

RZN-24-14**Rezoning Application**

Status: Active

Submitted On: 2/9/2024

Primary Location

2497 Georgia Highway 21

South

Rincon, GA 31326

Owner

LUI YONG RONG AND YUE

PIN

HWY 21 S 2497 RINCON, GA

31326

Applicant Brooke Autry 646-387-8765 bautryrealtor@gmail.com 132 Goshen Rd Ext Suite
120

Rincon , GA 31326

Staff Review **Planning Board Meeting Date***

03/12/2024

 Board of Commissioner Meeting Date*

04/02/2024

 Notification Letter Description *

for commercial/business opportunities.

 Map #*

429

 Parcel #*

18A

 Staff Description **Georgia Militia District***

9

 Commissioner District*

5th

 Public Notification Letters Mailed

02/20/2024

 Board of Commissioner Ads

03/13/2024

🏠 Planning Board Ads

02/21/2024

🏠 Request Approved or Denied

—

🏠 Letter & ZMA Mailed

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Brooke Autry

Applicant Email Address*

bautryrealtor@gmail.com

Applicant Phone Number*

912-508-1401

Applicant Mailing Address*

135 Goshen Rd Ext. Suite 120

Applicant City*

Rincon

Applicant State & Zip Code*

31326

Property Owner Information

Owner's Name*

Yong Rong Liu

Owner's Email Address*

liubenson@ymail.com

Owner's Phone Number*

646-387-8765

Owner's Mailing Address*

546 Dresler Rd

Owner's City*

Rincon

Owner's State & Zip Code*

31326

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

B-1 (Neighborhood Commercial)

Map & Parcel *

04290018A00

Road Name*

Hwy 21 S

Proposed Road Access* ?

Hwy 21

Total Acres *

8.6

Acres to be Rezoned*

8.6

Lot Characteristics *

Direct access to Hwy 21

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

To allow for commercial/business opportunities

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

North*

AR-1

South*

I-1

East*

I-1

West*

B-1

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

Single home residence.

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

No. At the moment it is being rented to pay the owner's overhead.

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

The owners own 2 local restaurants and would possibly use this property as a restaurant location in the future
or, as an investment, lease it to another business to develop offering additional options to the community.

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

Strickland Funeral Home is directly across the street, Loves Travel Stop, McDonalds and another gas station are on the corner of Ebenezer Rd. and Rahn Station Rd. Storage building sales are directly beside the property and that end of Ebenezer Rd. is 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?*

It would be aesthetically and economically conducive to neighboring businesses. Being a destination point, it would continue with the commercial plan and growth in the Hwy 21 corridor, offering additional business opportunities for the community.

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. This property is on a long stretch of Hwy 21 with space between other properties and room for egress and parking.

