



Record No: RZN-26-24

Rezoning Application

Status: Active

Submitted On: 4/23/2026

Primary Location

100 Coastal Woods Drive
Rincon, GA 31326

Owner

SPELL NATHAN CAD AND
CHRISTINE MARIE
100 COASTAL WOODS DR
RINCON, GA 31326

Applicant

 Nathaniel Spell



 100 Coastal Woods Dr
Rincon, GA 31326

Staff Review

Planning Board Meeting Date* 

06/09/2026

Board of Commissioner Meeting Date* 

07/07/2026

Notification Letter Description * 

to allow for permitted uses in R-1.

Staff Description 

Stipulations 

Map #* 

435

Parcel #* 

56

Georgia Militia District 

—

Commissioner District* 

2nd

Public Notification Letters Mailed 

05/18/2026

Board of Commissioner Ads 

06/17/2026

Planning Board Ads 

05/20/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Nathaniel Spell

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

100 Coastal Woods Dr

Applicant City*

Rincon

Applicant State & Zip Code*

GA 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*

R-1 (Single Family Residential)

Map & Parcel *

04350056

Road Name*

Coastal Woods Drive

Proposed Road Access* ?

Existing Access

Total Acres *

9.64

Acres to be Rezoned*

1.685

Lot Characteristics *

Wooded

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Subdivision and recombination into a neighbor's property. The neighbor is zoned R-1 and our understanding is that the subdivided land must match before it can be recombined.

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

North*

AR-1

South*

R-1

East*

AR-1

West*

R-1

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

Single Family Residential personal use

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.*

Single Family Residential personal use

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

Single Family Residential personal use

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

There will be no change to the use of the land, only a property line will change. Our neighbor approached us wanting to purchase a small section of our land to add to his land. We would like to accomodate this.

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. It remains exactly the same.

Digital Signature*

✓ Nathaniel Spell
Apr 22, 2026

Filed for Record

Book B21 Page E1
Date 7/6/1998

COLDBROOK PLANTATION

N 61°36'46"E 304.64' Conc.Mtr.(S)
3.4" P.D.(F)

COLDBROOK PLANTATION

MAGNETIC NORTH

SOUTHERN HILLS PHASE III

10.00 ACRES

N 30°40'18"W 1322.92'

Conc.Mtr.(S)
Conc.Mtr.(F)

380.55'

Conc.Mtr.(S)

319.77'

Conc.Mtr.(F)

56

57

58

59

60

SOUTHERN HILLS PHASE II

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

Joseph G. Pami 7/6/98
ZONING ADMINISTRATOR DATE

SCALE: 1" = 100'



**PROPERTY SURVEY
FOR
HELASA, INC.**

LOCATED IN THE 9TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA.

DATE: JUNE 10, 1998
BY: WARREN E. POYTHRESS
Reg. Land Surveyor H 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION

THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
21762 FEET, & AN ANGULAR
ERROR OF 03" PER ANGLE POINT B.
THIS MAP OF PLAT HAS BEEN CALCU-
LATED FOR CLOSURE & IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN
1,716,210 FEET.



