



County of Effingham, GA

October 7, 2024

RZN-24-70

Rezoning Application

Status: Active
Submitted On: 10/3/2024

Primary Location



1411 Goshen Road
Rincon, GA 31326

Applicant

 Lynn Grimes
 912-675-6038

Owner


GRIMES LYNN JEAN
1411 GOSHEN RD RINCON, GA
31326

 lggjlg53@yahoo.com
 1411 Goshen Rd
Rincon, GA 31326

Staff Review

 Planning Board Meeting Date*
11/12/2024

 Board of Commissioner Meeting Date*
12/03/2024

 Notification Letter Description *
subdivision to create new home sites.

 Map #*
451

 Parcel #*
24

 Staff Description
451-24: AR-1 to AR-2
451-24A: AR-2 to AR-1

 Georgia Militia District
-

 Commissioner District*
2nd

 Public Notification Letters Mailed
10/16/2024

 Board of Commissioner Ads
11/13/2024

📌 Planning Board Ads
10/14/2024

📌 Request Approved or Denied
-

📌 Plat Filing required* 
Yes

Applicant Information

Who is applying for the rezoning request?*

Applicant / Agent Name*
Lynn Grimes

Property Owner

Applicant Email Address*
Llggljg53@yahoo.com

Applicant Phone Number*
9126756038

Applicant Mailing Address*
1411 Goshen Rd

Applicant City*
Rincon

Applicant State & Zip Code*
31326

Rezoning Information

How many parcels are you rezoning?*

Please List all Parcels Zonings*
2
AR1, AR2

Proposed Zoning of Property*
AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel *
04510024, 04510024A00

Road Name* Proposed Road Access* ⓘ
Goshen Goshen

Total Acres * Acres to be Rezoned*
9.43 9.43

Lot Characteristics *
Both parcels have residential homes, pool, garage

Water Connection * Sewer Connection
Private Well Private Septic System

Justification for Rezoning Amendment *
exchanging properties with my daughter so she can have the larger home

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

North*	South*
AR1	AR1
East*	West*
AR1	AR1

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?*

Yes

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

Exchanging properties with my daughter so she can have the larger home

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?*

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*

 Lynn J. Grimes

Sep 16, 2024

8849504050
PARTICIPANT ID

BK:29 PG:426-426
P2022000183

FILED IN OFFICE
CLERK OF COURT
09/30/2022 02:40 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

LEGEND:

IRF 3/4" REBAR FOUND
IRS 3/4" REBAR SET
PL PROPERTY LINE
CMF CONC MGN FOUND
N/F NOW OR FORMERLY
PP POWER POLE

EQUIP. USED TOTAL STATION
TOPCON 303

ERROR OF CLOSURE
1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1) As required by subsection 1d) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or 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 15-6-87.

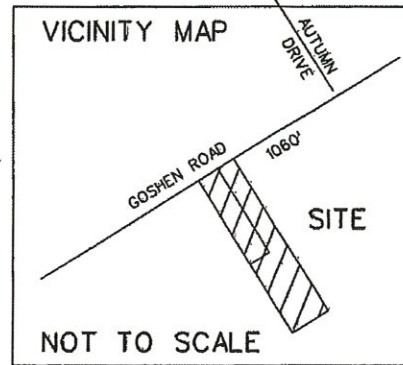


Adolph N. Michelis
GA. REG. L.S. LIC. NO. 1323 DATE: 8-11-22

NOTE: SUBJECT PROPERTY IS A
DIVISION OF MAP & PARCEL 0451
0024 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
ZONING ADMINISTRATOR.

