



RZN-24-55

Rezoning Application

Status: Active

Submitted On: 8/5/2024

Primary Location

Owner

Applicant

Alex Long

912-663-2980

lawrencealexanderhomes@gmail.com

PO Box 1190
Rincon, GA 31326

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description *

To allow for residential development.

Map #*

350

Parcel #*

1

Staff Description

Georgia Militia District

10

Commissioner District*

1st

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

LAWRENCE LONG

Applicant Email Address*

along111@yahoo.com

Applicant Phone Number*

9126632980

Applicant Mailing Address*

PO Box 1190 Rincon, GA 31326

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*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

03500001

Road Name*

MIDLAND RD

Proposed Road Access* 

NEW ROAD

Total Acres *

70

Acres to be Rezoned*

70

Lot Characteristics *

70 ACRES OF TREES

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

SUBDIVIDING INTO HOME SITES

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

North*

AR1

South*

AR1

East*

AR2

West*

AR1

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

RAW LAND

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.*

8 ESTATE SIZED HOME SITES

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

MIXED USE OF AGRICULTURAL AND RESIDENTIAL HOME SITES

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

CURRENTLY AND AR2 SUBDIVISION ALMOST DIRECTLY ACROSS THE STREET

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?*

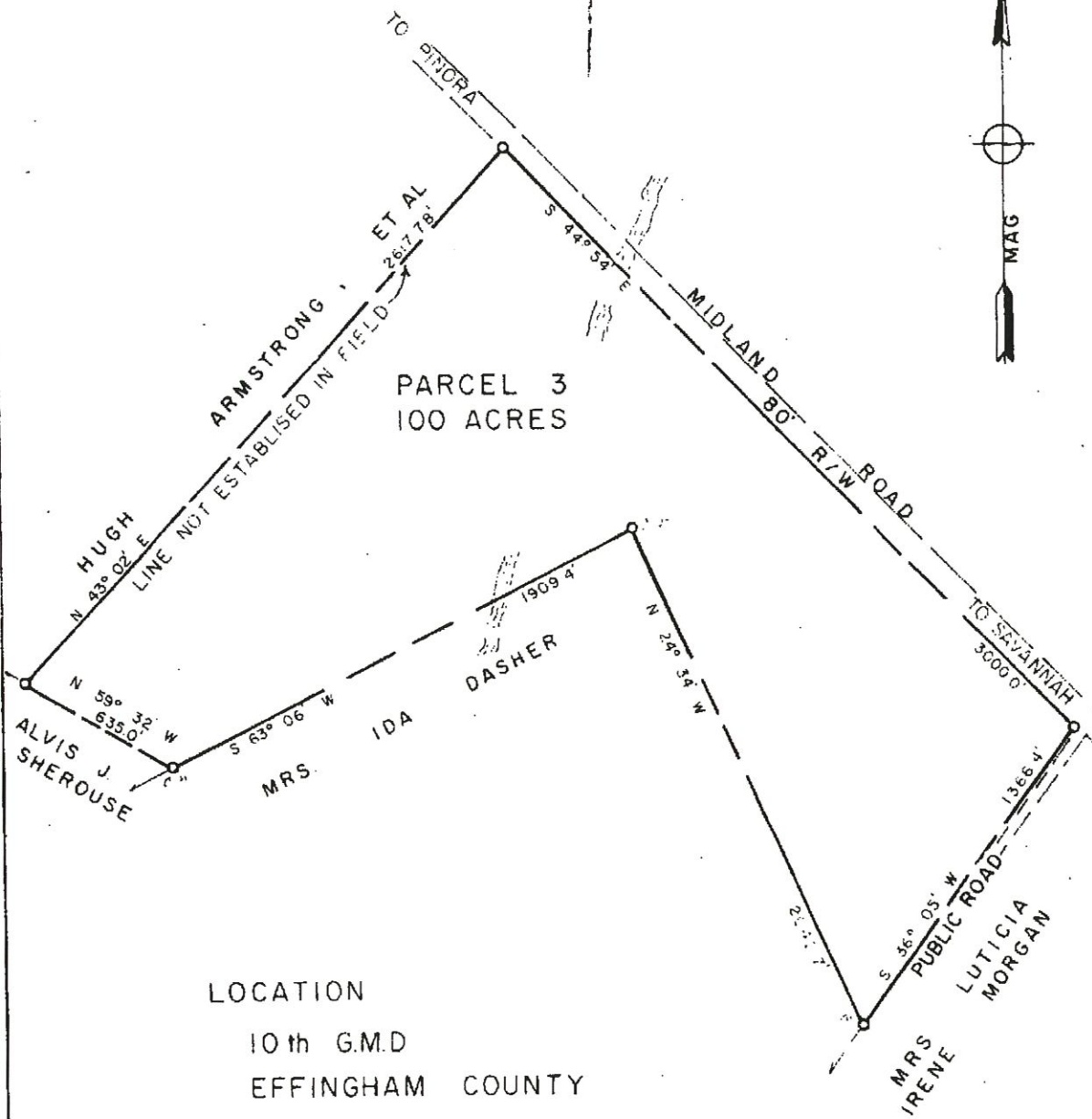
NONE THAT WE ARE AWARE OF

Digital Signature*

LAWRENCE A LONG III

Aug 5, 2024

SCALE
1 INCH = 400 FEET



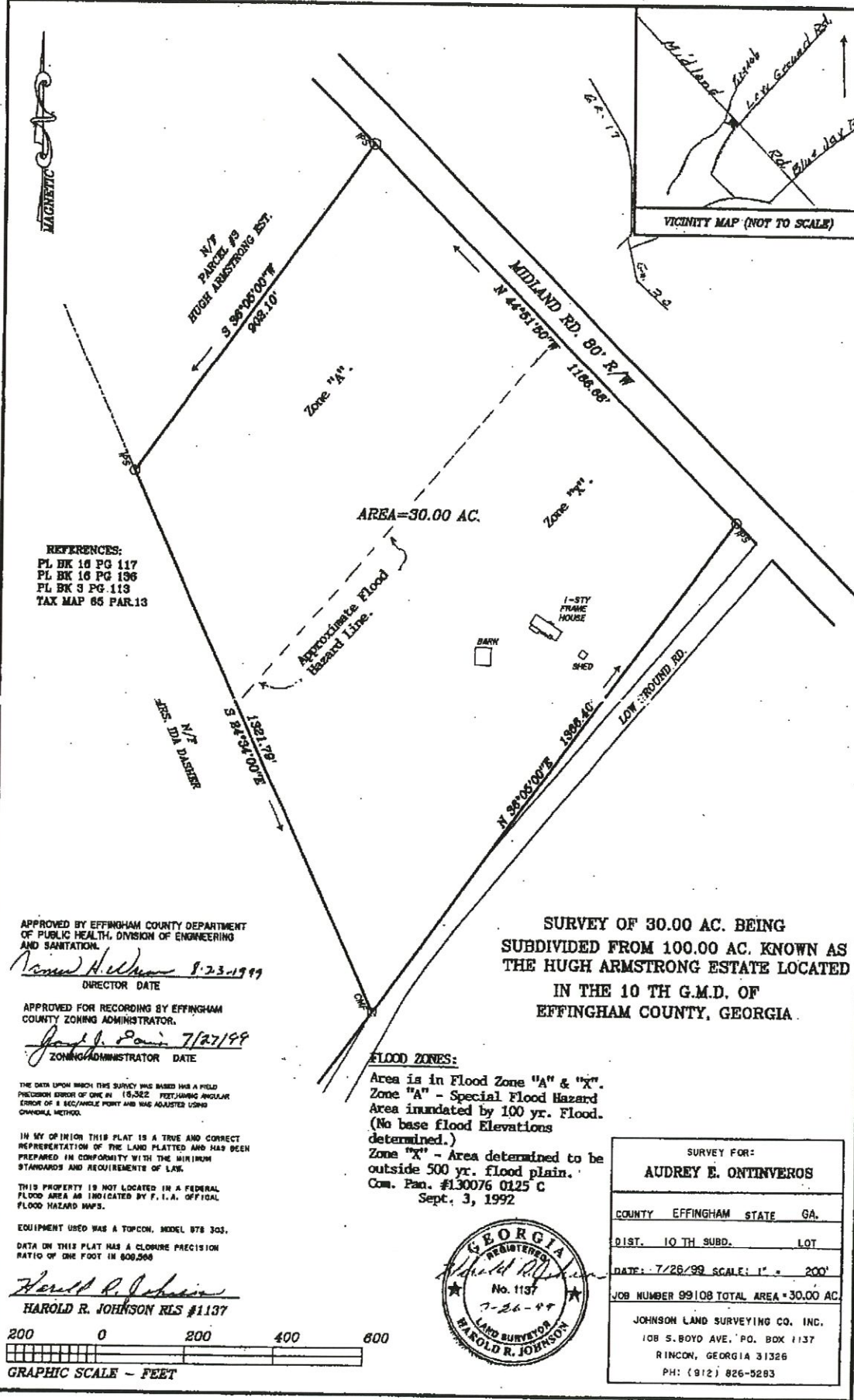
LOCATION
10th G.M.D
EFFINGHAM COUNTY
GEORGIA

