



Applicant

 Teresa Burroughs



 211 holly lane
Rincon, Georgia 31326

Primary Location

211 Holly Lane
Rincon, GA 31326

Owner

BURROUGHS TERESA
JOHNSON
HOLLY LN 211 RINCON,
GA 31326

Record No:

RZN-26-4

Rezoning Application


Status: Active

Submitted On:
1/27/2026


Staff Review

Planning Board Meeting Date 


03/10/2026

Notification Letter Description 


to allow for permitted uses in AR-2.

Board of Commissioner Meeting Date 


04/07/2026


Map # 

476

Parcel # 


12


Staff Description 


Georgia Millitia District 


Commissioner District 



5th

Board of Commissioner Ads  03/18/2026

Request Approved or Denied  —


Public Notification Letters Mailed  02/16/2026

Planning Board Ads  02/18/2026

Plat Filing required?   Yes

Applicant Information

Applicant / Agent Name* Teresa Burroughs

Applicant Phone Number* 

Applicant City* Rincon

Who is applying for the rezoning request?* Property Owner

Applicant Email Address* 

Applicant Mailing Address* 211 holly lane

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)
 Deed 2831, Plat A282C

Map & Parcel *

Proposed Road Access* ②

Holly lane

Acres to be Rezoned*

2.964

Lot Characteristics *

1.292 lot out of 2.964 lot with mobile home right before well

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Creating two home sites



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

North*
 AR 1

South*
 AR 1

West*
AR 2

East*
AR 2

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

Personal single family mobile home at the moment

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.*

Personal single family living

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

Personal single family living


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

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?*

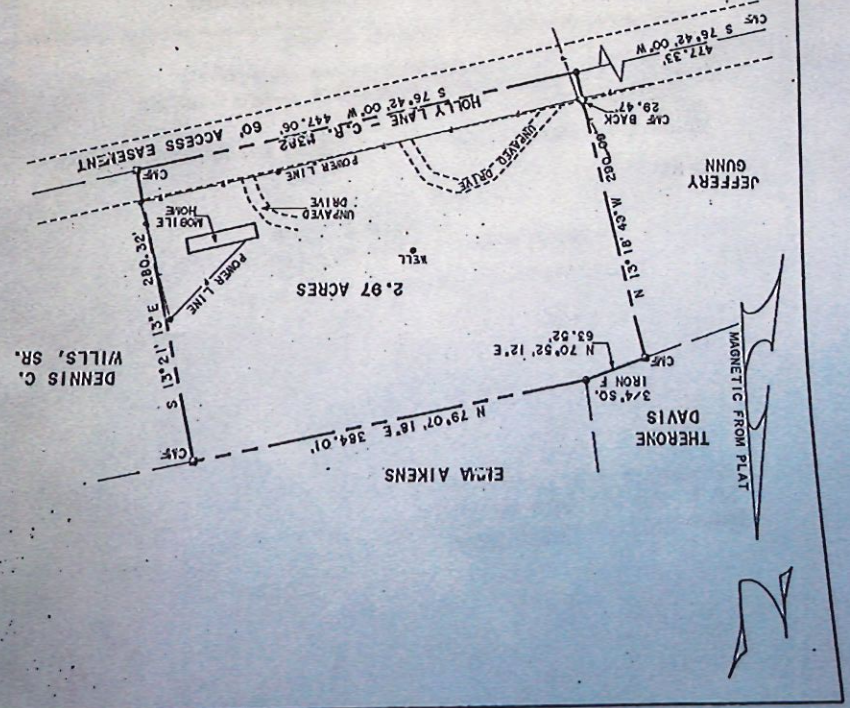
No

Digital Signature*

 Teresa Burroughs

Jan 23, 2026

Filed for Record
 Book A282 Page 21
 Date 7/26/1994



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0140-B DATED MARCH 18, 1987.
 PAUL D. WILDER R.L.S. #1859

I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.
 PAUL D. WILDER R.L.S. #1859



PLAT OF
 2.97 ACRES, PROPERTY
 OF BETTY J. THAMES
 SURVEYED FOR
 PAUL S. KESSLER
 LOCATION: O.M.D. 9,
 EFFINGHAM COUNTY, GEORGIA
 SCALE: 1 INCH = 100 FEET
 DATE: JULY 5, 1994
 FILE NO. 4043
 WILDER SURVEYING & MAPPING
 (912) 826-5412, PO BOX 369 WINCOM, GA 31326

REFERENCES:
 PLAT BOOK 10, PAGE 155
 PLAT BOOK 12, PAGE 132
 ERROR OF CLOSURE:
 FIELD DATA 1/112.936
 ANGLE AN ERROR OF PER A POINT
 PLAT CLOSED BY COMPASS RULE
 PLAT CORRECT 1/165.024
 EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

**SUBDIVIDE SURVEY OF 1.292 AC.
BEING CUT OUT OF 2.964 AC.
PARCEL #:(04760012) LOCATED IN
THE 9TH G.M. DISTRICT OF
EFFINGHAM COUNTY, GEORGIA**

N/A
SHARIA BOGGS
& DAREN CHILDS
PARCEL #:(04760021)
(DB 3014 PG 331)
(PB A343 PG C1)

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE OCSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL

SIGNING AUTHORITY TITLE DATE

LINE	BEARING	HORIZ DIST
L1	N70°08'45"E	64.15'
L2	S13°55'54"E	290.64'
L3	S75°18'05"W	257.20'
L4	S75°18'05"W	190.00'
L5	N14°40'40"W	29.47'

FLOOD INFORMATION:

FEMA FLOOD MAP: (13103C0300E)
EFFECTIVE DATE: (12/21/2017)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - CARLSON BRX6+ GPS.