Kate Dunning 9/28/2022
ZONING ADMINISTRATOR DATE



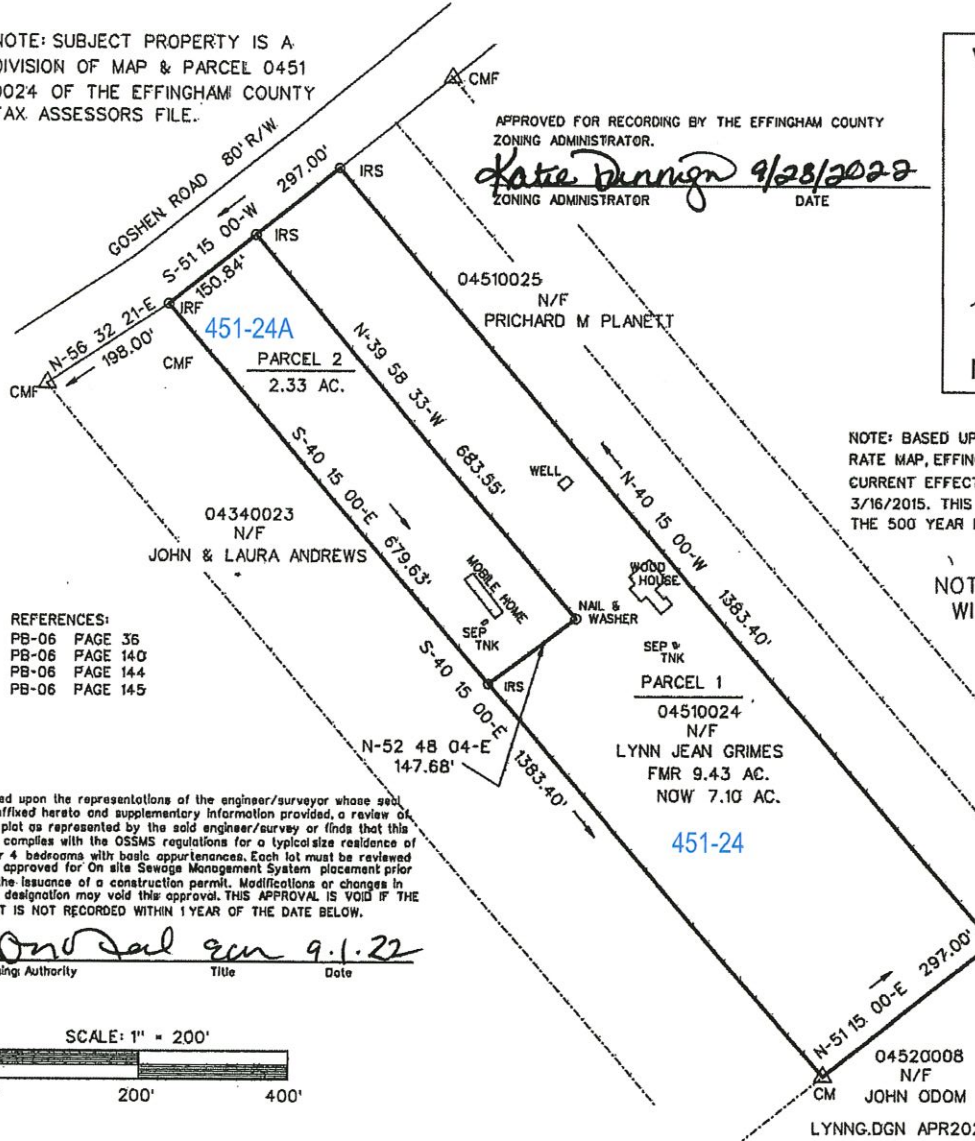
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE
RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE
CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED
3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE
THE 500 YEAR FLOODPLAIN)

NOTE: EACH PARCEL HAS A HOME
WITH SEPTIC TANKS & WATER

MINOR SUBDIVISION
A FAMILY DIVISION

SURVEY FOR
LYNN J GRIMES

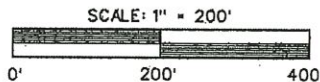
SURVEY TO DIVIDE A 9.43
AC. TRACT INTO 2 PARCELS
MAP & PARCEL 04510024
LOCATED IN THE 09TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 15 APR 2022
PLAT DRAWN 15 APR 2022



