



**Record No: RZN-
26-31**

Rezoning Application

Status: Active

Submitted On: 6/3/2026

Primary Location

32.290135, -81.273147

Owner

No owner information

Applicant

 John Giordano

 50 Park of Commerce
Way

Savannah, GA 31405

Staff Review

Planning Board Meeting Date* 

07/14/2026

Board of Commissioner Meeting Date* 

08/04/2026

Notification Letter Description * 

to allow for residential development in R-5.

Staff Description 

Stipulations 

Map #* 

413

Parcel #* 

8

Georgia Militia District 

—

Commissioner District* 

4th

Public Notification Letters Mailed 

06/22/2026

Board of Commissioner Ads 

07/15/2026

Planning Board Ads 

06/24/2026

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*

Gary Wiggin / GW Investments

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

660 E. 39th St.

Applicant City*

Savannah

Applicant State & Zip Code*

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*

Map & Parcel *

R-5 (Single Family Design Residential)

413-8

Road Name*

Proposed Road Access* 

McCall Road

McCall Road

Total Acres *

Acres to be Rezoned*

146.06

136

Lot Characteristics *

Vacant Ind, mix of uplands with delineated wetlands

Water Connection *

Name of Supplier*

Public Water System

Effingham County

Sewer Connection*

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

development of singlf-family detached lots w/in R-5 Ordinance

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*

R-1

AR-2/R-2

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

Vacant

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 (R-5)

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

Solar Farm, Power Company, Single Family Residential, 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?*

Proposed Single family development will not have a negative impact on teh adjacent residential or industrial uses.

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?*

The County has planned transportation and school improvements for this area and the proposed plan will be consistent with the planned growth