2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".

5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.

6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN, THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET. AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

WILLIAM MARK GLISSON RLS #3316 DATE



GRAPHIC SCALE 1" = 100'



STATE OF GEORGIA
LSF # 1404



Prepared By:

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

FIELD SURVEY DATE: 01/20/2026

TOTAL AREA: = 2.964 AC.

FILE NUMBER: 26116

DATE: 01/21/2026 SCALE: 1" = 100'

GMD: 9TH

COUNTY: EFFINGHAM STATE: GEORGIA

CODY MOOSE

SURVEY FOR:

REFERENCES:

1. DB 2831 PG 218
2. PB A282 PG C

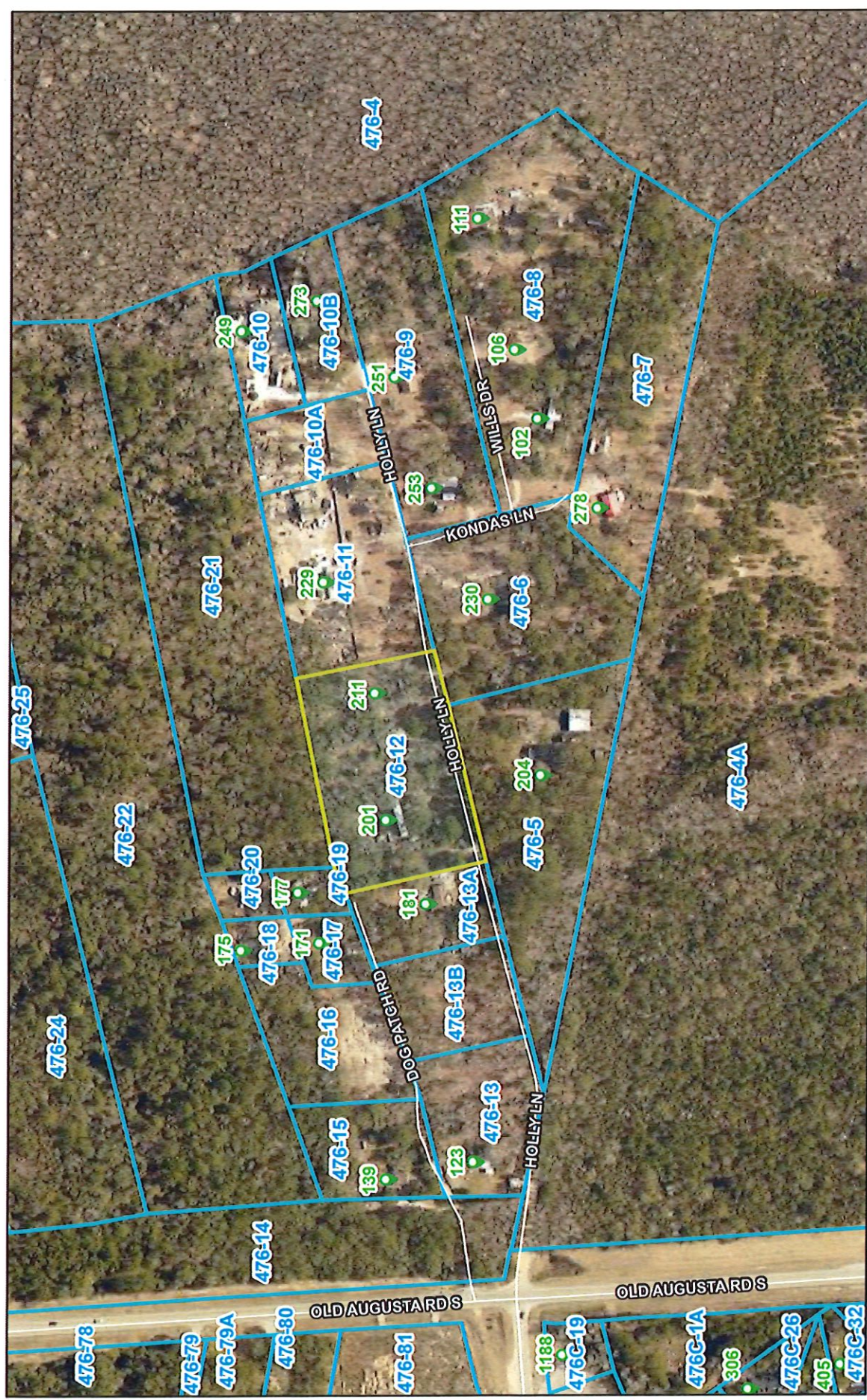
N/A
AHTB6 LLC.
PARCEL #:(04760006)
(DB 2273 PG 222)
(PB 12 PG 14)

N/A
JOSHUA & ASHLYNN CRIBBS
PARCEL #:(04760005)
(DB 2331 PG 148)
(PB 12 PG 15)

N/A
CHRISTOPHER WILLS
PARCEL #:(04760011)
(DB 2601 PG 195)
(PB D4 PG A1)



476-12



1/27/2026

World_Boundaries_and_Places  Parcels
Addresses  World Imagery
Roads  Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
Vantor, Esri, HERE, Garmin, IPC