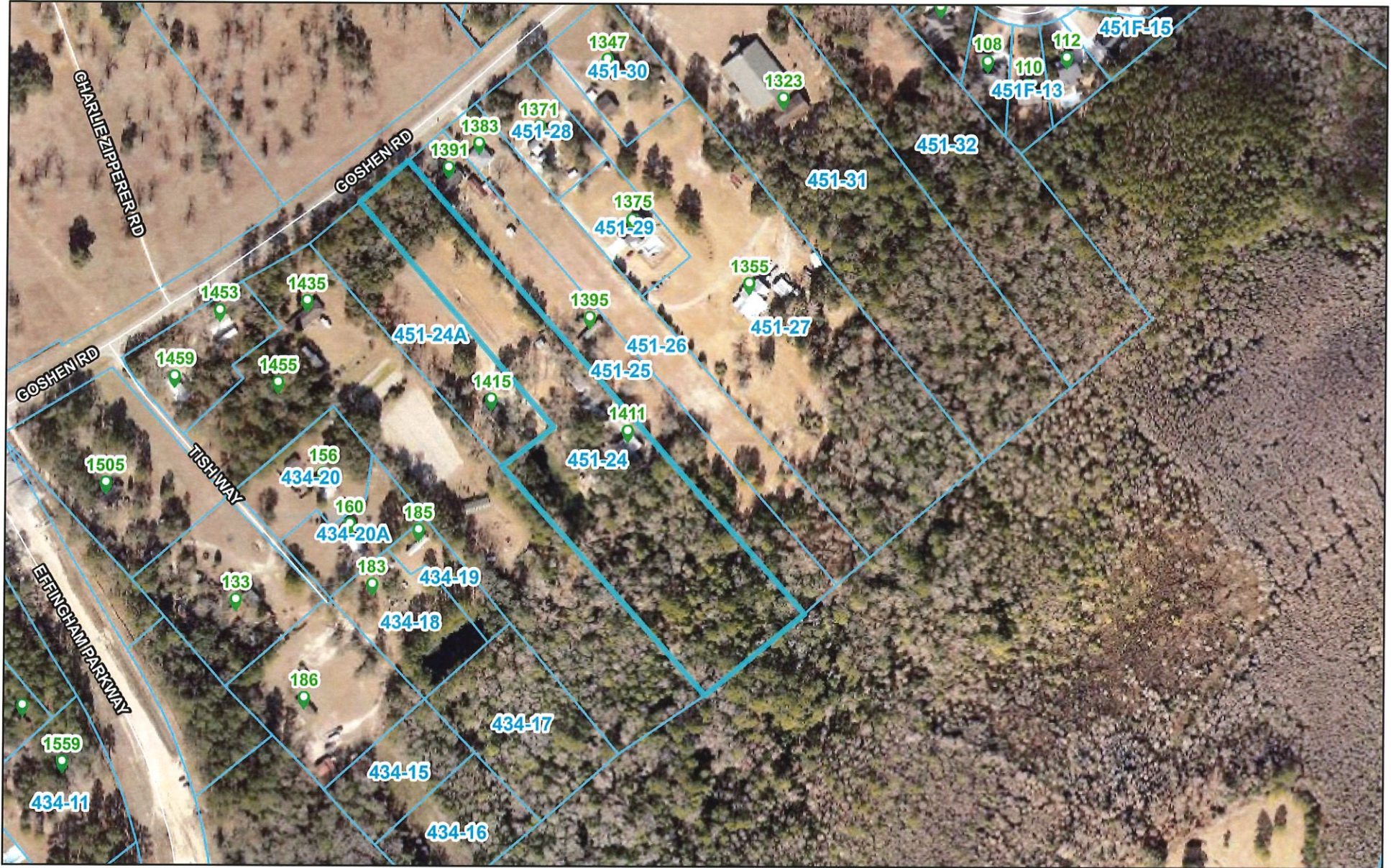
REFERENCES:
PB-06 PAGE 36
PB-06 PAGE 140
PB-06 PAGE 144
PB-06 PAGE 145

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 or finds that this plat complies with the OSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. 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. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Adolph N. Michelis 9-1-22
Signing Authority Title Date