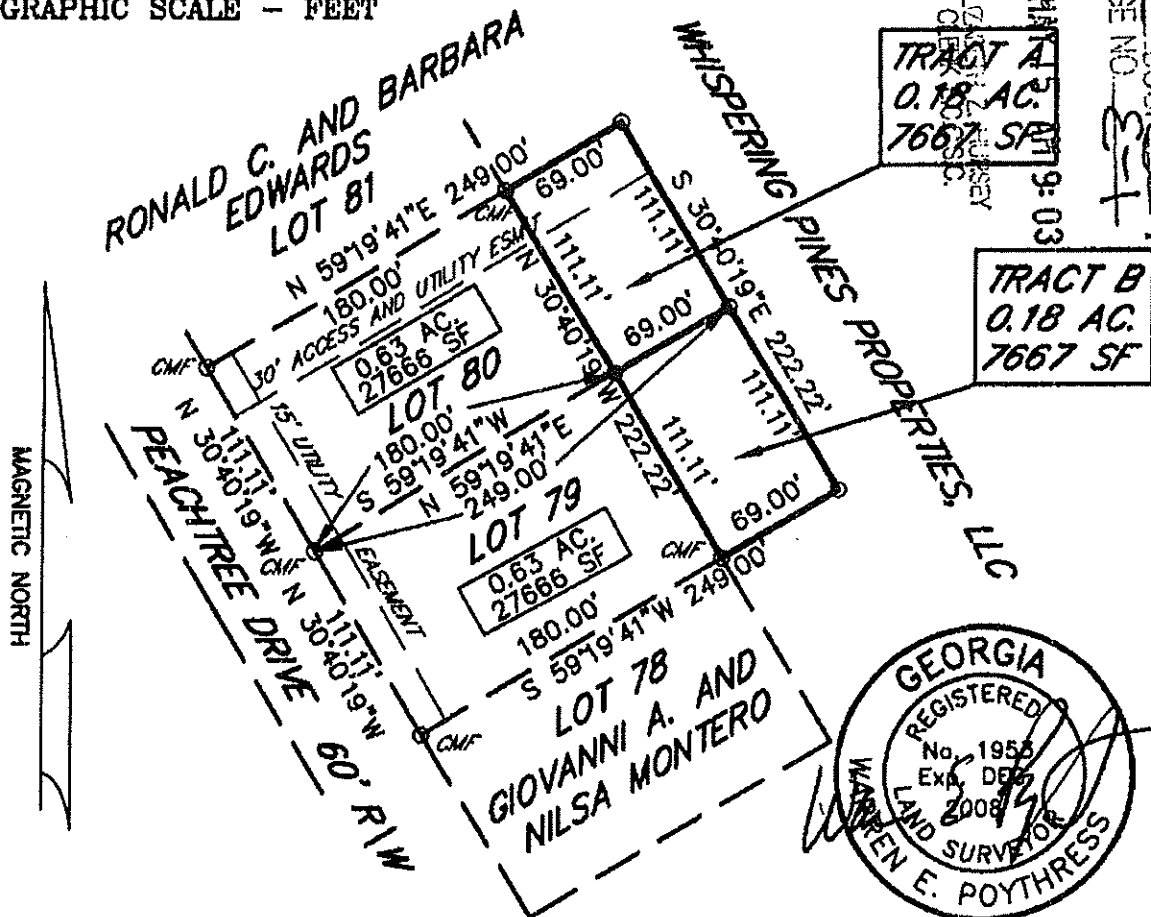
COMP. BY: GAC/EC-9

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

George B. [Signature] 5-14-2008
ZONING ADMINISTRATOR DATE

TRACTS A AND B ARE TO BE TAKEN FROM
PARCEL 435-56. TRACT A IS TO BE
COMBINED WITH LOT 80 SOUTHERN HILLS
SUBDIVISION TO FORM ONE SINGLE TRACT
AND CANNOT BE SOLD SEPARATELY.
TRACT B IS TO BE COMBINED WITH LOT
79 SOUTHERN HILLS SUBDIVISION TO FORM
ONE SINGLE TRACT AND CANNOT BE SOLD
SEPARATELY.



**PROPERTY AND
EASEMENT SURVEY
FOR
HELASA, INC. AND
GEORGE WILLIAMS
SEIGNIOUS, IV. AND
LORI SEIGNIOUS**

**LOCATION: LOT 79 & 80,
REVISED, SOUTHERN HILLS,
9TH G. M. D., EFFINGHAM
COUNTY, GEORGIA**

DATE: MAY 12, 2008
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 26732 FEET, AND ANGULAR
ERROR OF 06 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPASS RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN INF. FEET.

C:\SU\SU\DATA\S-T\SOUTHERN HILLS LOT 79 & 80.DWG
OF: SOUTHILL\S-T\

Plat Cabinet (Back) C199 / Page E1

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N9°43'18"W	18.26'	25.00'	18.69'	42°50'23"	9.81'
C2	N30°12'05"W	66.50'	50.00'	72.75'	83°21'53"	44.52'
LINE	BEARING	HORIZ DIST				
L1	S58°49'48"W	69.00'				
L2	N31°08'18"W	18.82'				
L3	N18°45'35"E	225.02'				

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 REQUIREMENTS OF THE OFFICIAL FLOOD HAZARD MAPS OF 3 OR 4 BEDROOMS WITH BASIC APPLICABLE CODES AND STANDARDS. THIS 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

