



Record No: RZN-26-14

Rezoning Application

Status: Active

Submitted On: 3/10/2026

Primary Location

32.253778, -81.294075

Owner

No owner information

Applicant

Doug Morgan



27 Chatham Center
South
Suite A
Savannah, GA 31405

Staff Review

Planning Board Meeting Date*

05/12/2026

Board of Commissioner Meeting Date*

06/02/2026

Notification Letter Description *

permitted uses in B-2.

Map #*

415

Parcel #*

34& 15

Staff Description

Georgia Militia District

—

Commissioner District*

2nd

Public Notification Letters Mailed 


04/13/2026

Board of Commissioner Ads 

05/13/2026

Planning Board Ads 

04/15/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Doug Morgan - EMC Engineering
Services Inc

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

27 Chatham Center South Suite A

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

Childrens LEZ/LBZ LLC

Owner's Email Address*

[REDACTED]

Owner's Phone Number*



Owner's Mailing Address*

3574 Newington Hwy

Owner's City*

Sylvania

Owner's State & Zip Code*

GA 30467

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

AR-1

Proposed Zoning of Property*

B-2 (General Commercial)

Map & Parcel *

04150034, 04150015

Road Name*

Bluejay Rd & Hodgeville Rd

Proposed Road Access* 

Bluejay Rd & Hodgeville Rd

Total Acres *

34.85

Acres to be Rezoned*

34.85

Lot Characteristics *

Undeveloped woodlands

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection*

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

Property located at intersection of two County roads and located in commercial corridor.

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

North*

South*

R-1

AR-1

East*

West*

AR-1

AR-1

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

Undeveloped woodlands

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.*

Commercial

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

Residential; Undeveloped woodlands

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

Consistant with County land use plan

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*

 M. Douglas Morgan

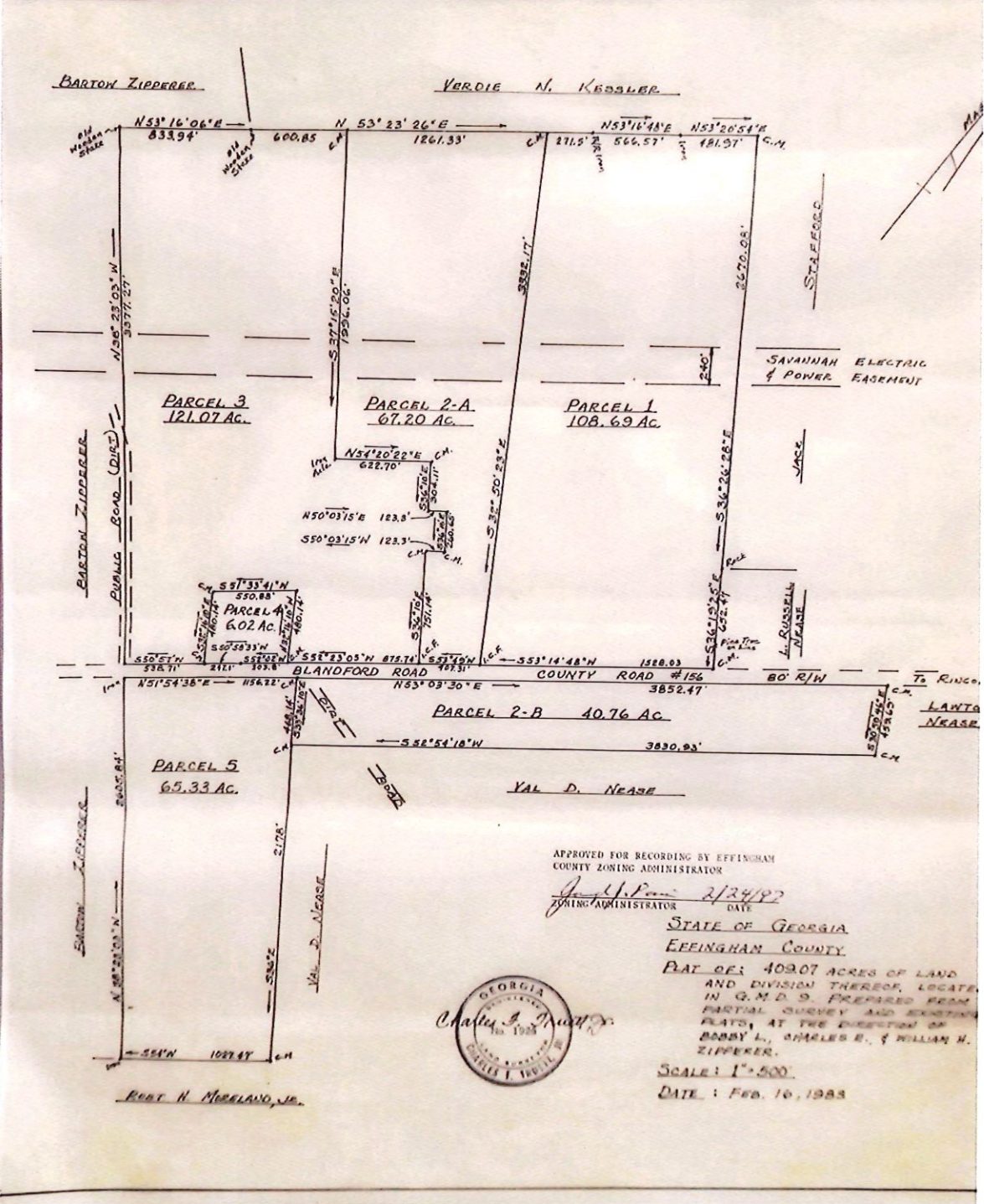
Mar 6, 2026

SCANNED 4/5/2019

Filed for Record

Book A378 Page A1

Date 2/24/1997



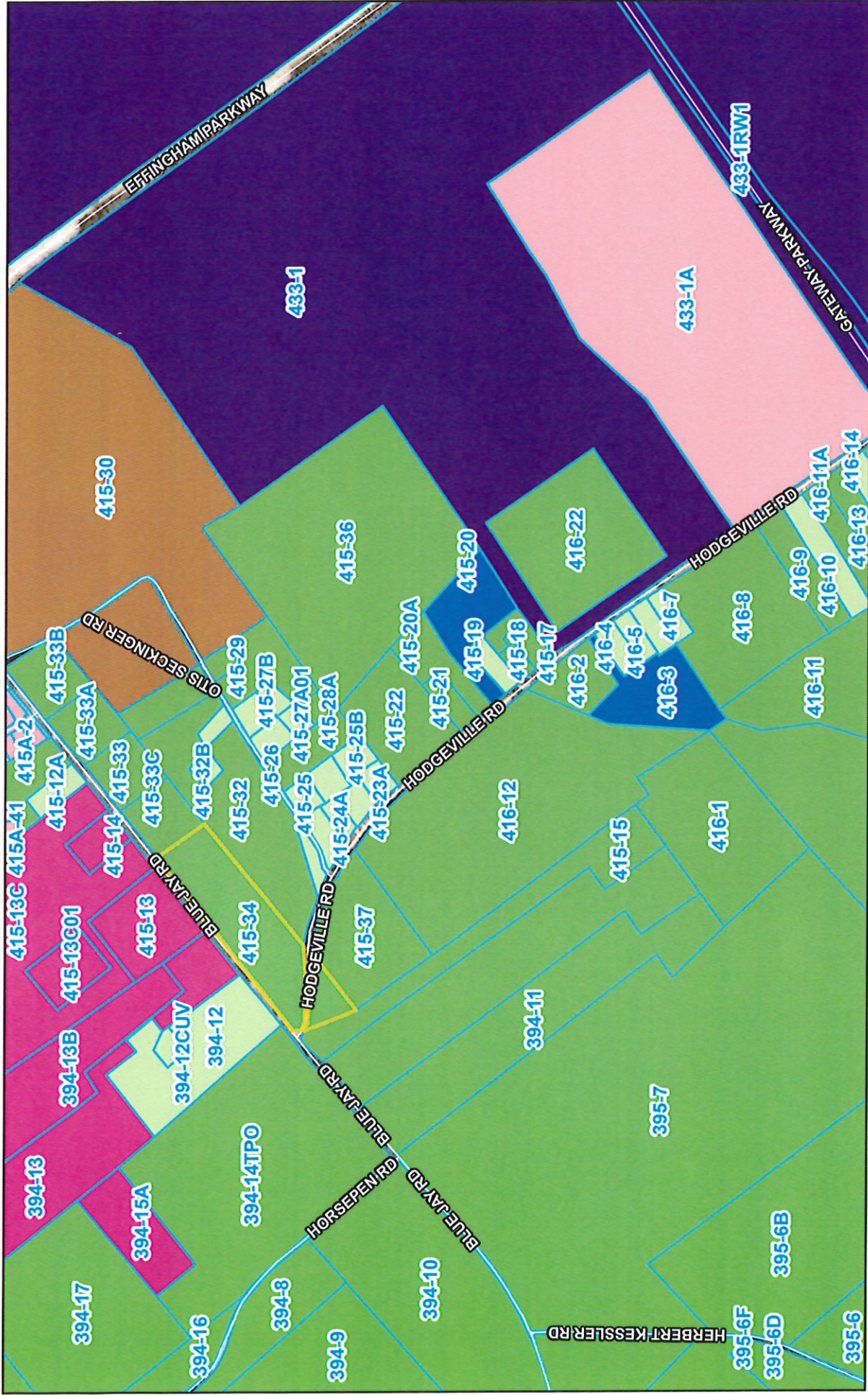
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR

J. M. Paine 2/24/97
ZONING ADMINISTRATOR DATE

















ROBT. H. MCKELAND, JR.

415-34 & 415-15



3/18/2026

	Roads		AR-1		AR-2		B-3		PD		I-1		SPLIT
	Parcels		AR-1		AR-2		B-3		PD		I-1		SPLIT

Citations

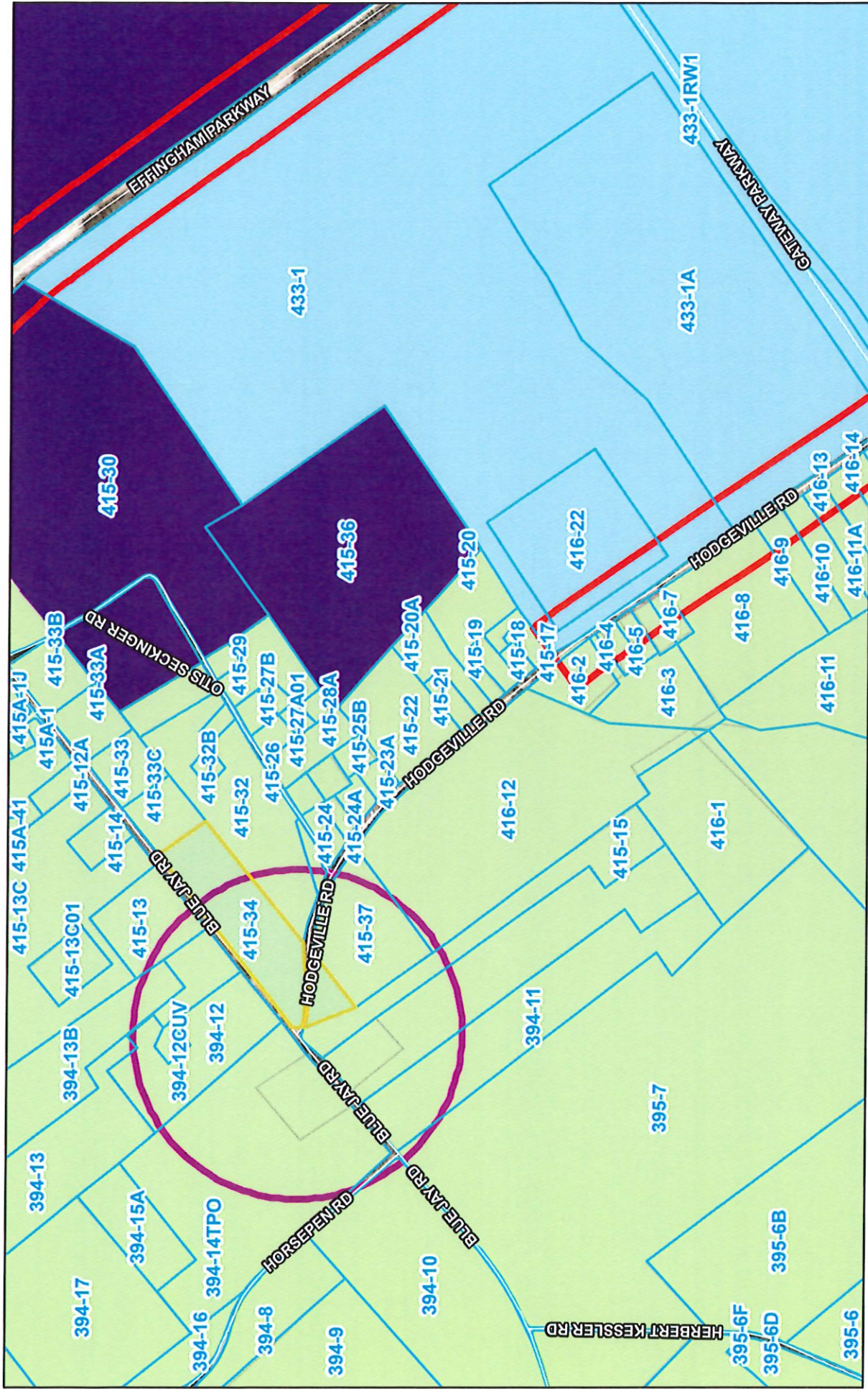
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0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

ESRI, HERE, GARMIN, INCREMENT P, USGS, METI/NASA, EPA, USDA

415-34 & 415-15



3/18/2026

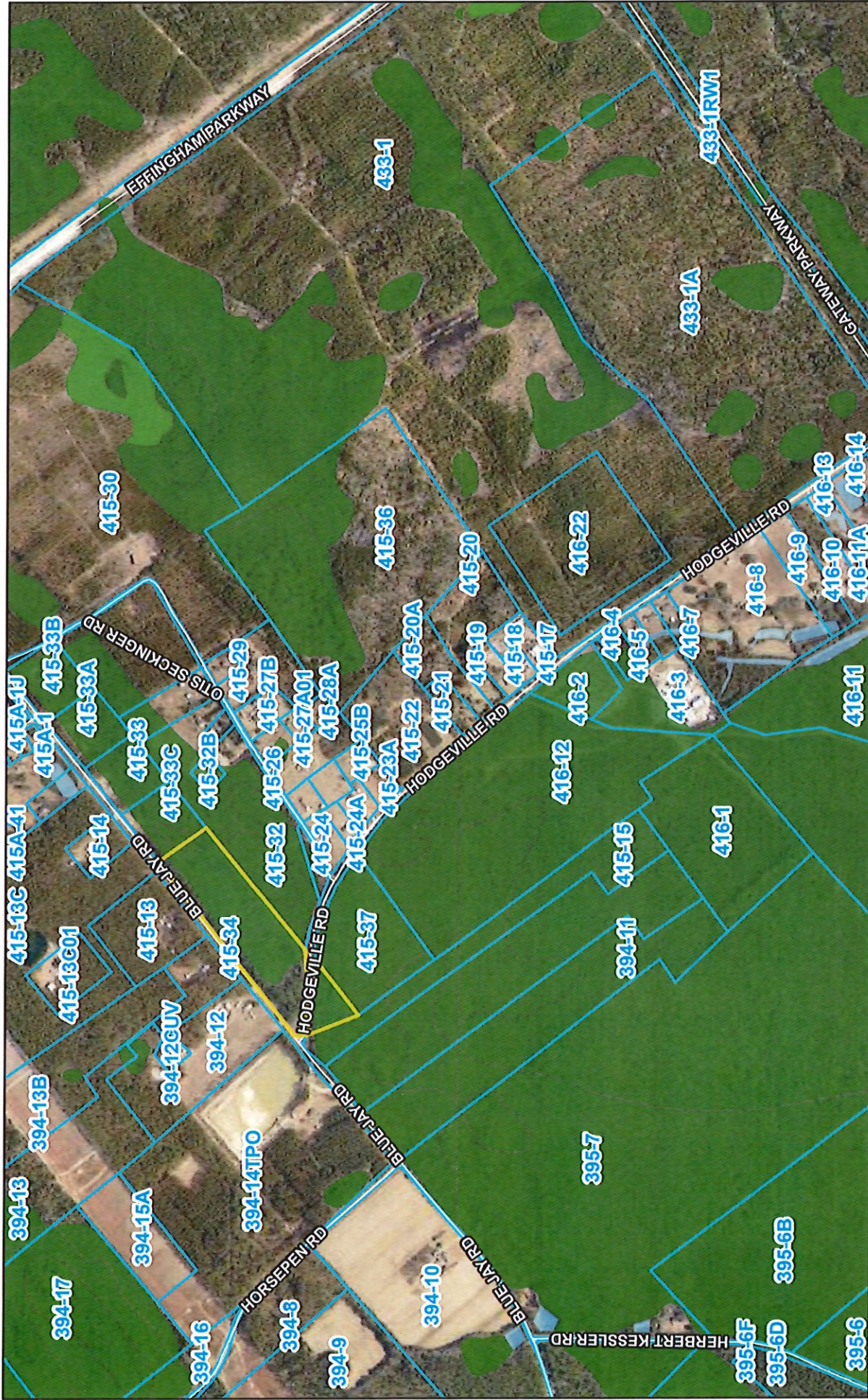
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ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

- Roads
- Parcels
- Character Areas
- Commercial Corridor Overlay
- Development-Suburban Node
- FLUM Areas
- Agricultural-Residential
- Industrial
- Transitional
- Cititions

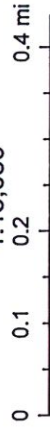
415-34 & 415-15



3/18/2026

- Roads
- Parcels
- Wetlands**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Citations**

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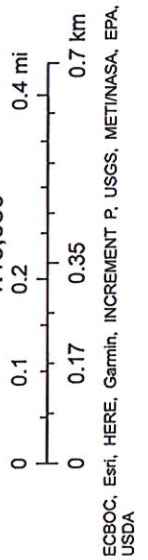
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

415-34 & 415-15



3/18/2026

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- Roads █ AE
- Parcels █ X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- FEMA Flood Zone █ X, AREA OF MINIMAL FLOOD HAZARD
- █ A Citations

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