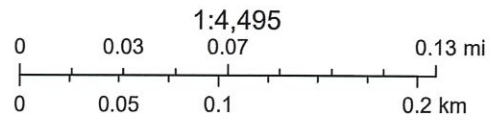


451-24 & 451-24A



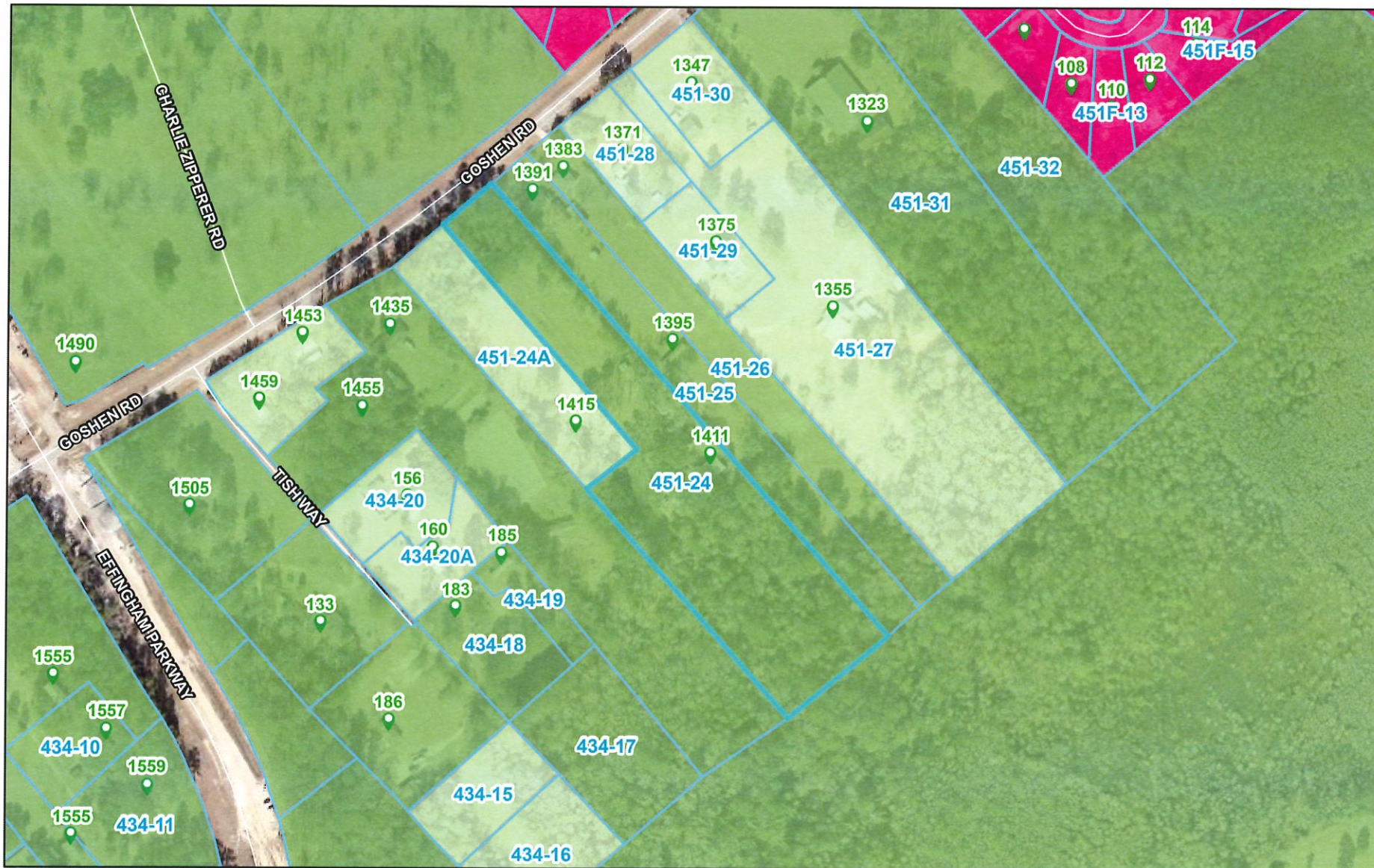
10/7/2024

Addresses Roads Parcels



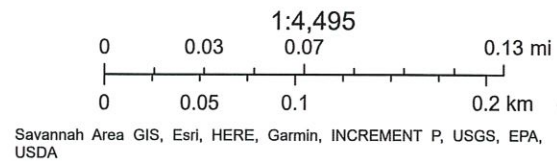
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