1. THE FIELD DATA WAS COLLECTED USING A TOPCON-ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BR86+ 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 COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 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 OF ANY PERSON OR ENTITY ARE SHOWN HEREON. THIS IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON THE INFORMATION PROVIDED AND THE FIELD DATA BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. 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 HORIZONTAL AND ONE FOOT IN 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 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 INTENDED USE OF ANY PLAT PURCHASED WITH THE UNDERSIGNED LAND SURVEYOR CERTIFIED THAT THIS PLAT COMPLETES WITH THE MINIMUM STANDARDS AND REQUIREMENTS 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

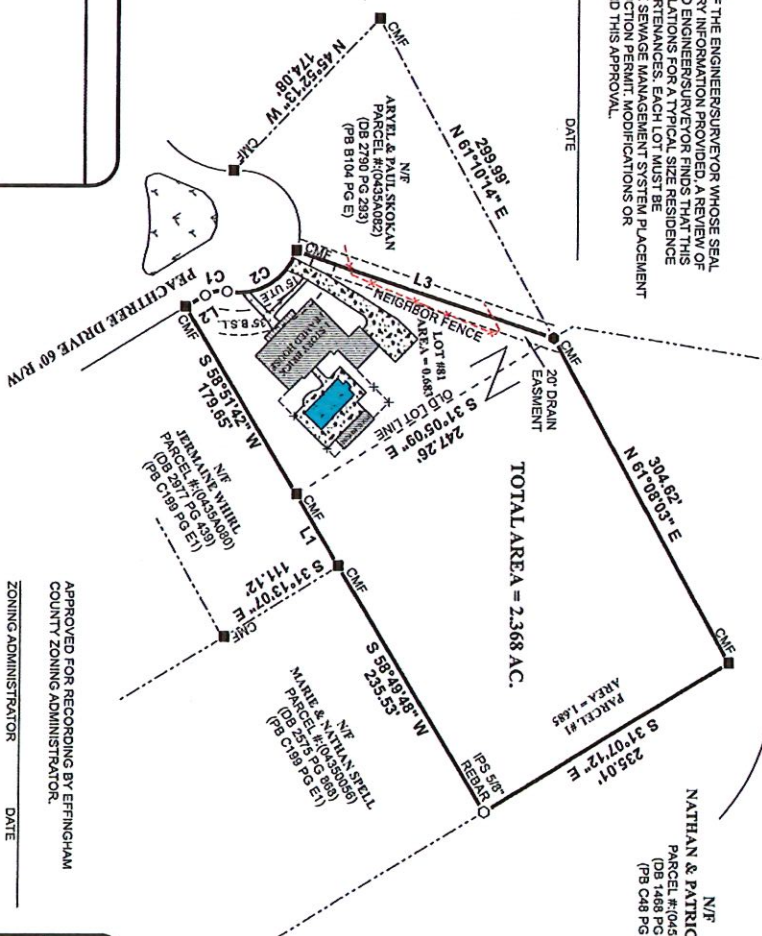


GRAPHIC SCALE 1" = 100'

DATE

STATE OF GEORGIA

LSF # 1404



SUBDIVIDE SURVEY OF 1.685 ACRES FROM PARCEL #:(04350056) & RECOMBINATION INTO PARCEL #:(0435A081) LOCATED IN THE 9TH C.M.DISTRICT OF EFFINGHAM COUNTY, GEORGIA
TOTAL AREA = 2.368 ACRES



REFERENCES:
1. PG 800 PG 76
2. PG 8104 PG E

SURVEY FOR:

JOHN & EMILY HAWKINS

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

PREPARED BY:

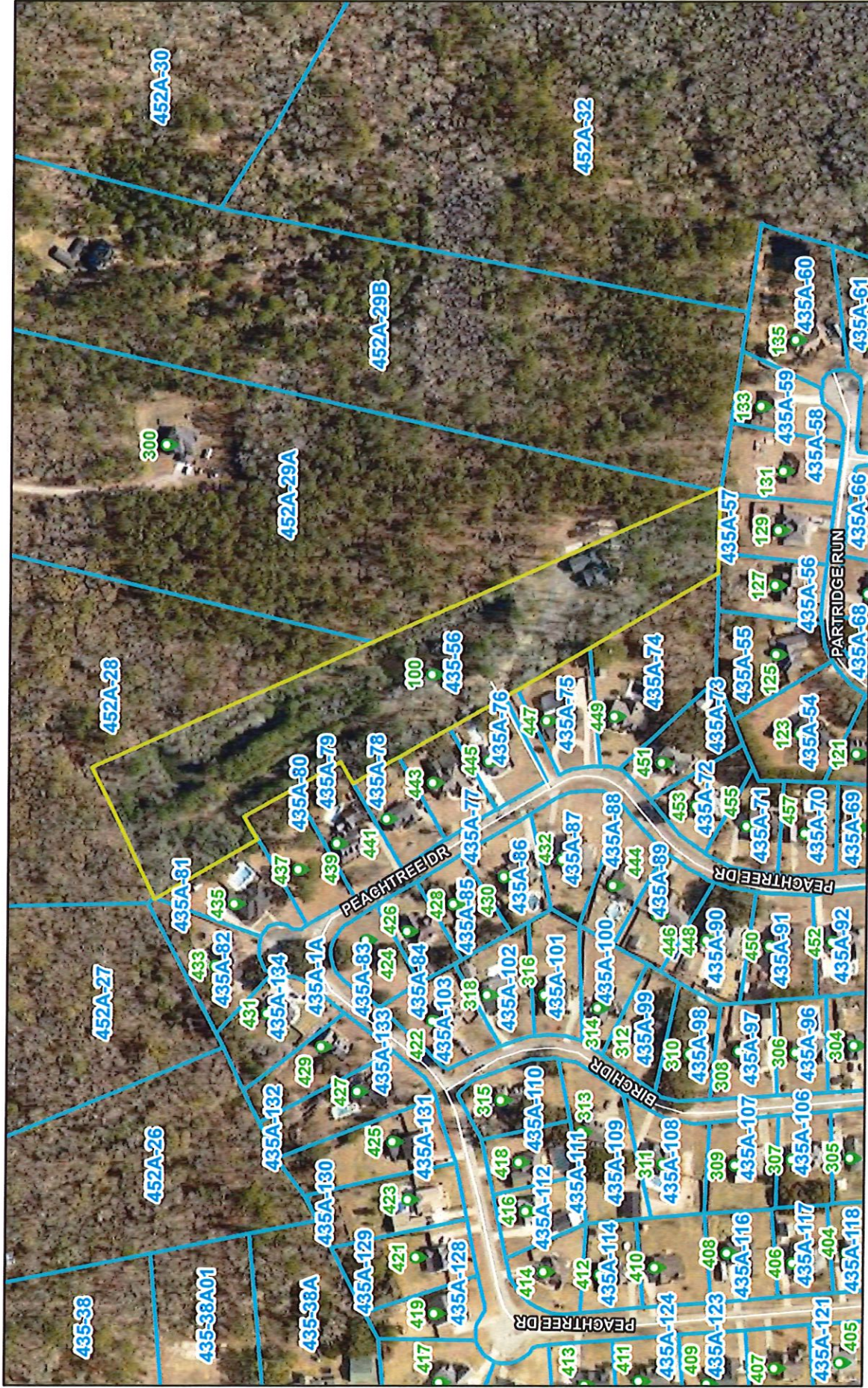


WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31864

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

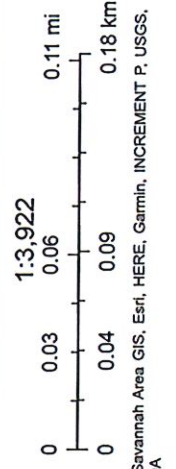
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 9TH	SUBD: SOUTHERN HILLS PLANTATION
DATE: 04/01/2026	SCALE: 1" = 100'
FILE NUMBER: 26194	DRAWN BY: SG
TOTAL AREA: 2.368 AC.	LOT: #81
FIELD SURVEY DATE: 03/23/2026	