Digital Signature*

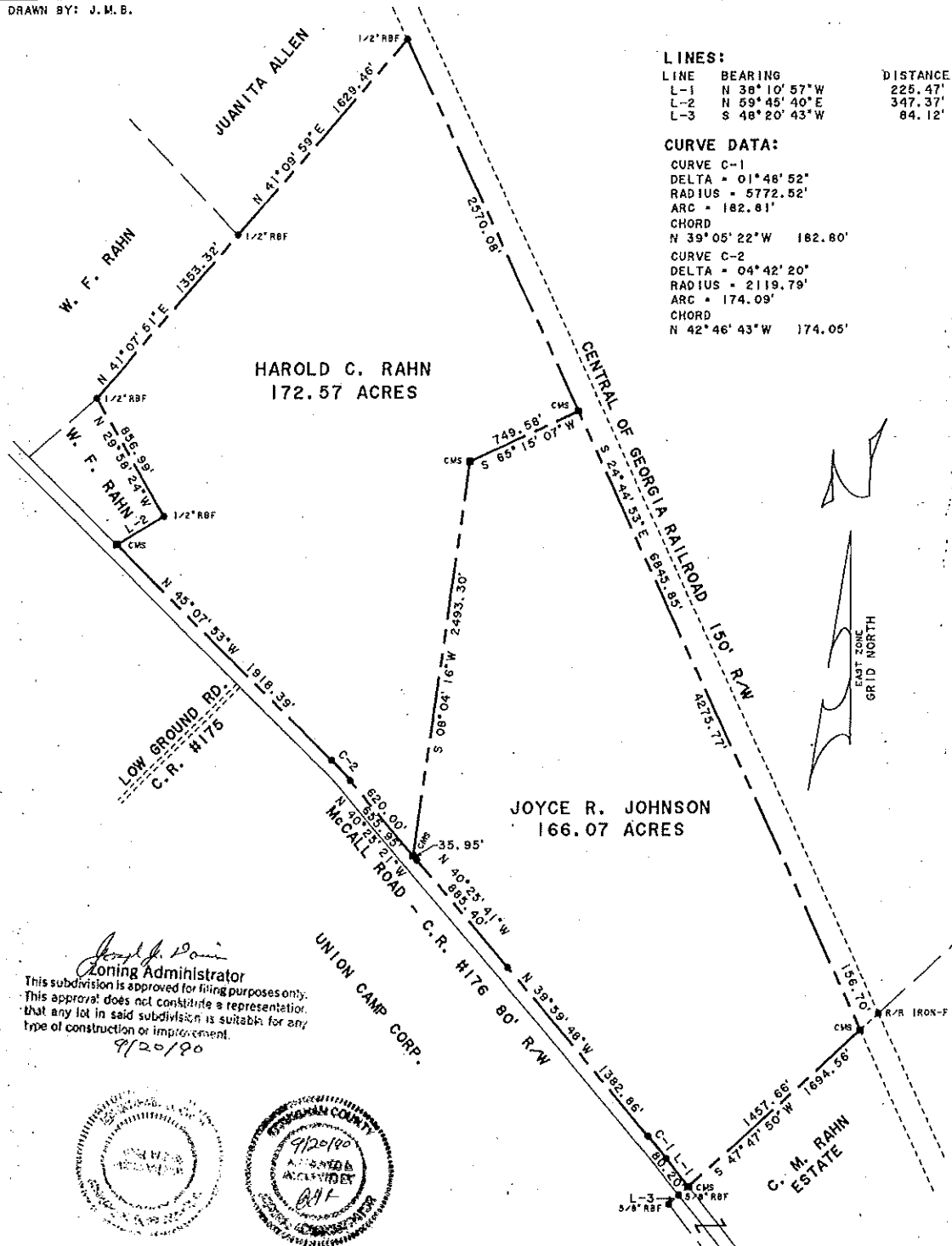
✓ John V. Giordano
Jun 3, 2026

Recorded September 24, 1990

Filed for Record

Book 27 Page 12
Date 9/24/1990

DRAWN BY: J.M.B.



REFERENCES:
 SURVEYOR'S RECORD H, PAGE 17.
 SURVEYOR'S RECORD J, PAGE 229.

ERROR OF CLOSURE:
 FIELD DATA 1/32,013
 ANGULAR ERROR 04" PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/1,501,894

EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER



**PLAT OF
 DIVISION OF
 THE
 C. M. RAHN ESTATE**

LOCATION: G.M.D. 9,
 EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 600 FEET

0 600 1200'

DATE: SEPT. 5, 1990 FILE NO. 3030

WILDER SURVEYING & MAPPING
 RINCON, GEORGIA

LINE	USGPO	ACRES	REQUIRED OPEN SPACE SUMMARY	NET AC
1	1	1.00	1.00	1.00
2	2	2.00	2.00	2.00
3	3	2.00	2.00	2.00
4	4	2.00	2.00	2.00
5	5	2.00	2.00	2.00
6	6	2.00	2.00	2.00
7	7	2.00	2.00	2.00
8	8	2.00	2.00	2.00
9	9	2.00	2.00	2.00
10	10	2.00	2.00	2.00
11	11	2.00	2.00	2.00
12	12	2.00	2.00	2.00
13	13	2.00	2.00	2.00
14	14	2.00	2.00	2.00
15	15	2.00	2.00	2.00
16	16	2.00	2.00	2.00
17	17	2.00	2.00	2.00
18	18	2.00	2.00	2.00
19	19	2.00	2.00	2.00
20	20	2.00	2.00	2.00
21	21	2.00	2.00	2.00
22	22	2.00	2.00	2.00
23	23	2.00	2.00	2.00
24	24	2.00	2.00	2.00
25	25	2.00	2.00	2.00
26	26	2.00	2.00	2.00
27	27	2.00	2.00	2.00
28	28	2.00	2.00	2.00
29	29	2.00	2.00	2.00
30	30	2.00	2.00	2.00
31	31	2.00	2.00	2.00
32	32	2.00	2.00	2.00
33	33	2.00	2.00	2.00
34	34	2.00	2.00	2.00
35	35	2.00	2.00	2.00
36	36	2.00	2.00	2.00
37	37	2.00	2.00	2.00
38	38	2.00	2.00	2.00
39	39	2.00	2.00	2.00
40	40	2.00	2.00	2.00
41	41	2.00	2.00	2.00
42	42	2.00	2.00	2.00
43	43	2.00	2.00	2.00
44	44	2.00	2.00	2.00
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46	46	2.00	2.00	2.00
47	47	2.00	2.00	2.00
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96	96	2.00	2.00	2.00
97	97	2.00	2.00	2.00
98	98	2.00	2.00	2.00
99	99	2.00	2.00	2.00
100	100	2.00	2.00	2.00