Digital Signature*



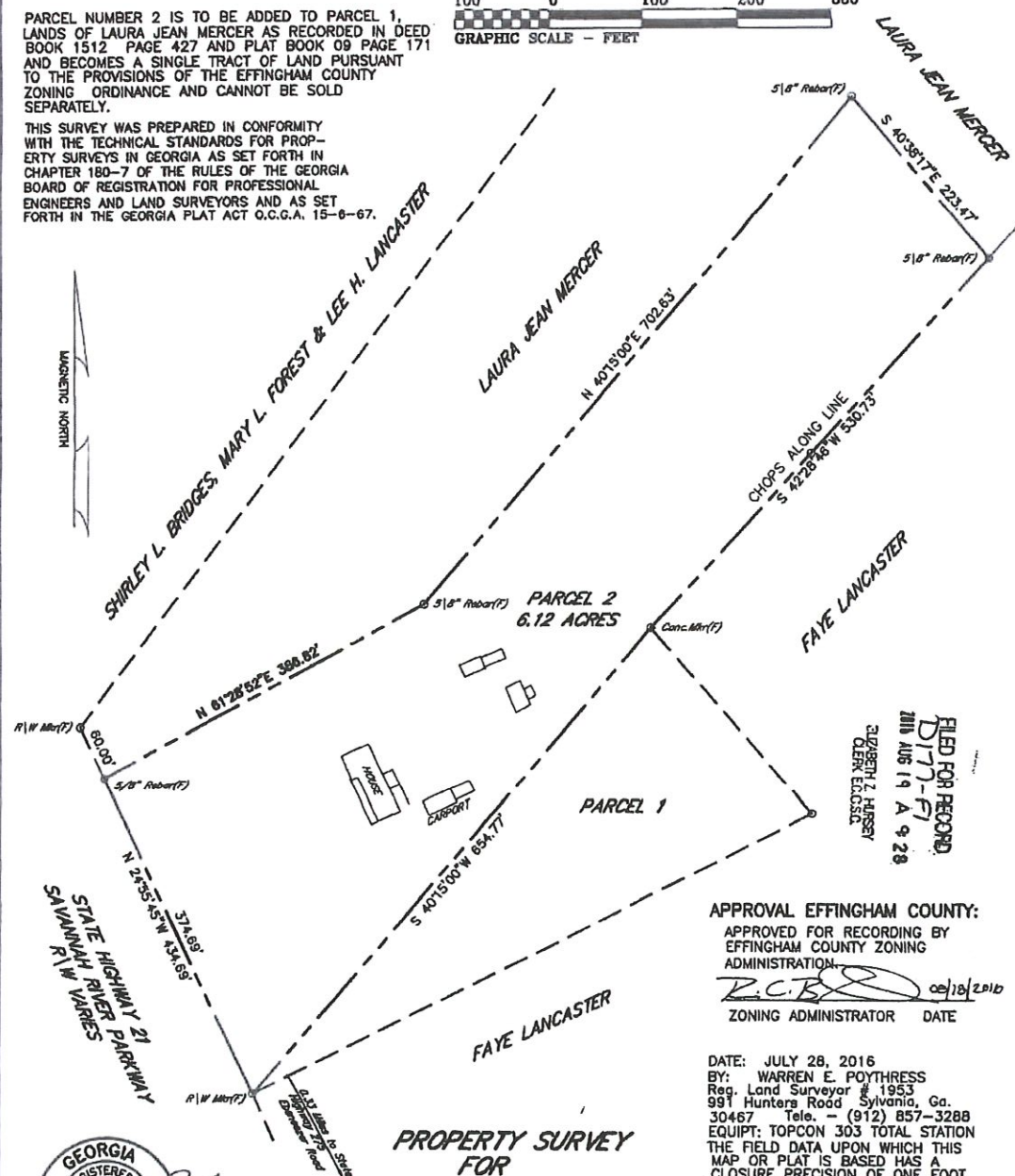
Yong Rong Liu

Feb 8, 2024

PARCEL NUMBER 2 IS TO BE ADDED TO PARCEL 1, LANDS OF LAURA JEAN MERCER AS RECORDED IN DEED BOOK 1512 PAGE 427 AND PLAT BOOK 09 PAGE 171 AND BECOMES A SINGLE TRACT OF LAND PURSUANT TO THE PROVISIONS OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND CANNOT BE SOLD SEPARATELY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