PRELIMINARY SURVEY
FOR
HUGH ARMSTRONG

SURVEYED IN PART
DEC 11, 1969

DRAWN JAN 19, 1984
BY ROBERT L BELL
REG LAND SURVEYOR
GA NO 274

Godlove & Carroll, LLP
P. O. Box 469
Rincon, Georgia 31526



REFERENCES:
PL BK 16 PG 117
PL BK 16 PG 136
PL BK 3 PG 113
TAX MAP 65 PAR.13

APPROVED BY EFFINGHAM COUNTY DEPARTMENT
OF PUBLIC HEALTH, DIVISION OF ENGINEERING
AND SANITATION.
Thomas H. Wilson 8-23-1999
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR.
Joseph J. Davis 7/27/99
ZONING ADMINISTRATOR DATE

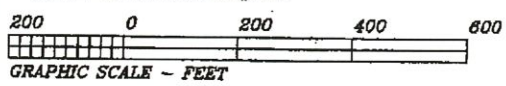
THE DATA UPON WHICH THIS SURVEY WAS BASED HAS A FIELD
PRECISION ERROR OF ONE IN 16,362 FEET/HAVING AN ANGULAR
ERROR OF 3 SEC/ANGLE POINT AND WAS ADJUSTED USING
CROWELL'S METHOD.

IN MY OPINION THIS PLAT IS A TRUE AND CORRECT
REPRESENTATION OF THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH THE MINIMUM
STANDARDS AND REQUIREMENTS OF LAW.

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

EQUIPMENT USED WAS A TOPCON, MODEL 878 303.
DATA ON THIS PLAT HAS A CLOSURE PRECISION
RATIO OF ONE FOOT IN 800,500

Harold R. Johnson
HAROLD R. JOHNSON RLS #1137

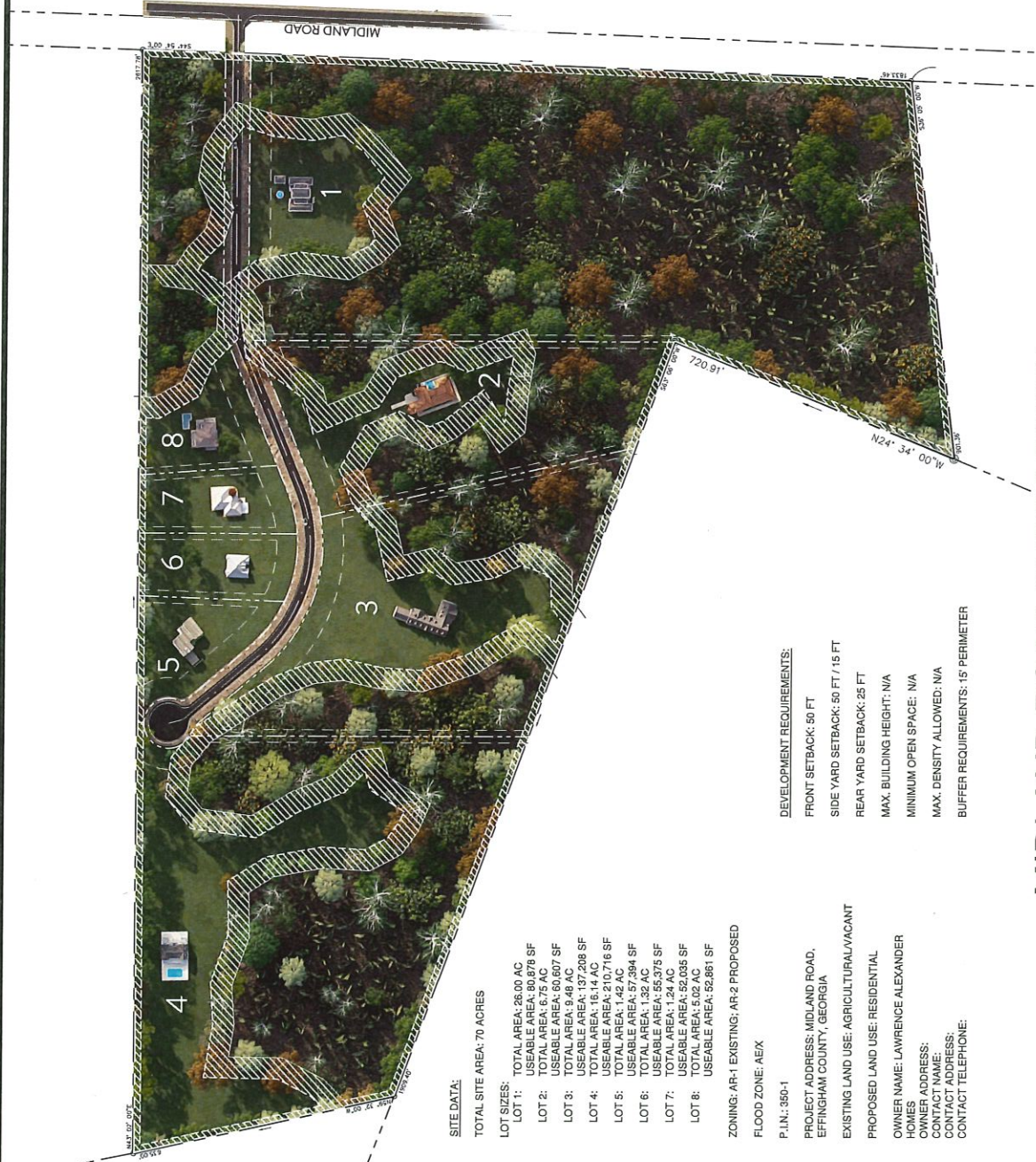


SURVEY OF 30.00 AC. BEING
SUBDIVIDED FROM 100.00 AC. KNOWN AS
THE HUGH ARMSTRONG ESTATE LOCATED
IN THE 10 TH G.M.D. OF
EFFINGHAM COUNTY, GEORGIA.

FLOOD ZONES:
Area is in Flood Zone "A" & "X".
Zone "A" - Special Flood Hazard
Area inundated by 100 yr. Flood.
(No base flood Elevations
determined.)
Zone "X" - Area determined to be
outside 500 yr. flood plain.
Com. Plan. #130076 0125 C
Sept. 3, 1992



SURVEY FOR:	
AUDREY E. ONTIVEROS	
COUNTY	EFFINGHAM STATE GA.
DIST.	10 TH SUBD. LOT
DATE:	7/26/99 SCALE: 1" = 200'
JOB NUMBER	99108 TOTAL AREA = 30.00 AC
JOHNSON LAND SURVEYING CO. INC.	
108 S. BOYD AVE. PO. BOX 1137	
RINCON, GEORGIA 31326	
PH: (912) 826-5283	



SITE DATA:

TOTAL SITE AREA: 70 ACRES

LOT SIZES:

- LOT 1: TOTAL AREA: 28.00 AC
USEABLE AREA: 80,878 SF
- LOT 2: TOTAL AREA: 6.75 AC
USEABLE AREA: 60,607 SF
- LOT 3: TOTAL AREA: 9.48 AC
USEABLE AREA: 137,208 SF
- LOT 4: TOTAL AREA: 1.07 AC
USEABLE AREA: 210,716 SF
- LOT 5: TOTAL AREA: 1.42 AC
USEABLE AREA: 57,394 SF
- LOT 6: TOTAL AREA: 1.32 AC
USEABLE AREA: 55,375 SF
- LOT 7: TOTAL AREA: 1.24 AC
USEABLE AREA: 52,036 SF
- LOT 8: TOTAL AREA: 5.02 AC
USEABLE AREA: 92,861 SF

ZONING: AR-1 EXISTING; AR-2 PROPOSED

FLOOD ZONE: AEX

P.L.N.: 390-1

PROJECT ADDRESS: MIDLAND ROAD,
EFFINGHAM COUNTY, GEORGIA

EXISTING LAND USE: AGRICULTURAL/VACANT

PROPOSED LAND USE: RESIDENTIAL

OWNER NAME: LAWRENCE ALEXANDER
HOMES

OWNER ADDRESS:
CONTACT NAME:
CONTACT ADDRESS:
CONTACT TELEPHONE:

DEVELOPMENT REQUIREMENTS:

- FRONT SETBACK: 50 FT
- SIDE YARD SETBACK: 50 FT / 15 FT
- REAR YARD SETBACK: 25 FT
- MAX. BUILDING HEIGHT: N/A
- MINIMUM OPEN SPACE: N/A
- MAX. DENSITY ALLOWED: N/A
- BUFFER REQUIREMENTS: 15 PERIMETER

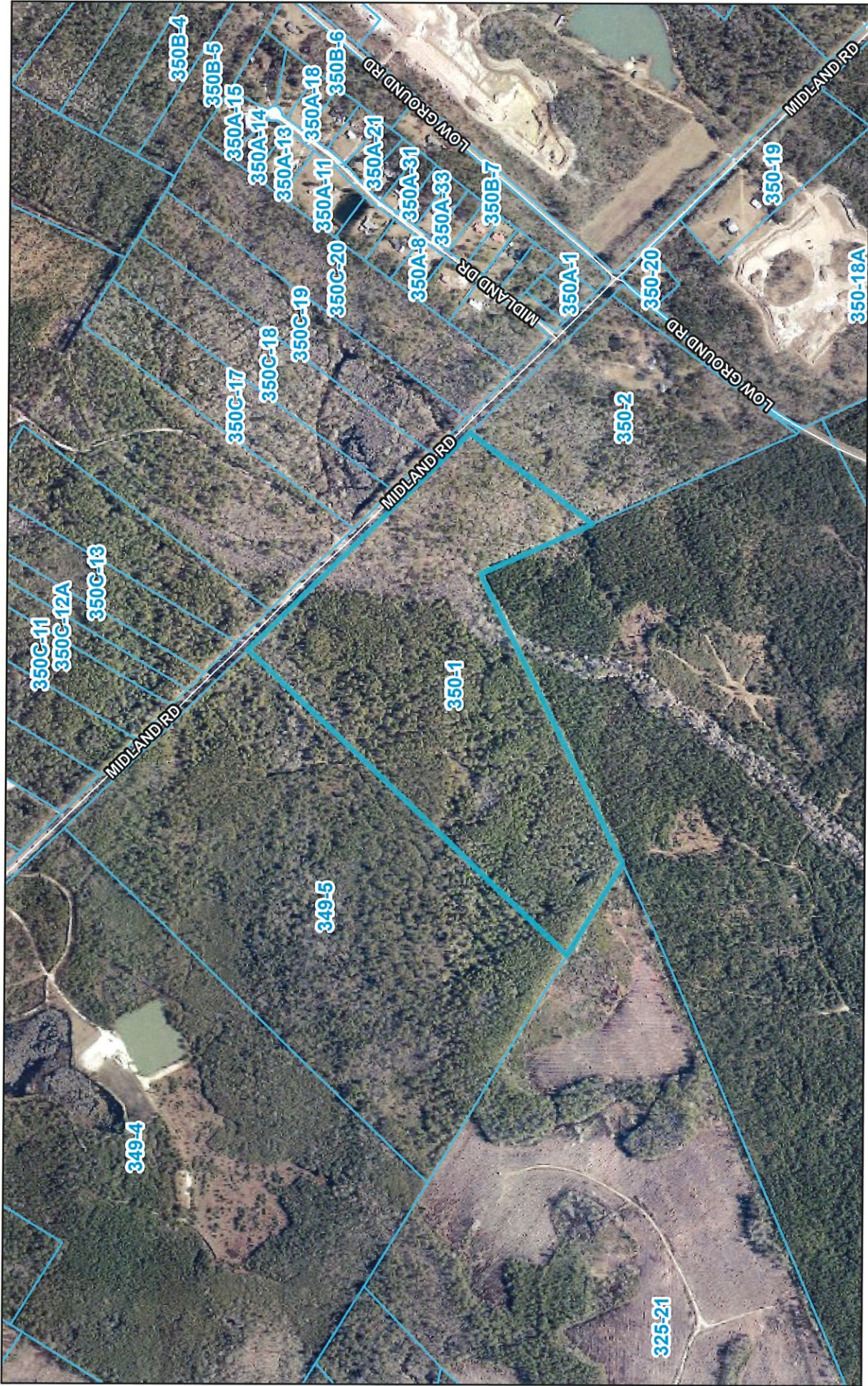
MIDLAND ROAD SUBDIVISION

CONCEPTUAL PLAN

AUG 2024



350-1



8/5/2024

Roads

Parcels

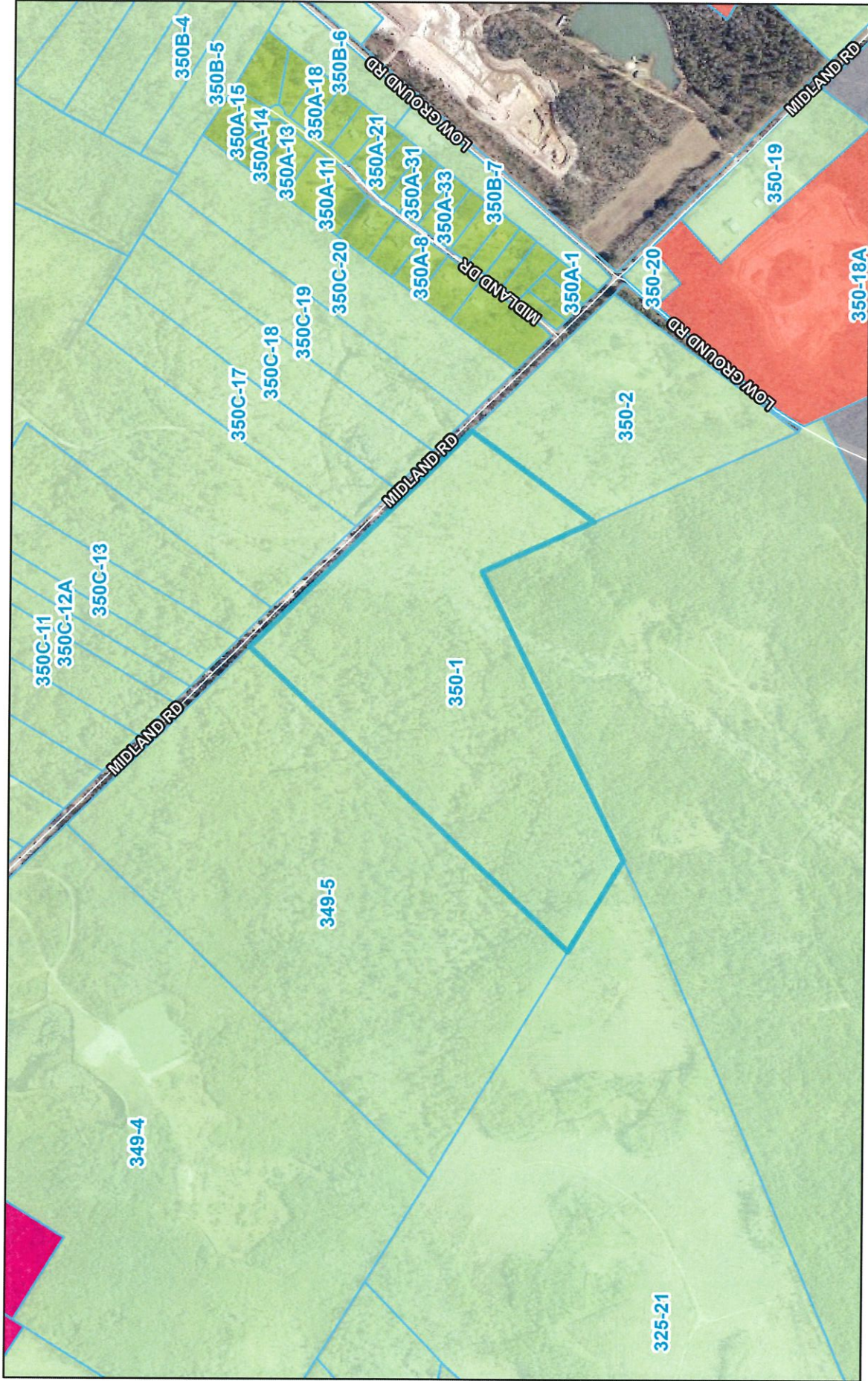
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0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

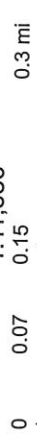
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8/5/2024



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