LEGEND

- SINGLE FAMILY (303' X 120' LOTS)
- POND AREA (18.0 AC)
- COMMUNITY GREEN SPACE (14.8 AC)
- AMENITY SITE (1.1 AC)

TOTAL LOTS = 303 LOTS

TOTAL PARKING STALLS = 41 STALLS

NOTES:

1. ALL LOTS TO BE DEVELOPED BY THE END OF 2014.
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JOHNSON TRACT DEVELOPMENT
 EFFINGHAM COUNTY, GA

PREPARED FOR:
 LIBERTY STREET DEVELOPMENT LLC.

PREPARED BY:
THOMAS HUTTON
 30 West of Commerce Ave.
 Savannah, GA 31401 • 912.234.4800
 www.thomashuttonllc.com

Scale
 1" = 100'

North Arrow
 N

Legend
 1" = 100'



PROVIDED OPEN-SPACE ANALYSIS				
LINE	CATEGORY OF LAND USE	AC	MULTIPLIER	CREDIT ACREAGE
1	COMMUNITY GREENSPACE	14.7	-	14.7
2	ADJACENT SITE	1.1	5	5.5
3	ACCESSIBLE PONDS (CREDITED AMOUNT NOT TO EXCEED 2X OF POND OPEN SPACE)	5.0	-	5.0
4	UNDESIGNATED WETLANDS**	27.8	-	0.0
5	ACCESSIBLE PLANTING	20.3	-	20.3
6	TRAILS (5, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100)	0.47	4	1.9
TOTAL OPEN SPACE PROVIDED				47.4
TOTAL OPEN SPACE REQUIRED (LINE 1 + LINE 2 + LINE 3 + LINE 4 + LINE 5)				47.4
PERCENT OPEN SPACE PROVIDED				100%

ADJ. EXIST. LOT (14.0 AC)

JURISDICTIONAL WETLAND (TYP.)
50' LANDSCAPE BERM OR
NATURAL VEGETATED
BUFFER

COMMUNITY GREEN SPACE
RESIDENT PARKING (TYP.)
MAILBOX KIOSKS (TYP.)
50' LANDSCAPE BERM OR
NATURAL VEGETATED BUFFER

COMMUNITY TRAIL NETWORK ACCESS (TYP.)
COMMUNITY GREENSPACE AREA
MAILBOX KIOSK & BUS STOP
50' PERIMETER BUFFER AT MCCALL RD.
NEIGHBORHOOD ENTRY SIGN