100 0 100 200 300
GRAPHIC SCALE - FEET



FILED FOR RECORD
D177-71
JUL AUG 19 A 9 28
CLARENCE J. HANSEN
DEED REC'D

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION

R.C.B. 08/18/2016
ZONING ADMINISTRATOR DATE

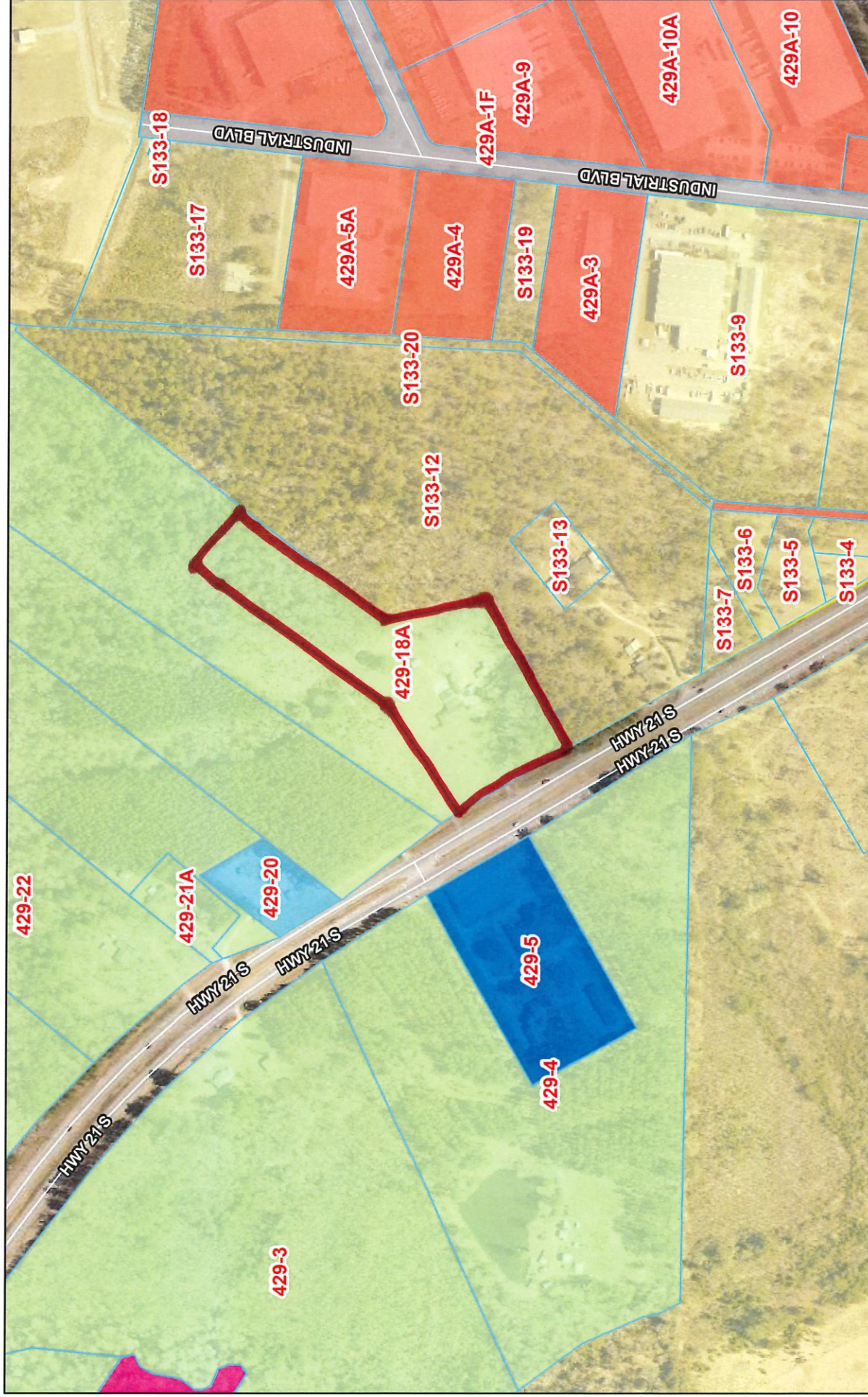
DATE: JULY 28, 2016
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
931 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 26532 FEET, AND ANGULAR
ERROR OF 06 SECONDS PER 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 423152 FEET.



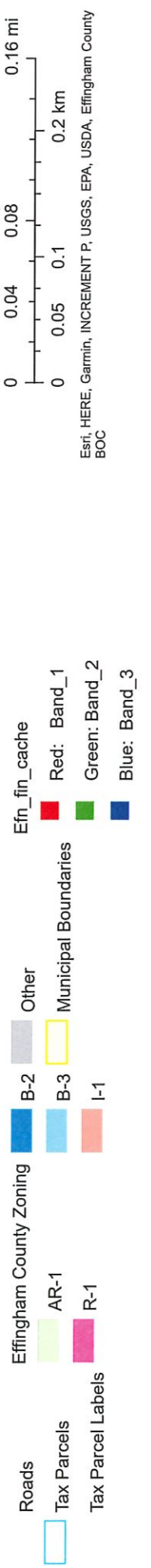
**PROPERTY SURVEY
FOR
CARL T. CIRINELLI**

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

429-18A (2497 Hwy 21 S)



2/12/2024



429-18A (2497 Hwy 21 S)

