



RZN-25-48

Rezoning Application

Status: Active

Submitted On: 9/30/2025

Primary Location

8240 Georgia Highway 21

North

Newington, GA 30446


Owner


KILDARE PROPERTIES LLC

2561 COURTHOUSE RD

GUYTON, GA 31312

Applicant

 Carter Justice

 478-258-8654

 carterjustice19@gmail.com

 2300 Pooler Parkway

Pooler, GA 31322

Staff Review

 Planning Board Meeting Date*

11/12/2025

 Board of Commissioner Meeting Date*

12/02/2025

 Notification Letter Description *


to allow for permitted uses in B-3.

 Map #*

229

 Parcel #*

15A

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

10/13/2025

 Board of Commissioner Ads

11/12/2025

 Planning Board Ads

10/15/2025

 Request Approved or Denied

—

 Plat Filing required* 

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Carter Justice

Applicant Email Address*

carterjustice19@gmail.com

Applicant Phone Number*

478-258-8654

Applicant Mailing Address*

2300 Pooler Parkway

Applicant City*

Pooler

Applicant State & Zip Code*

GA 31322

Property Owner Information

Owner's Name*

Jason Reed

Owner's Email Address*

Reedjason966@aol.com

Owner's Phone Number*

843-384-2232

Owner's Mailing Address*

2561 Courthouse Rd

Owner's City*

Guyton

Owner's State & Zip Code*

GA 31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

B-1 (Neighborhood Commercial)

Proposed Zoning of Property*


B-3 (Highway Commercial)

Map & Parcel *

229-15A

Road Name*

SR-21

Proposed Road Access* 

No creation of new road

Total Acres *

2

Acres to be Rezoned*

0

Lot Characteristics *

It has an old white building at the front of the lot with gravel parking out front that sits on 1 acre. The other 1-2 acres of the property are wooded and it is going to stay that way.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

From B1 to B3 to sell some trucks, trailers, and golf carts.

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

North*

Residential

South*

Residential

East*

Residential

West*

Residential

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

It's an abandoned property where its current use is to just sit.

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

Not really, could be turned into convenience store or something.

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

I want to sell trailers and golf carts as well as have a place where I can have an office to get my dealers license for used trucks. I don't want to have too many used cars out there, but in order to get my dealers license with the state, I have to have an office I work out of.

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

The properties around this one are family homes.


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

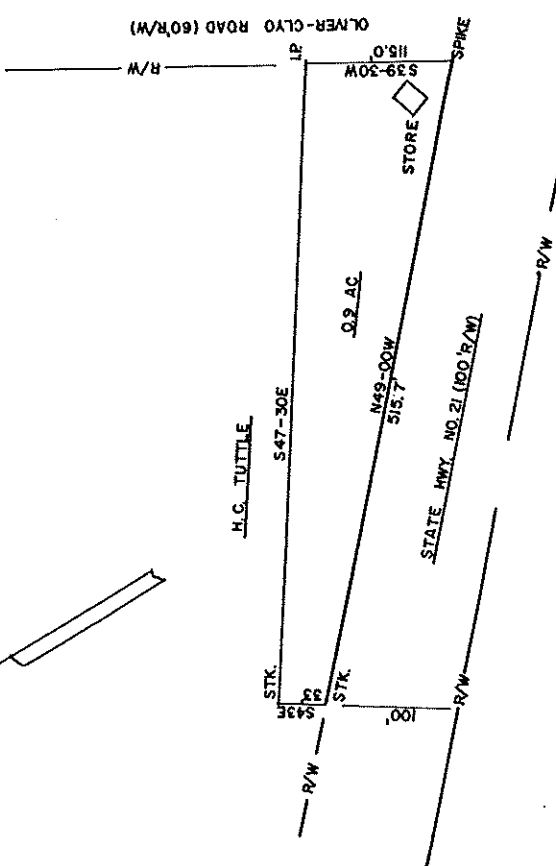
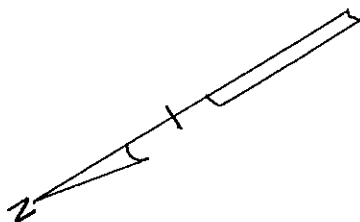
Will be a place to get a fun toy for the family like a golf cart, something useful like a trailer, or a place to find a good reliable truck for your son who's about to turn 16. It will be a nice looking facility that is well upkept.

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, it will not cause anymore traffic or use of facilities.

Digital Signature*

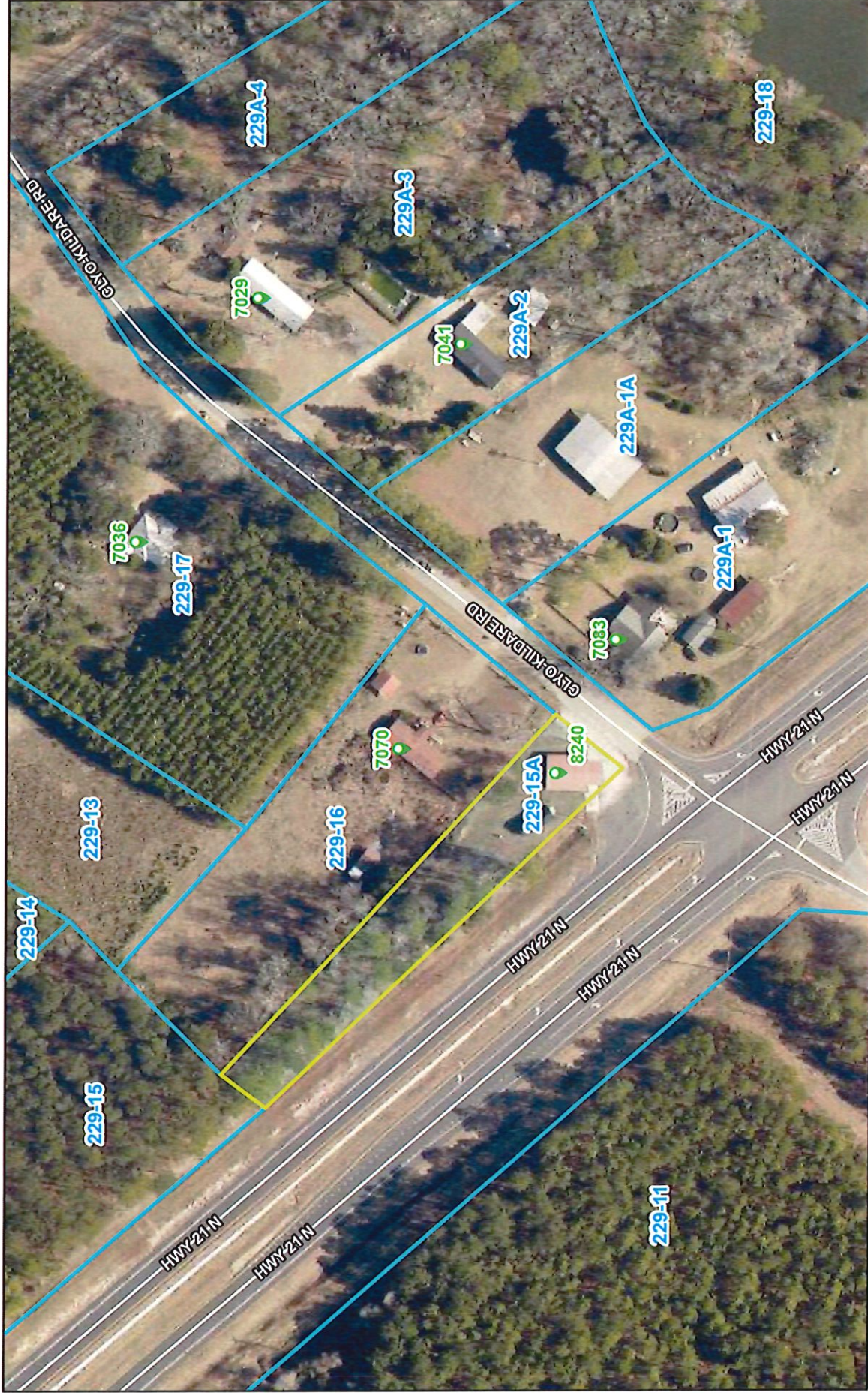
 Carter Justice
Sep 30, 2025





TRACT MAP
 GUSSIE T. SOWELL
 PORTION OF THE C.E. TUTTLE TRACT
 ACRES AS SHOWN
 12 G.M. DIST. EFFINGHAM CO., GA.
 1 MAY 1967 - SCALE 1"=100'
 BY: *Lester Ackerman*
 LESTER ACKERMAN
 P.L.S. No. 1069

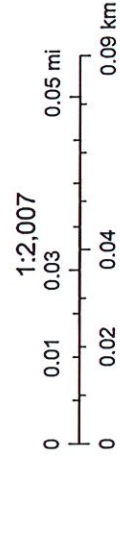
In my opinion, this plat is a correct representation of the land placed and has been prepared in conformity with the minimum standards and requirements of law.
L. A.
 P.L.S. No. 1069

229-15A



10/1/2025

-  Addresses
-  Parcels
- Roads
- Citations

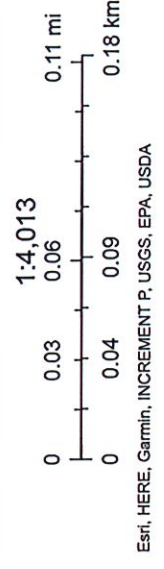


229-15A



10/1/2025

- Addresses
- Roads
- Parcels
- Zoning
 - AR-1
 - AR-2
 - B-1
- Citations

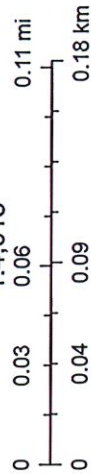





229-15A



10/1/2025

1:4,013



Addresses  Parcels  FLUM Areas  Citations

Roads  Agricultural 

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

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 4:1

DISAPPROVAL

1 voted against

Of the rezoning request **Carter Justice as agent for Jason Reid (Map # 229 Parcel # 15A) from B-1 to B-3 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?

R.T.

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APPROVAL ✓

DISAPPROVAL _____

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Approved
With Conditional
use to only be used
as office space &
Self service Ice Machine.

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- 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? *Not really*
- Maybe kind of?* ☒ 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?
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Narrow property - not great for actually using as car lot *LS*

Maybe keep lower intensity use.

Needs very strong conditional use.

- only use as office space & ice sales

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Don't see an issue if it is conditional use only as requested - NOT all B-3's

N.K