VIEW ACROSS MCCALL RD. FACING NORTHEAST

ILLUSTRATIVE PLAN

JOHNSON TRACT DEVELOPMENT

EFFINGHAM COUNTY | GEORGIA

JUNE 3, 2026

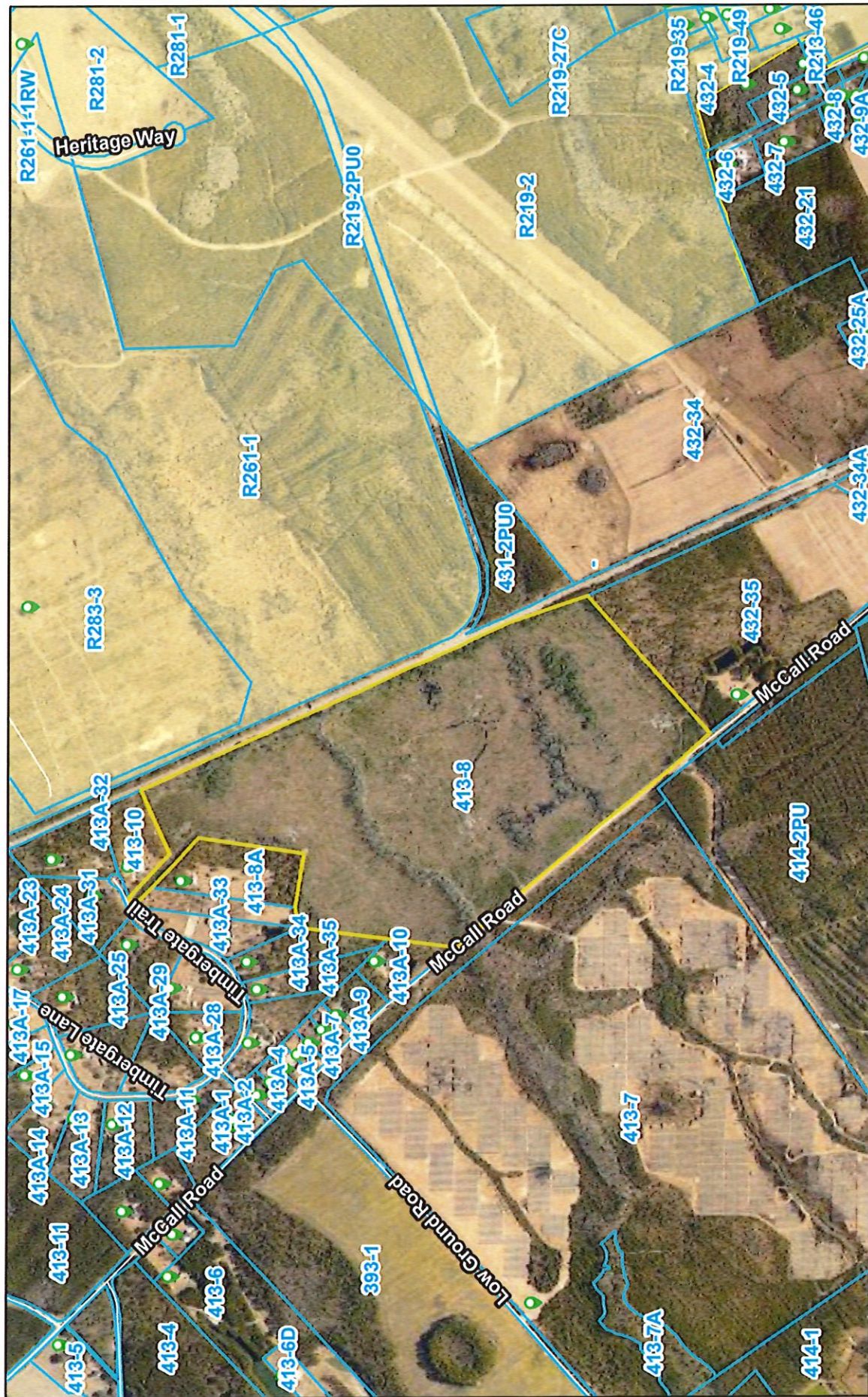


THOMAS
HUTTON

GW INVESTMENTS, LLC
50 PARK OF COMMERCE WAY
SUITE 200
ALBANY, GA 31706-3715
912.333.3900
www.gwinvestments.com

This plan is a general plan of the development and is not a final plan. It is subject to change and revision without notice. The developer is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The plan is not to be used for any other purpose without the written consent of the developer.

