILLS SURVEYING, INC.  
 5 SPANISH MOSS CIR.  
 SAVANNAH, GA 31419

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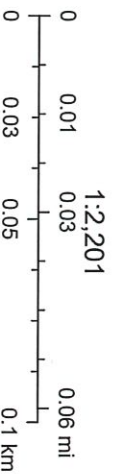


5/21/2024

Addresses 

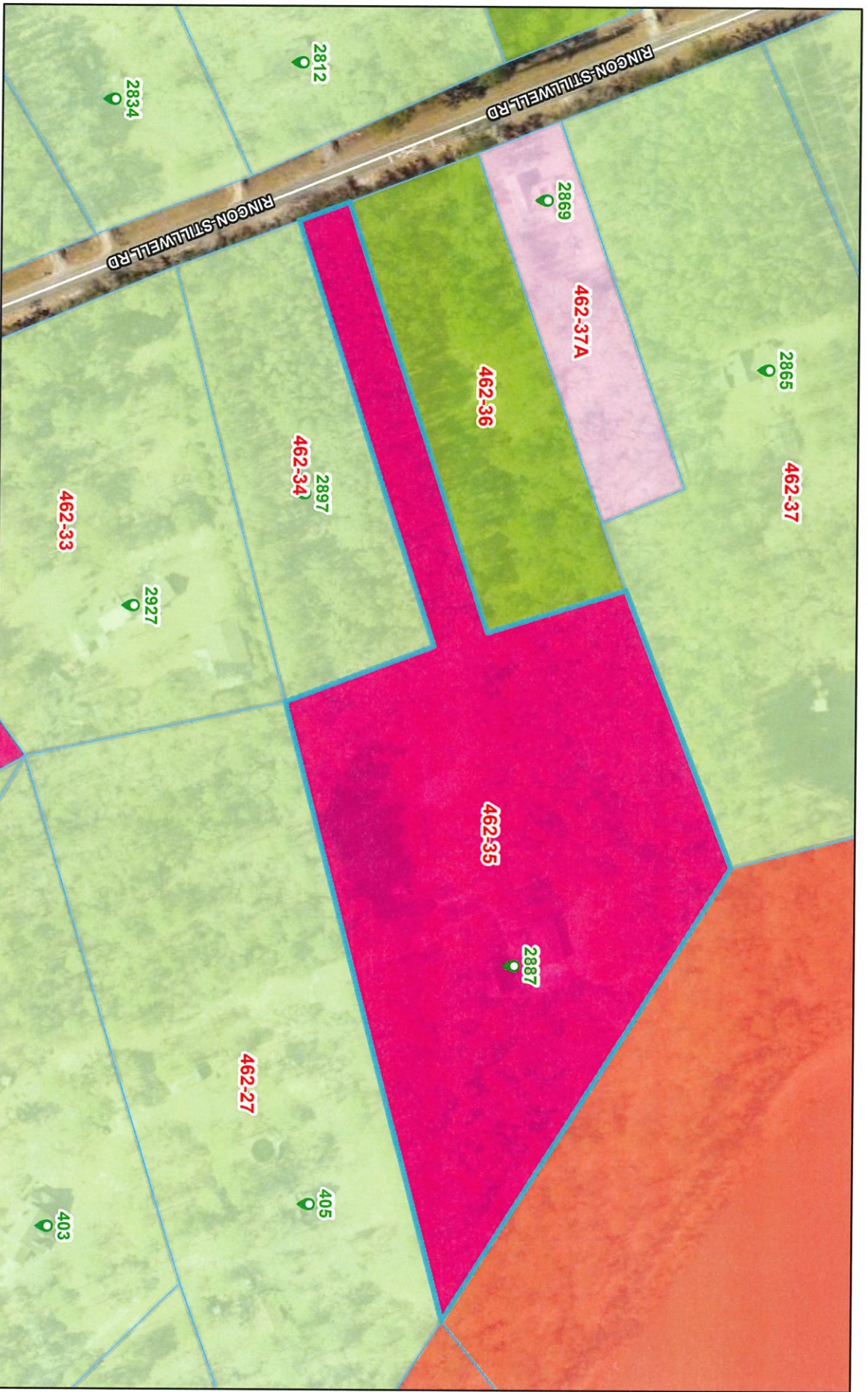
Tax Parcels 

Roads Tax Parcel Labels








Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA

462-35



5/21/2024

- Addresses
  - Roads
  - Tax Parcels
  - Tax Parcel Labels
  - Effingham County Zoning
- |   |      |   |     |
|---|------|---|-----|
|  | AR-2 |  | I-1 |
|  | R-1  |   |     |
|  | R-2  |   |     |
|  | AR-1 |   |     |

