



## Staff Report

Subject: Rezoning (Second District)  
Author: Chelsie Fernald, Planning Manager  
Department: Development Services  
Meeting Date: November 12, 2025

Proposed Zoning: AR-2 (Agricultural – Residential, 1 acre or more)

Existing Zoning: R-1 (Single-Family Residential)

Map & Parcel: 451D-1

Parcel Size: 2.14 acres

Proposed Use: Permitted uses in AR-2

Applicant: Johnnie Henderson  
1305 Barnard Street, Suite 681  
Savannah, GA 31401

Owner(s): Brookstone  
604 Goshen Road  
Milledgeville, GA 31059

Location: 604 Goshen Road

## Existing Land Use and Zoning:

The parcel is 2.14 acres and is located on Goshen Road, east of Golden Drive and the Railroad tracks. Based on the information from the Tax Assessor's website, the parcel currently has a single-family home on it, with the point of ingress and egress being Goshen Road.

The parcel is currently zoned R-1 (Single-Family Residential). The properties to the north, south, and west are zoned AR-1 (Agricultural – Residential, 5 acres or more), while the properties to the east are zoned R-1 (Single-Family Residential). The National Wetland Inventory indicates the presence of wetlands located to the rear of the property, and the parcel is situated in Flood Zone X.



## **The Proposed Development:**

The applicant is proposing to rezone +/- 2.14 acres to AR-2 (Agricultural – Residential, 1 acre or more) for an event venue. These lots will be served by private wells and private septic systems.

According to the Effingham County Code of Ordinances, Section 4.1A – Permitted Use Table, an event venue is a Conditional use in the AR-2 zoning district. The following are allowed within the AR-2 (Agricultural – Residential, 1 acre or more) zoning district: Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Disaster Emergency Housing, Home Occupations, Non-Conforming Uses, Mobile Homes, Manufactured Homes, Parks, Openspace & Trails, Education Support Facilities, Fire and Rescue, Police, Emergency management Agency, Emergency Medical Services, E-911, Places of Worship, Crop Production, Vegetable Farming or Growing Services, Fruits and Trees, Greenhouse, Nursery, and Floriculture, Food Crops Grown Under Cover, Nursery and Tree Production, Floriculture Production, Poultry and Egg Production and Hatcheries, and Apiculture (Bees, Wax, and Related Operations).

Per the application, the applicant would like to be able to have the event venue so that residents within the County would have a place for events and gatherings.

## **Comprehensive Plan:**

This parcel falls within the Agricultural–Residential area within the Future Land Use Map (FLUM). The predominant use of land within this area is for single-family and multifamily dwelling units, organized into general categories based on net densities. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37)

## **Determination:**

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

1. Any encroachments onto Goshen Road must be reviewed and approved by the County Engineer.
2. The applicant must obtain and keep in good standing, an Effingham County occupational Tax Certificate (Business License).

---

## **Planning and Zoning Services**

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org