413-8



6/8/2026

- Addresses
- Parcels
- Roads
- Municipal Boundaries
- Citations

1:15,686

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

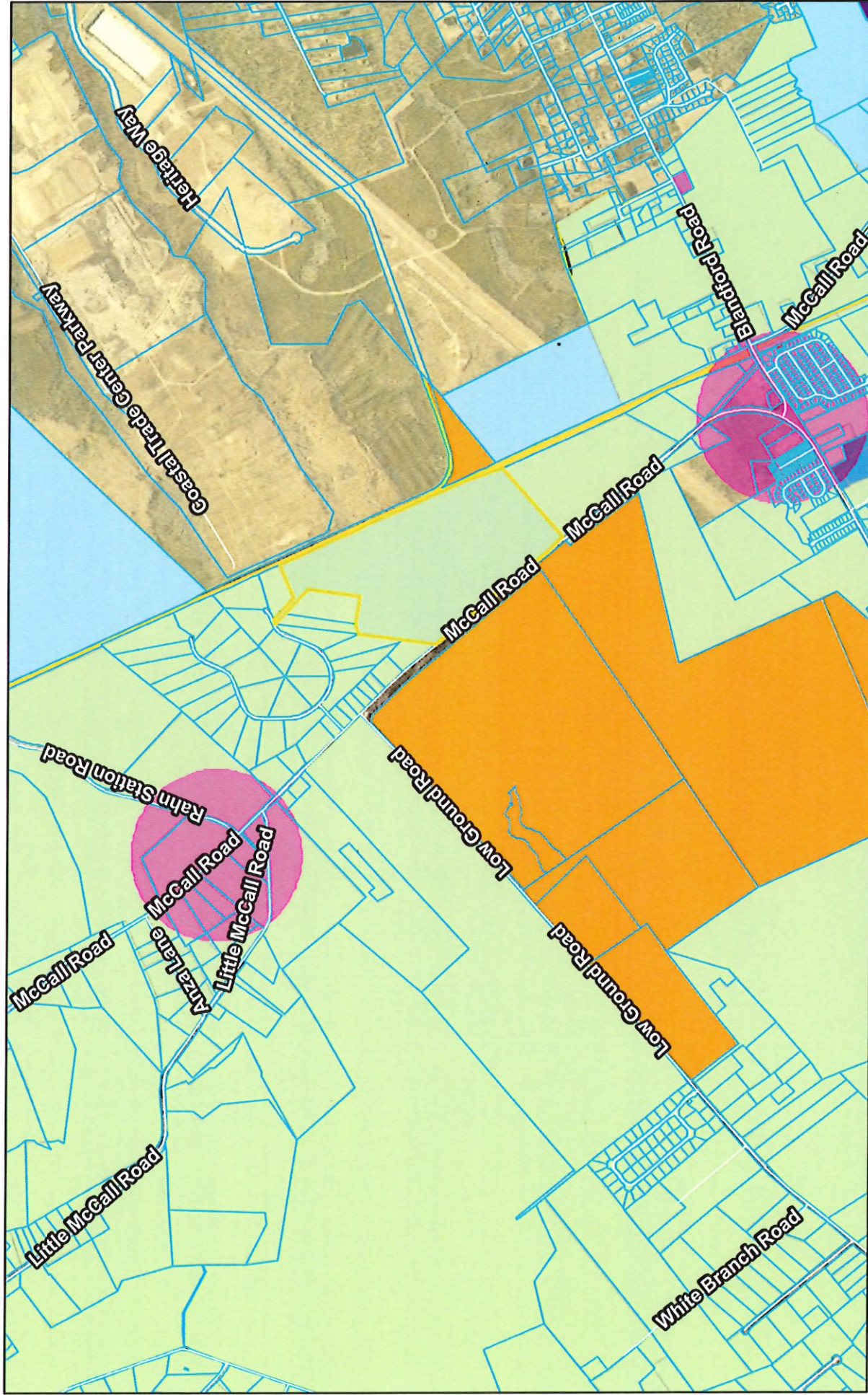


6/8/2026

Citations

1:31,372
 0 0.23 0.45 0.7 0.9 mi
 0 0.35 0.7 1.4 km
 ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

- | | | | |
|---------|------|-----|----------------------|
| Roads | AR-2 | R-6 | PD |
| Parcels | AR-3 | B-1 | SPLIT |
| Zoning | R-1 | I-1 | RR (Railroad) |
| | AR-1 | R-5 | LI |
| | | | Municipal Boundaries |