435-56



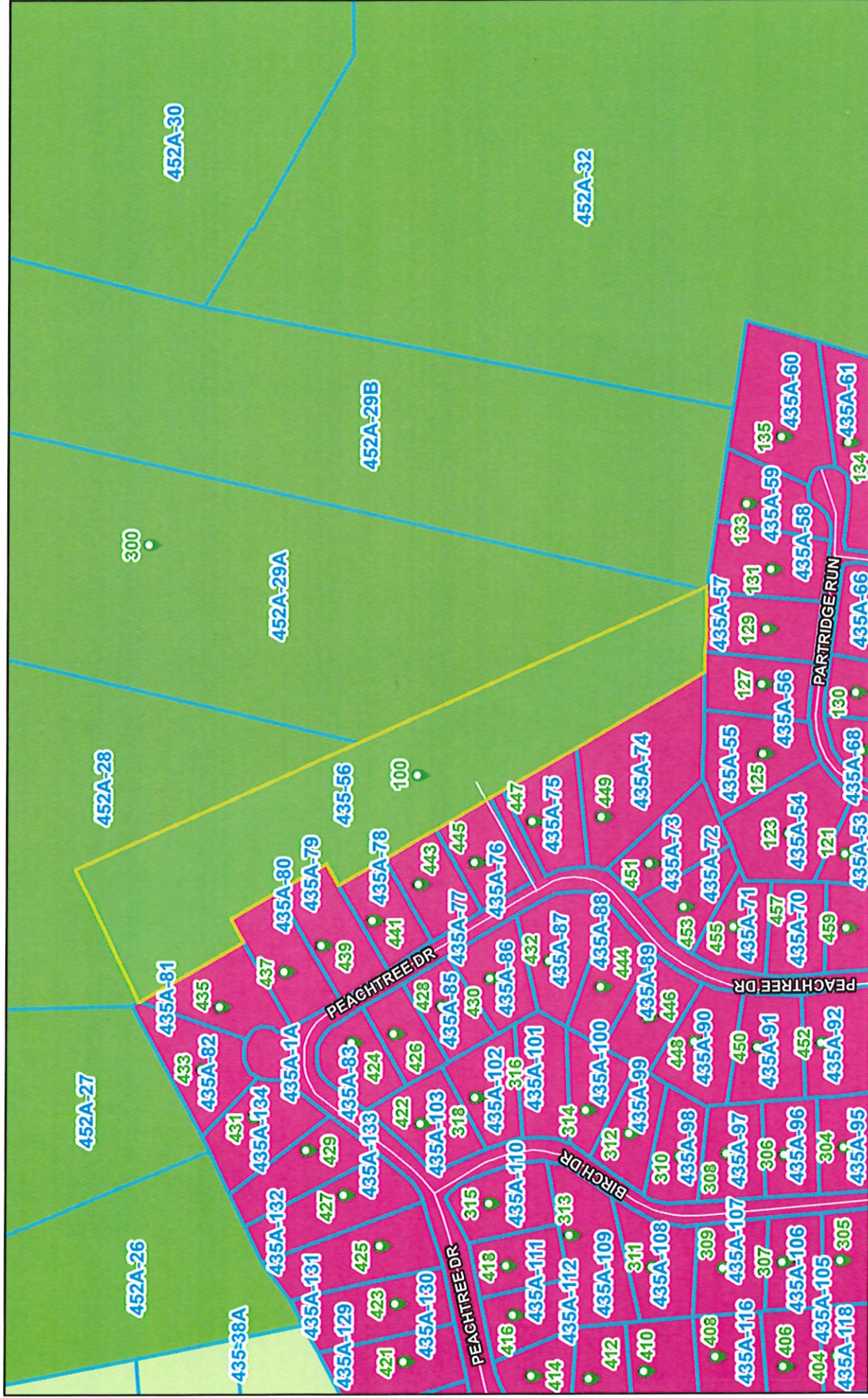
5/4/2026

- Addresses
- Parcels
- Roads
- Citations



ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

435-56

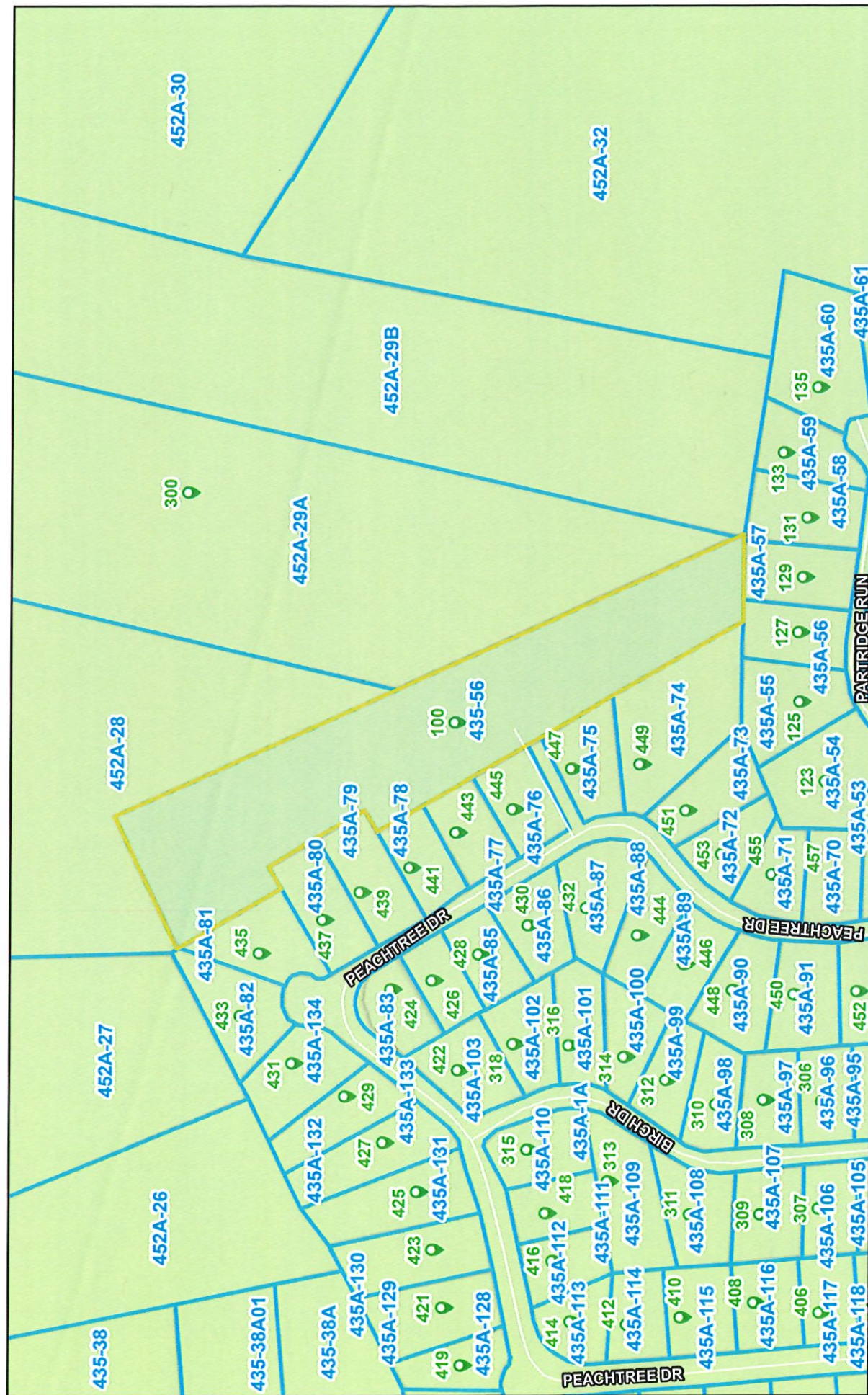


5/14/2026

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

1:3,922
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

435-56



5/4/2026

1:3,922

Distance, mi	0	0.03	0.06	0.11
0	0	0	0	0
0.03	0	0	0	0
0.06	0	0	0	0
0.11	0	0	0	0

0 0.04 0.09 0.18 km

Citations

Citations

Addresses  Parcels

FLUM Areas

Agricultural-Residential



5/4/2026



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 X

DISAPPROVAL _____

Of the rezoning request, **Nathaniel Spell (Map # 435 Parcel # 56) from AR-1 to R-1 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?

T.S.

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J.P.

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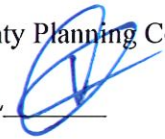
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DISAPPROVAL _____

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL AS

DISAPPROVAL _____

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