451-24 & 451-24A



10/7/2024

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



GOSHEN ROAD
60' R/W

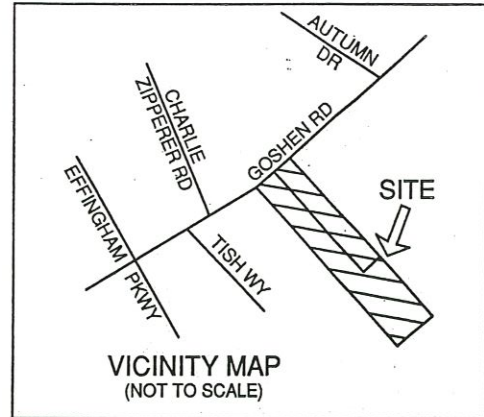
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE
SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED,
THIS LOT IS NOT APPROVED FOR CONSTRUCTION DEVELOPMENT.

THIS LOT HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE
REQUIREMENTS OF RULES OF THE DEPARTMENT OF PUBLIC HEALTH,
CHAPTER 511-3-1. THIS APPROVAL IS VOID IF THE PLAT IS NOT
RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

[Signature] EHM 10/2/24
SIGNING AUTHORITY TITLE DATE



NOTE: BASED UPON REVIEW OF THE
F.E.M.A. FLOOD INSURANCE RATE MAP
13103C0380E, EFFINGHAM COUNTY,
GEORGIA, REFERENCING THE CURRENT
EFFECTIVE SPECIAL FLOOD HAZARD
AREA (SFHA) DATED DECEMBER 21, 2017,
THIS PROPERTY IS LOCATED IN ZONE X,
OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

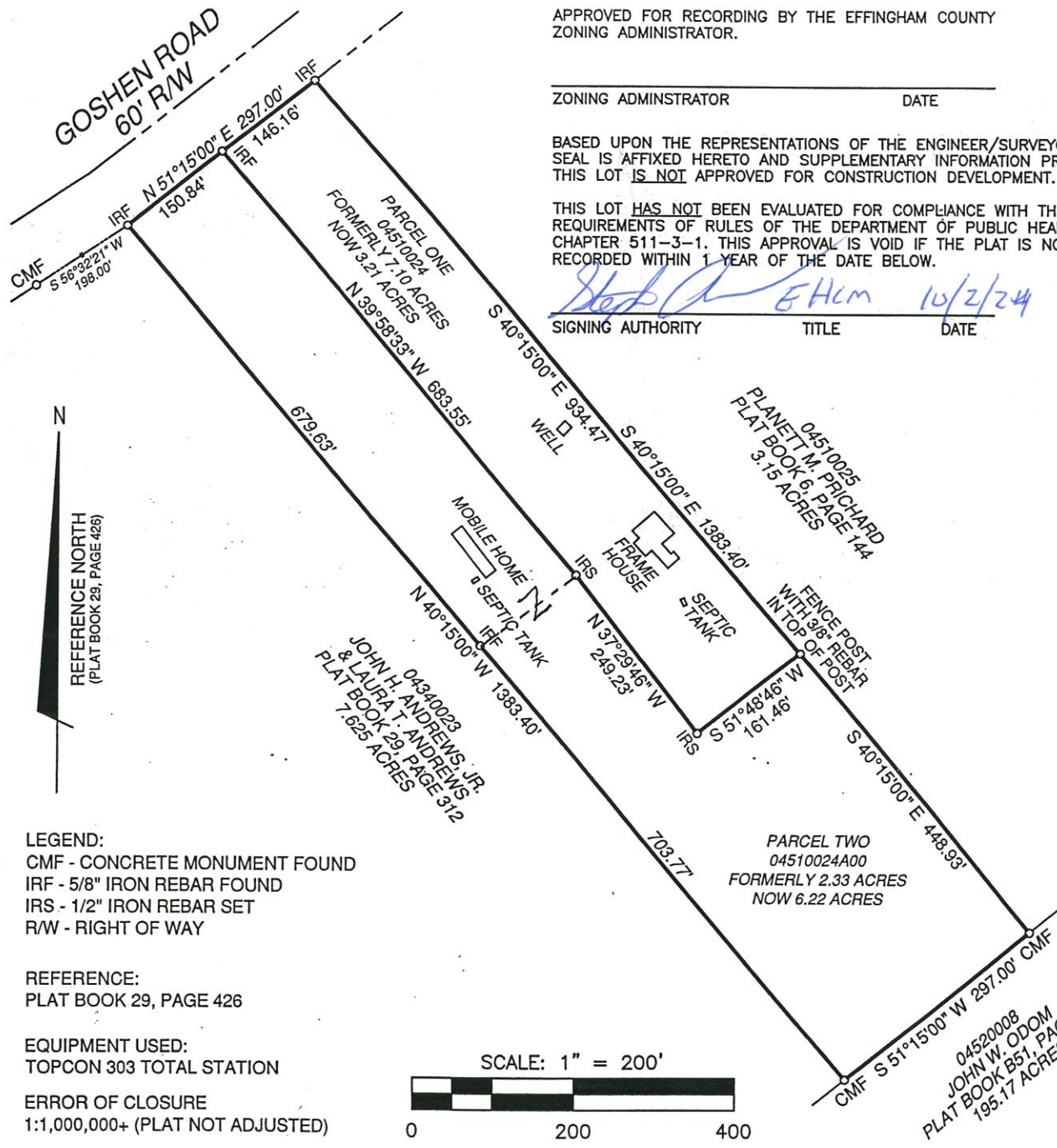
NOTE: SUBJECT PROPERTY IS A
RECOMBINATION AND MINOR DIVISION OF
MAP & PARCEL 04510024 AND MAP & PARCEL
04510024A00

