



Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: December 2, 2025

Proposed Zoning: B-3 (Major Commercial District)

Existing Zoning: B-1 (Neighborhood Commercial District)

Map & Parcel: 229-15A

Parcel Size: .90 acres

Proposed Use: Permitted uses in B-3

Applicant: Carter Justice
2300 Pooler Parkway
Pooler, GA 31322

Owner(s): Jason Reed
2561 Courthouse Road
Guyton, GA 31312

Location: 8240 GA Highway 21 N

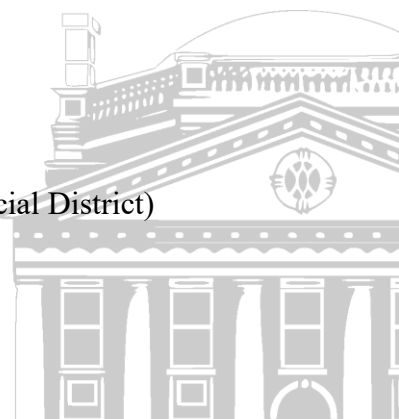
Existing Land Use and Zoning:

The parcel is a total of .90 acres and is located at the intersection of Clyo-Kildare Road and Highway 21 North. According to the Tax Assessor's website, the parcel currently has an accessory structure located on it. The point of ingress and egress is located on Clyo-Kildare Road.

The parcel is currently zoned B-1 (Neighborhood Commercial District). The properties to the north, east, and west are zoned AR-1 (Agricultural – Residential, 5 acres or more), while the properties to the south are zoned AR-2 (Agricultural – Residential, 1 acre or more). The National Wetland Inventory does not indicate the presence of wetlands on the property, and the parcel is located in Flood Zone X.

The Proposed Development:

The applicant is proposing to rezone the +/- .90 acres to B-3 (Major Commercial District)



to sell trucks, trailers, and golf carts. These lots will be served by private wells and private septic systems.

Per the Effingham County Code of Ordinances, Section 4.1A – permitted use table, Car Dealer and Motorcycle, ATV, etc. are permitted uses within the B-3 (Major Commercial District) zoning district: The other permitted uses with the B-3 zoning district are as follows: Housing Services, Automobile Sales and Services (except wrecked vehicle import/export and junkyards), Heavy Consumer Goods or Sales Services, Durable Consumer Goods Sales or Services, Consumer Goods, Grocery, Food, Beverage, Dairy, etc., Health and Personal Care, Finance and Insurance, Real Estate Services (except property management services and rental housing – related), Rental and Leasing – Non-Residential, Professional Services, Administration Services, Services to Buildings and Dwellings, Food Services, Personal Services, Pet and Animal Sales or Services, Flex Space with Retail Front, Enclosed/Mini Storage/Self-Storage, Road, Ground Passenger, and Transit Transportation, Publishing, Telecommunications and Broadcasting, Information Services and Data Processing Industries, Water, Steam, Air Conditioner Supply, Theater, Dance, or Music Establishment, Sports Team or Club, Museums and Other Special Purpose Recreational Institutions, Amusement, Sports, or Recreation Establishment, Natural and Other Recreational Parks, Educational Services, Public Administration, Judicial Functions, Other Government Functions, Public Safety (Gov’t Owned), Health and Human Services, Social Assistance, Welfare and Charitable Services, Religious Institutions, Final Care Services, Associations, Nonprofit, Organizations, etc., Building, Developing, and General Contracting, Machinery Road, Special Trade Contractor, Heavy Construction Contractor, Agriculture, Forestry, Fishing and Hunting, and Support Functions for Agriculture.

Comprehensive Plan:

The parcel falls within the Agricultural area on the Future Land Use Map (FLUM). This area allows for low-density residential development that is compatible with nearby agricultural uses. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).

Planning Board Recommendation:

At the November 12, 2025, Planning Board Meeting, Mr. Walter Boykin motioned for approval with the condition that the parcel be used only for office space and a self-serve ice machine. Mr. Neil Kessler seconded the motion, and it carried 4-1 with Mr. Ryan Thompson opposing.

Determination:

Staff has reviewed the application, and the application is complete with the following conditions:

1. A Site Plan must be approved by the Effingham County Board of Commissioners
2. Any encroachment onto Clyo-Kildare Road must be reviewed and approved by the County Engineer.
3. The applicant must obtain and keep in good standing an Effingham County Occupational Tax Certificate (Business License).

Planning and Zoning Services

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