6/8/2026

1:31,372

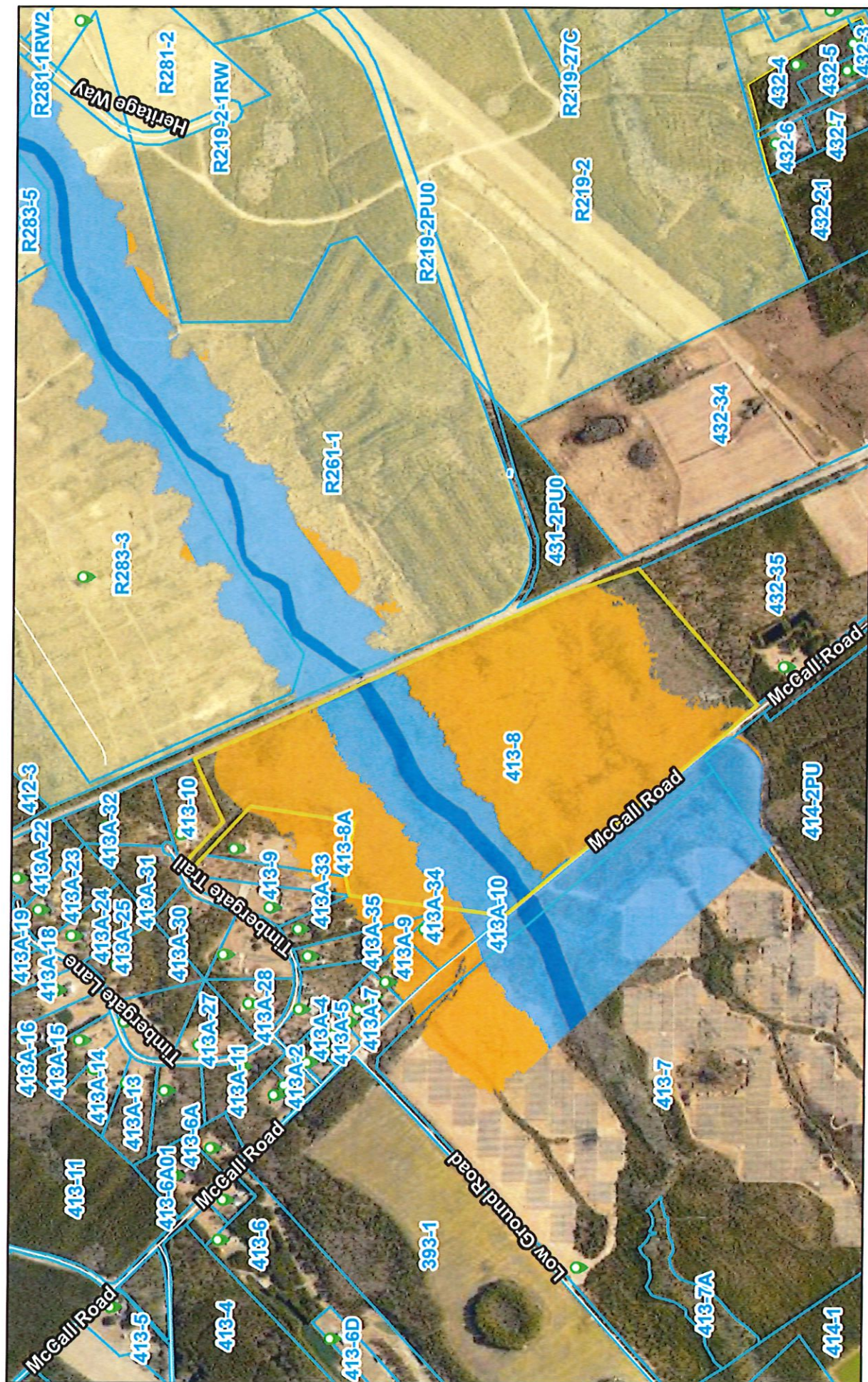
0 0.23 0.45 0.9 mi

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- Roads
- Parcels
- Character Areas
- Commercial Corridor Overlay
- Development-Suburban Node
- FLUM Areas
- Agricultural-Residential
- Assembly Area
- Industrial
- Public-Institutional
- Transitional
- Transportation
- Utility
- Municipal Boundaries
- Citations

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA

413-8



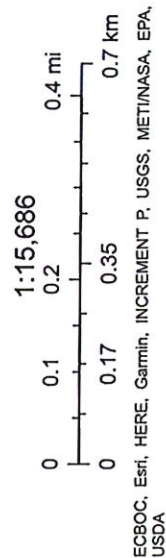
6/8/2026

- FEMA Flood Zone
- Addresses Roads Parcels
- AE AE, FLOOD

X, AREA OF MINIMAL FLOOD HAZARD

- Municipal Boundaries
Citations

X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD



RLC Project No.:	23-065.1
Figure No.:	8
Prepared By:	JP
Sketch Date:	12/8/2025
Map Scale:	1 inch = 600 feet