EACH PARCEL HAS AN EXISTING HOME WITH
SEPTIC TANKS AND WATER.

RECOMBINATION & MINOR SUBDIVISION
FOR
LYNN J. GRIMES
SURVEY TO RECOMBINE
MAP & PARCEL 04510024A00
WITH MAP & PARCEL 04510024,
THEN RE-DIVIDE INTO TWO PARCELS
AS SHOWN HEREON.

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

SURVEYED 17 MAY 2024
PLAT DRAWN 17 MAY 2024

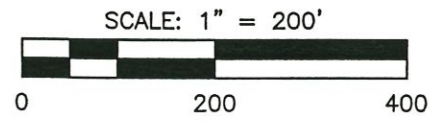


LEGEND:
CMF - CONCRETE MONUMENT FOUND
IRF - 5/8" IRON REBAR FOUND
IRS - 1/2" IRON REBAR SET
R/W - RIGHT OF WAY

REFERENCE:
PLAT BOOK 29, PAGE 426

EQUIPMENT USED:
TOPCON 303 TOTAL STATION

ERROR OF CLOSURE
1:1,000,000+ (PLAT NOT ADJUSTED)



RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829-3972

SURVEYORS 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 certificates, signatures, stamps, or statements hereon.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or 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.



Adolph N. Michelis
GA. Reg. L.S. LIC. NO. 1323 02-26-24 DATE

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 PJH

DISAPPROVAL _____

Of the rezoning request by **Lynn Grimes (Map # 451 Parcel # 24A)** from AR-2 to AR-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?

P.J.H.
Cynthia Higgins PJH

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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B.S.

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APPROVAL X

DISAPPROVAL _____

2.33 acres only

Of the rezoning request by **Lynn Grimes (Map # 451 Parcel # 24A)** from AR-2 to AR-1 zoning.

RT

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
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R.T.

9.5

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request by **Lynn Grimes (Map # 451 Parcel # 24A)** from AR-2 to AR-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?
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ARZ.

9.5

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

Of the rezoning request by **Lynn Grimes (Map # 451 Parcel # 24A)** from AR-2 to AR-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?
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D.B.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL *Bel*

DISAPPROVAL _____

Of the rezoning request by **Lynn Grimes (Map # 451 Parcel # 24)** 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?
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P.H.
Paul E. Higgins Bel

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request by **Lynn Grimes (Map # 451 Parcel # 24)** from AR-1 to AR-2 zoning.

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The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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A. Z.

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- 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?

D.B.