



**Record No: RZN-25-56**

Rezoning Application

Status: Active

Submitted On: 12/2/2025

**Primary Location**

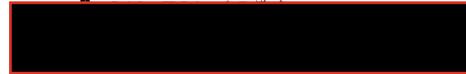
32.291920, -81.273849

**Owner**

No owner information

**Applicant**

John Giordano



50 Park of Commerce Way  
Savannah, GA 31405

### Staff Review

**Planning Board Meeting Date\***

01/13/2026

**Board of Commissioner Meeting Date\***

02/17/2026

**Notification Letter Description \***

to allow for residential development in R-5.

**Map #\***

413

**Parcel #\***

8

**Staff Description**

**Georgia Militia District**

—

**Commissioner District\***

4th

**Public Notification Letters Mailed**

12/15/2025

**Board of Commissioner Ads**

01/21/2026

🔒 Planning Board Ads

12/17/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* ?

No

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

GW investments / Gary Wiggin,  
Authorized Representative

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

660 E. 39th St.

Applicant City\*

Savannah

Applicant State & Zip Code\*

Georgia, 31401

## Property Owner Information

Owner's Name\*

Joyce R. Johnson

Owner's Email Address\*

[REDACTED]

Owner's Phone Number\*

[REDACTED]

Owner's Mailing Address\*

100 Catalina Rd.

Owner's City\*

Tybee Island

Owner's State & Zip Code\*

Georgia, 31328

## 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\*

R-5 (Single Family Design Residential)

Map & Parcel \*

413-8

Road Name\*

McCall Road

Proposed Road Access\* 

McCall Road

Total Acres \*

146.06

Acres to be Rezoned\*

135

Lot Characteristics \*

Vacant Land, Mix of uplands w/ delineated wetlands

Water Connection \*

Public Water System

Name of Supplier\*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier\*

Effingham County

**Justification for Rezoning Amendment \***

Development of Single-Family Detached lots & Townhomes w/in R-5 Ordinance

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

North\*

AR-1

South\*

AR-1

East\*

R-1

West\*

AR-1/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

**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 the 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

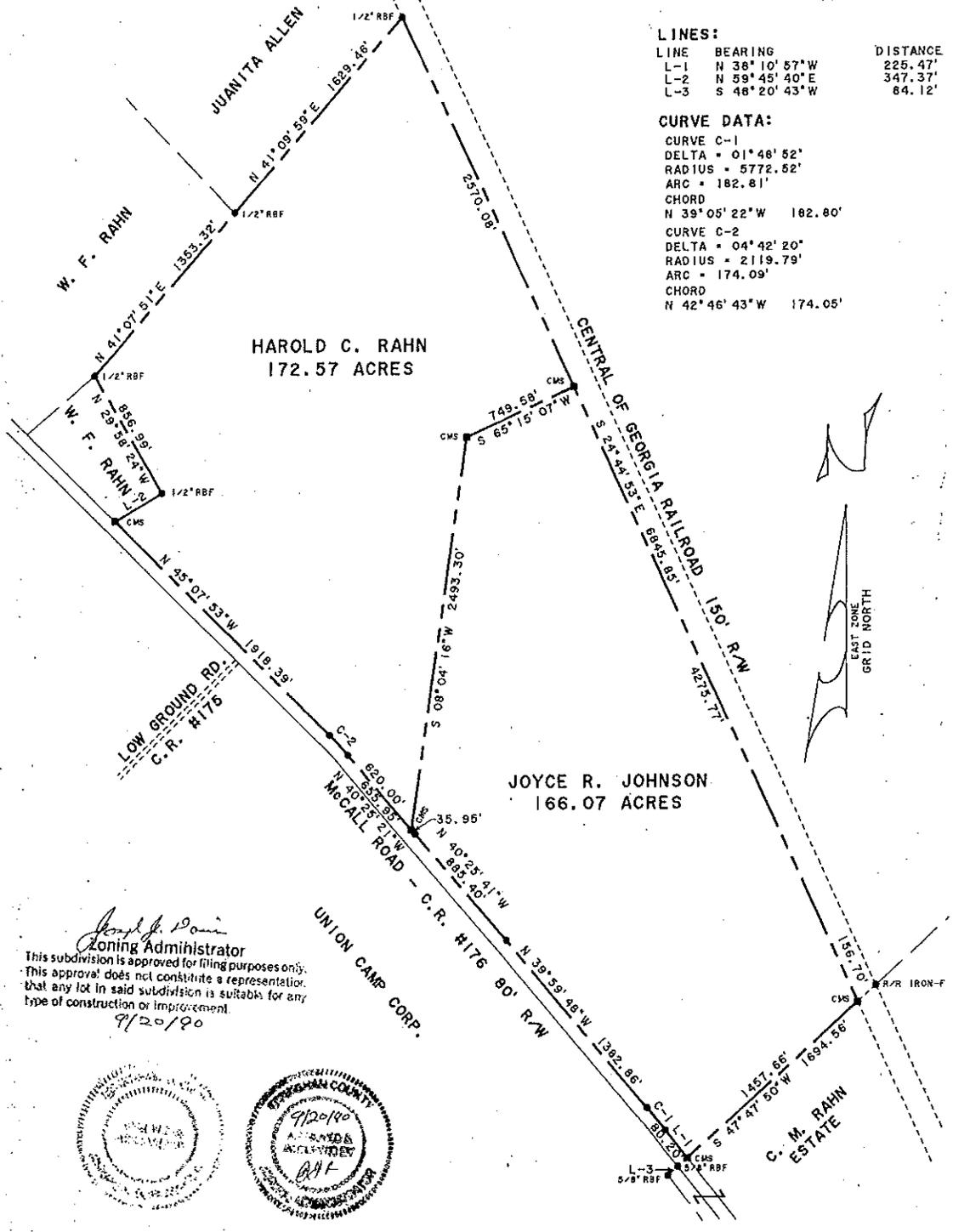
Nov 28, 2025

Recorded September 24, 1990

Filed for Record

Book 27 Page 12  
Date 9/24/1990

DRAWN BY: J. M. B.



**LINES:**

LINE	BEARING	DISTANCE
L-1	N 38° 10' 57" W	225.47'
L-2	N 89° 45' 40" E	347.37'
L-3	S 48° 20' 43" W	84.12'

**CURVE DATA:**

**CURVE C-1**  
 DELTA = 01° 48' 52"  
 RADIUS = 5772.52'  
 ARC = 182.81'  
 CHORD  
 N 39° 05' 22" W 182.80'

**CURVE C-2**  
 DELTA = 04° 42' 20"  
 RADIUS = 2119.79'  
 ARC = 174.09'  
 CHORD  
 N 42° 46' 43" W 174.05'

HAROLD C. RAHN  
172.57 ACRES

JOYCE R. JOHNSON  
166.07 ACRES

*Joseph D. Wilder*  
 Zoning Administrator  
 This subdivision is approved for filing purposes only.  
 This approval does not constitute a representation  
 that any lot in said subdivision is suitable for any  
 type of construction or improvement.  
 9/20/90



**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 1/1,501,694

**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

DATE: SEPT. 5, 1990 . FILE NO. 3030

WILDER SURVEYING & MAPPING  
 RINCON, GEORGIA



LINE	DESCRIPTION	AREA (AC)
1	PRELIMINARY JUNCTIONAL WETLANDS (NOT PROPOSED FOR IMPACT) (SEE SHEET 1)	20.1
2	30' PERMEABLE BUFFER ALONG MCCALL ROAD (SEE SHEET 1)	2.4
3	30' PERMEABLE BUFFER ALONG MCCALL ROAD (SEE SHEET 1)	2.4
4	ADDITIONAL PERMEABLE BUFFER ALONG MCCALL ROAD (SEE SHEET 1)	1.6
5	ADDITIONAL PERMEABLE BUFFER ALONG MCCALL ROAD (SEE SHEET 1)	1.6
6	ADDITIONAL PERMEABLE BUFFER ALONG MCCALL ROAD (SEE SHEET 1)	1.6
7	NET DEVELOPABLE AREA (NET DEVELOPABLE SPACE) (SEE SHEET 1)	100.0
8	NET DEVELOPABLE AREA (NET DEVELOPABLE SPACE) (SEE SHEET 1)	100.0
9	NET DEVELOPABLE AREA (NET DEVELOPABLE SPACE) (SEE SHEET 1)	100.0
10	NET DEVELOPABLE AREA (NET DEVELOPABLE SPACE) (SEE SHEET 1)	100.0

**LEGEND**

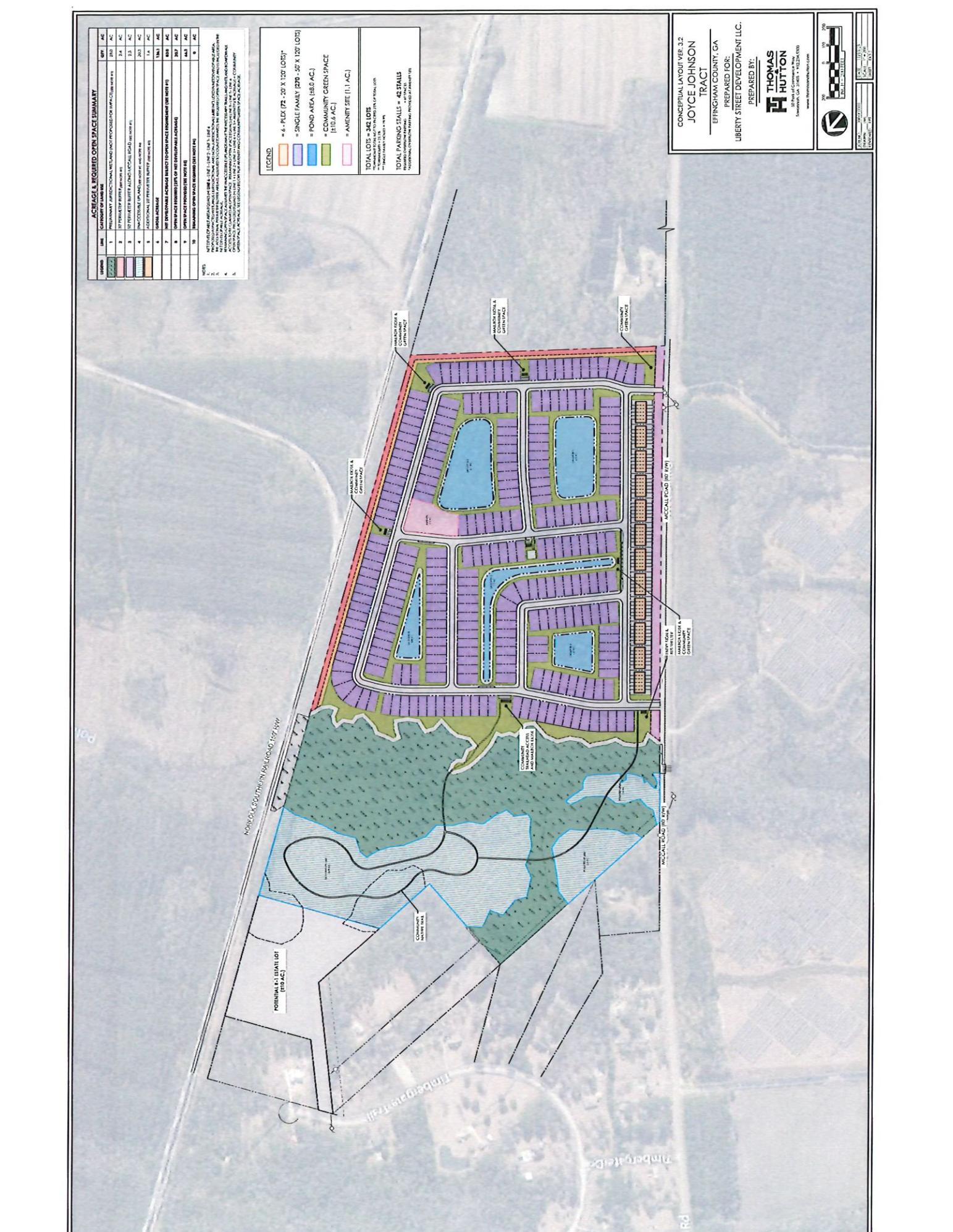
- 4 - 4 PLEX (72' - 20' X 100' LOTS)
- SINGLE FAMILY (200' - 50' X 100' LOTS)
- POND AREA (18.0 AC)
- COMMUNITY GREEN SPACE (18.0 AC)
- AMENITY SITE (1.1 AC)

**TOTAL LOTS = 468 (208**

**TOTAL PARKING SPACES = 468 TRAILS**

**NOTES**

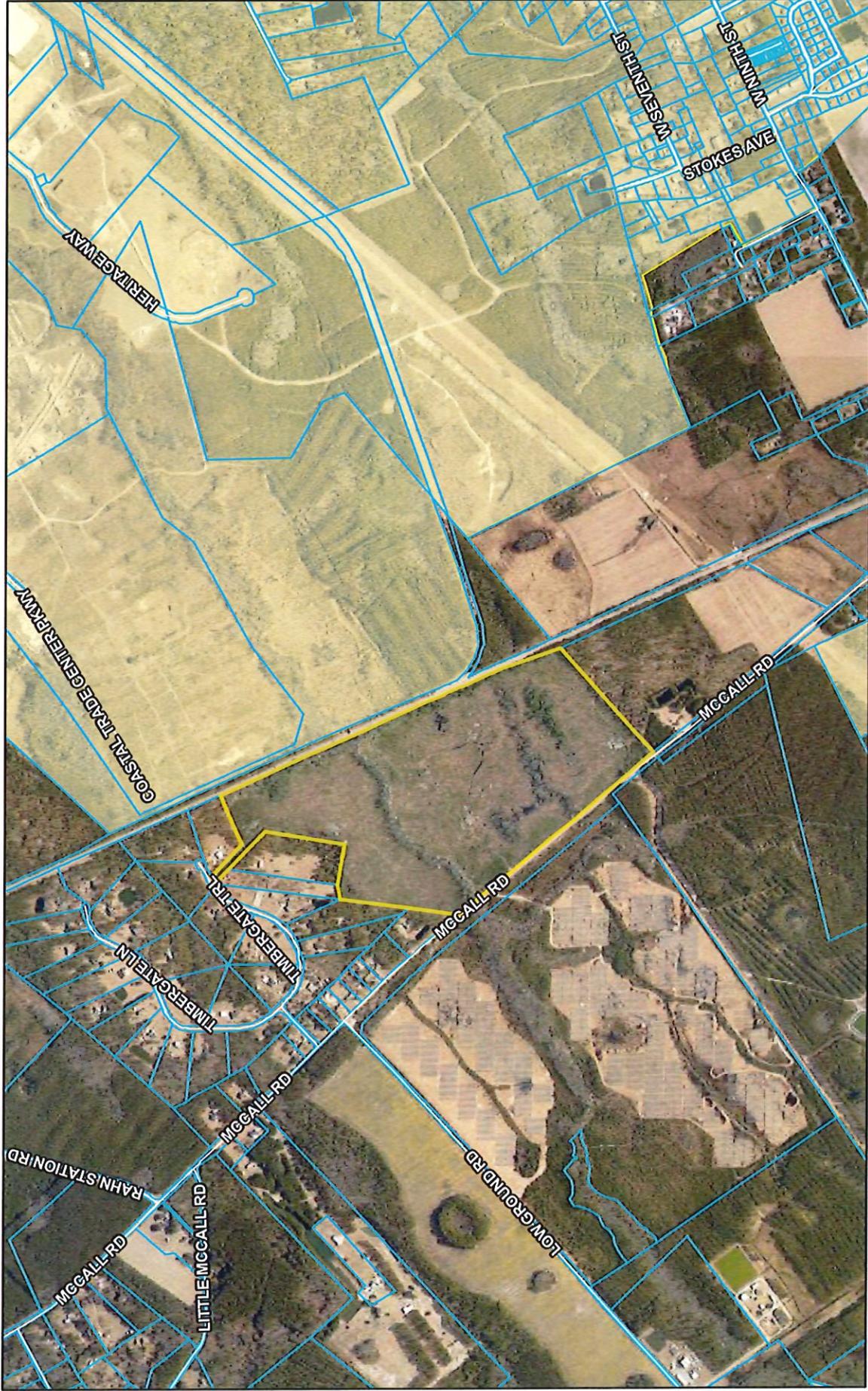
1. INTENTED TO BE A 468 UNIT RESIDENTIAL DEVELOPMENT.
2. THE DEVELOPMENT WILL BE A MIXED-USE COMMUNITY INCLUDING RESIDENTIAL, COMMERCIAL, AND RECREATIONAL.
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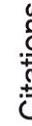
CONCEPTUAL LAYOUT VER. 3.2  
**JOYCE JOHNSON TRACT**  
 EFFINGHAM COUNTY, GA  
 PREPARED FOR:  
 LIBERTY STREET DEVELOPMENT LLC.  
 PREPARED BY:  
**THOMAS HUTTON**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 1000 W. BROAD ST., SUITE 1000  
 ATLANTA, GA 30334

DATE: 11/15/23  
 SCALE: 1" = 100'  
 PROJECT: JOYCE JOHNSON TRACT  
 SHEET: 1 OF 1

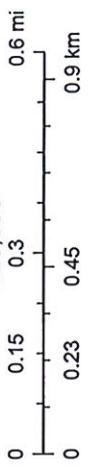
413-8



12/3/2025

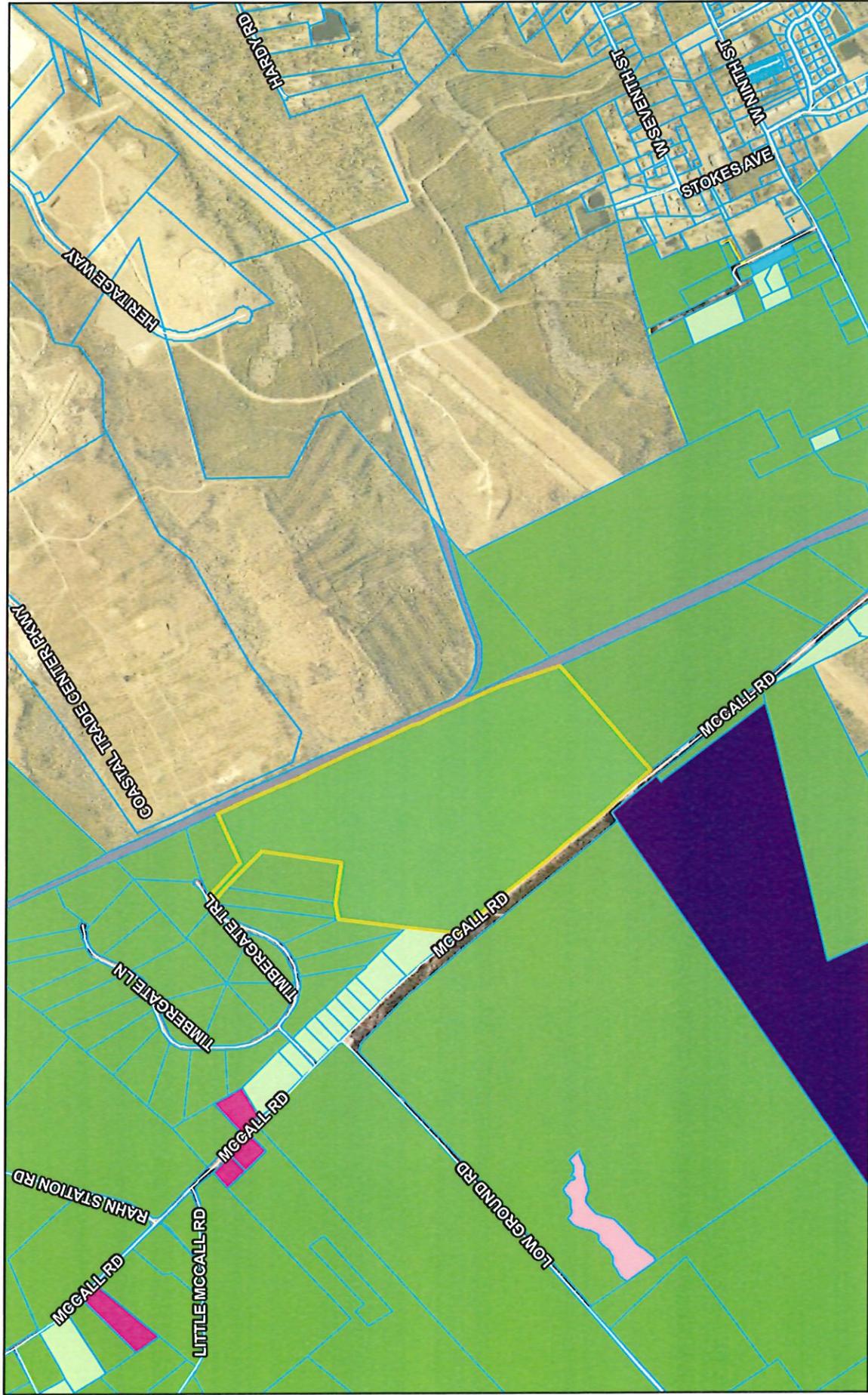
-  Roads
-  Municipal Boundaries
-  Parcels
-  Citations