Johnson Tract

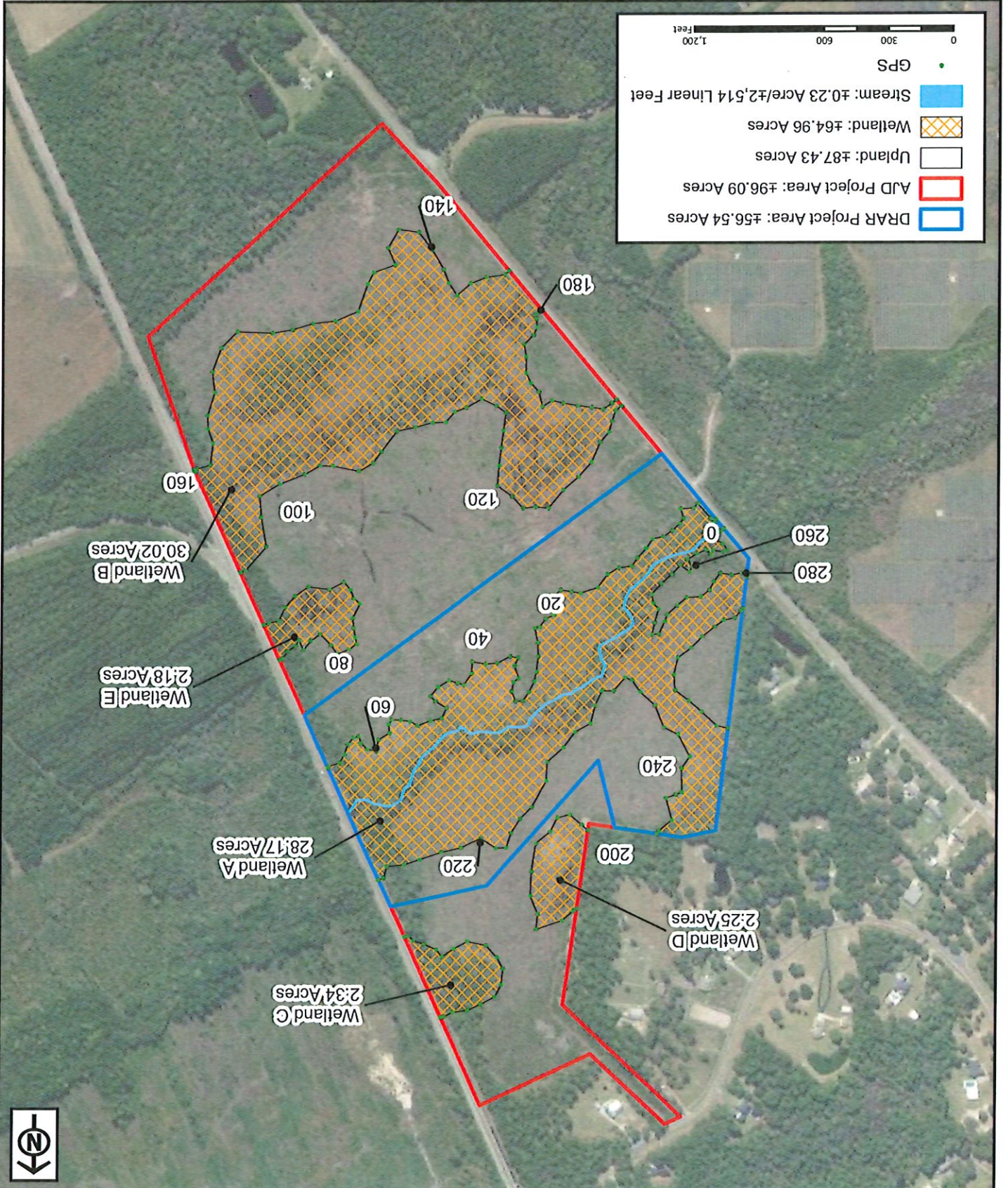
Effingham County, Georgia

Aquatic Resource

GPS Delineation Exhibit

Prepared For: Liberty Street Development

RLC
RESOURCE+LAND
CONSULTANTS
47 Park of Commerce Way, Suite 101
Savannah, Georgia 31405
912.421.5750 www.rlc.com





6/8/2026

- Addresses
- Roads
- Parcels
- Wetlands
- Freshwater Forested/Shrub Wetland Citations
- Riverine
- Municipal Boundaries
- Citations

1:15,686

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA