



RZN-24-43

Rezoning Application

Status: Active

Submitted On: 6/19/2024

Primary Location

939 Goshen Road

Rincon, GA 31326

Owner

TURKEY BLUFF PLANTATION
LLC

128 GROVE POINT ISLAND

RD SAVANNAH, GA 31419

Applicant

 Neil McKenzie

 912-200-3041

 nmckenzie@cci-sav.com

 1480 Chatham Parkway
Suite 100

Savannah, Georgia 31405

Staff Review

Planning Board Meeting Date*

08/13/2024

Board of Commissioner Meeting Date*

09/03/2024

Notification Letter Description *

residential development.

Map #*

451

Parcel #*

41

Staff Description

Georgia Militia District

9

Commissioner District*

2nd

🔒 Public Notification Letters Mailed

07/15/2024

🔒 Board of Commissioner Ads

08/14/2024

🔒 Planning Board Ads

07/17/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Neil McKenzie

Applicant Email Address*

nmckenzie@cci-sav.com

Applicant Phone Number*

9122003041

Applicant Mailing Address*

1480 Chatham Parkway Suite 100

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

Nick Finland

Owner's Email Address*

nfinland@gmail.com

Owner's Phone Number*

202-400-0247

Owner's Mailing Address*

127 W Gordon St

Owner's City*

Savannah

Owner's State & Zip Code*

GA 31401

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-5 (Single Family Design Residential)

Map & Parcel *

04510041

Road Name*

Goshen Rd

Proposed Road Access* 

Goshen Rd

Total Acres *

221.87

Acres to be Rezoned*

221.87

Lot Characteristics *

Vacant land, single family home

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

Necessary for establishing new subdivision.

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

North*

South*

AR-1

AR-1

East*

West*

PD, R-3

AR-1

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

Vacant land, single family home.

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.*

New subdivision.

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

Vacant land, subdivision.

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

Creating more housing opportunities for Effingham County.

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*

 Neil McKenzie
Jun 19, 2024

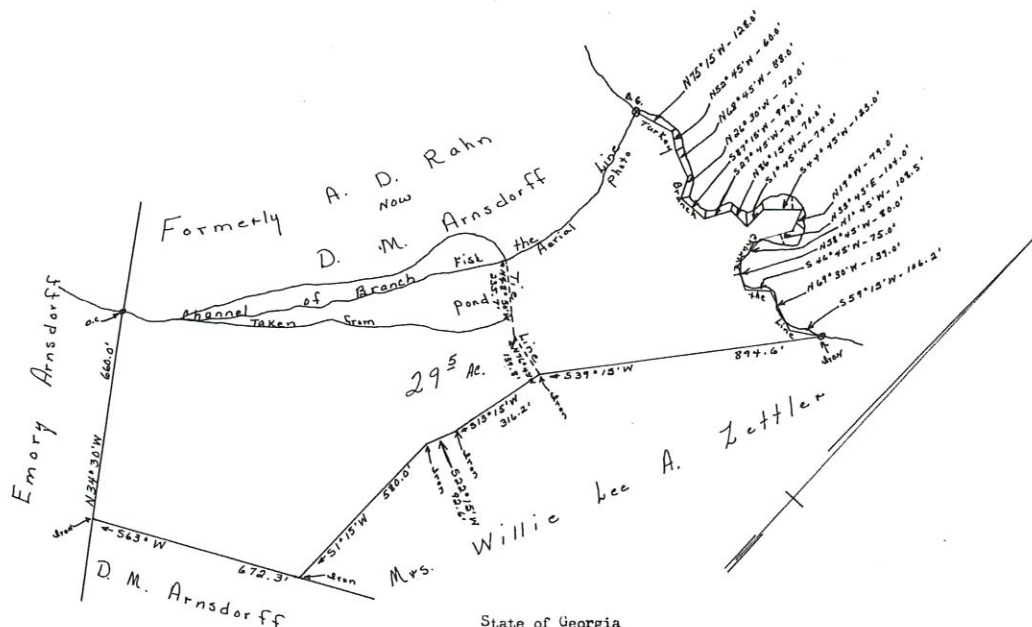
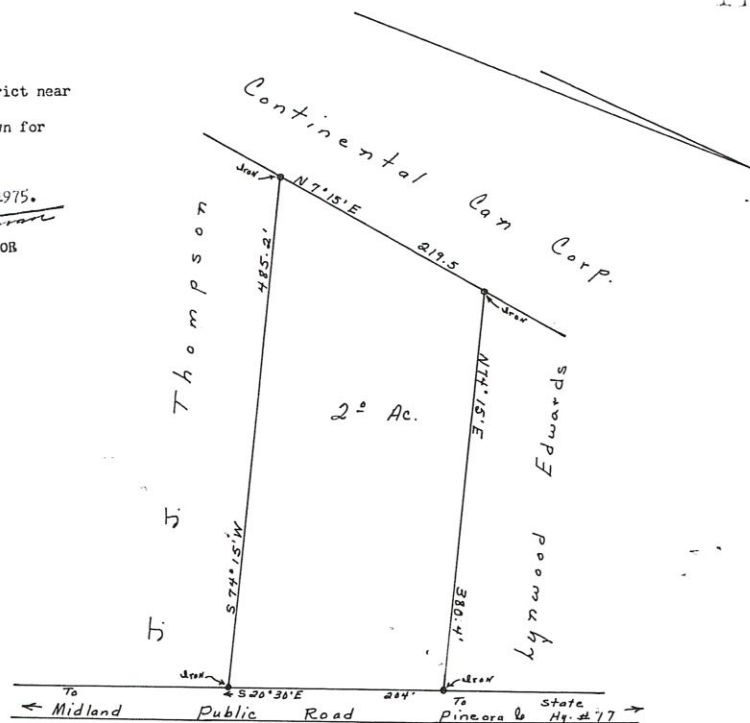
State of Georgia
Effingham County

Plat of

Two acres of land in 10th G.M. District near Pineora, Ga. Surveyed and plat drawn for J. Steve and Dianne W. Patrick.

Scale 100 Ft. Pr. Inch. May 29, 1975.

COUNTY SURVEYOR



State of Georgia
Effingham County

Plat of

Twenty-nine and five-tenths acres of land in 11th G.M.
District. Surveyed with exception of Branch Channel.
Done for D. M. Arnsdorff, present owner.

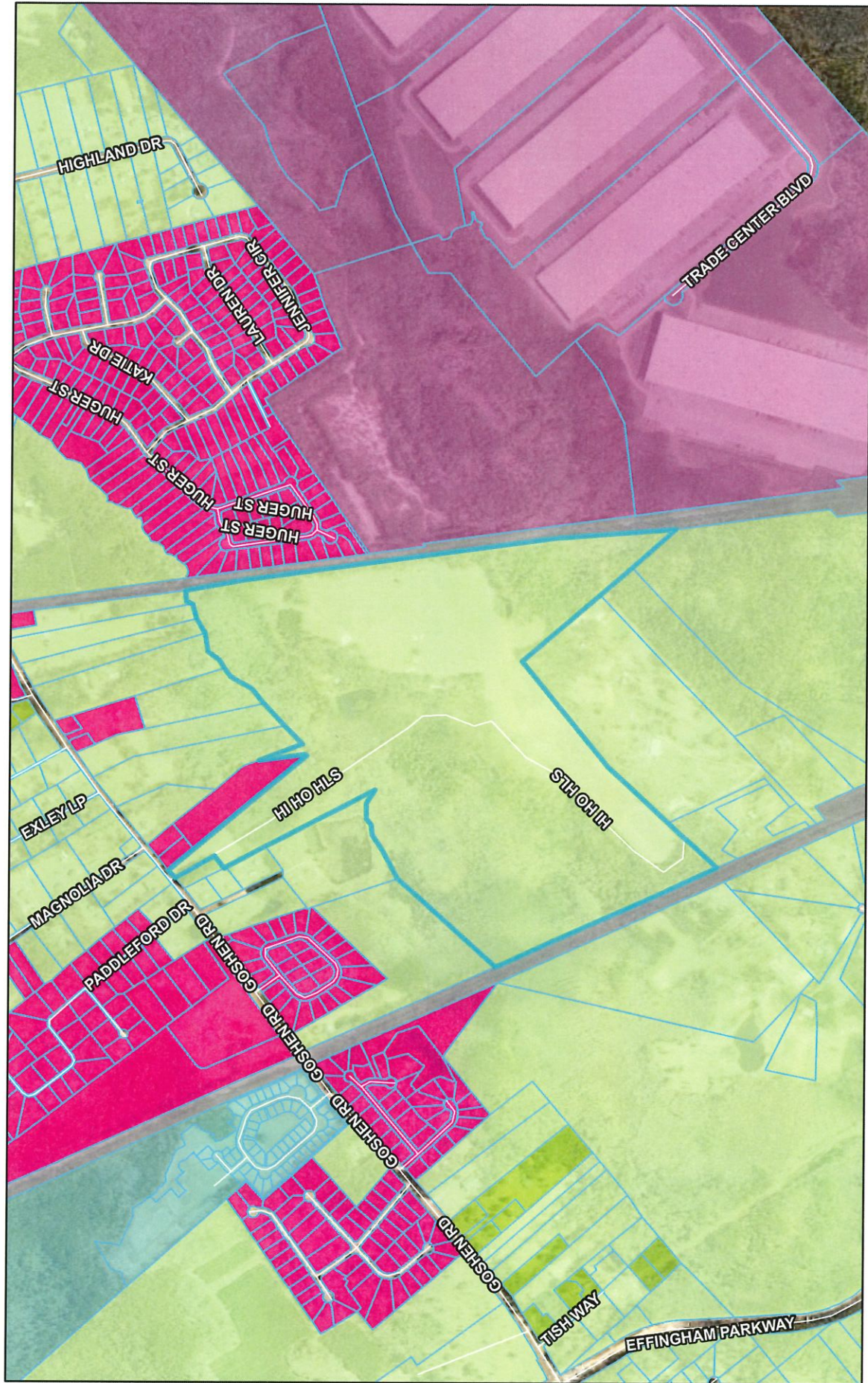
Scale 330 Ft. Pr. Inch.

May 22, 1975.

COUNTY SURVEYOR



451-41



6/24/2024

Roads

Effingham County Zoning

R-1

R-6

PD

AR-1

AR-2

Map-Parcel Ids (PINs)

Tax Parcels

Other

1:17,605

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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