1:20,595



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

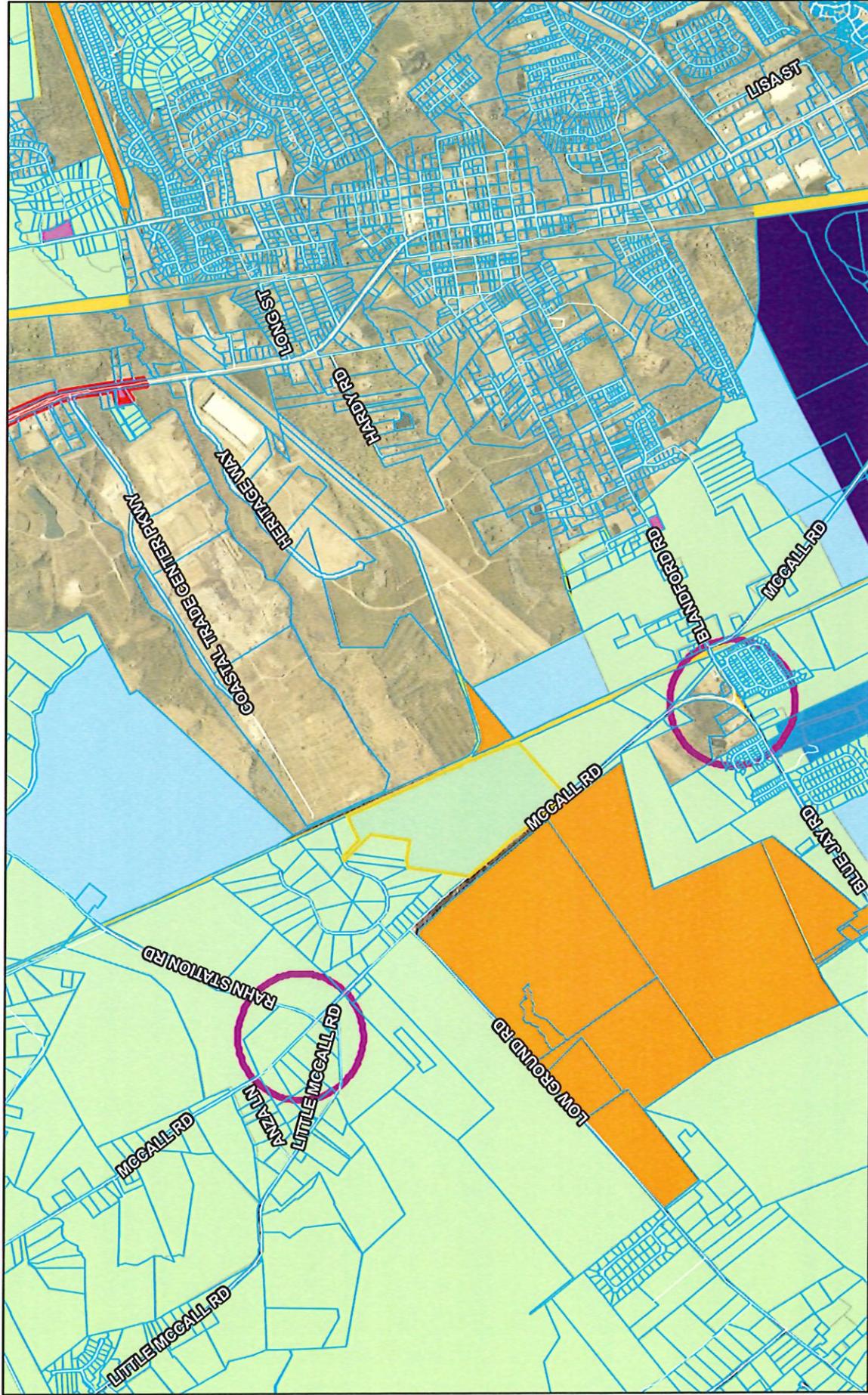
413-8



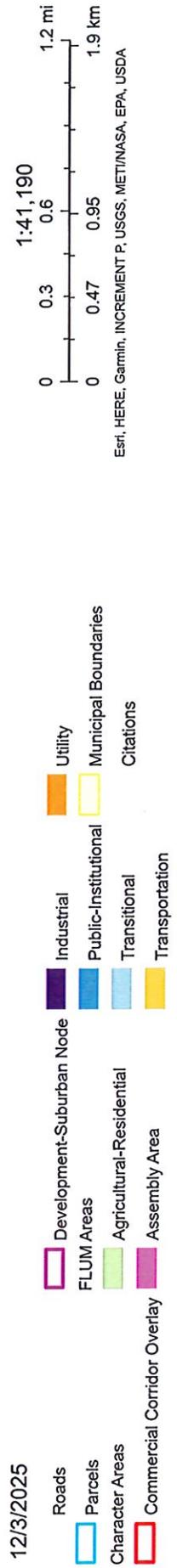
12/3/2025



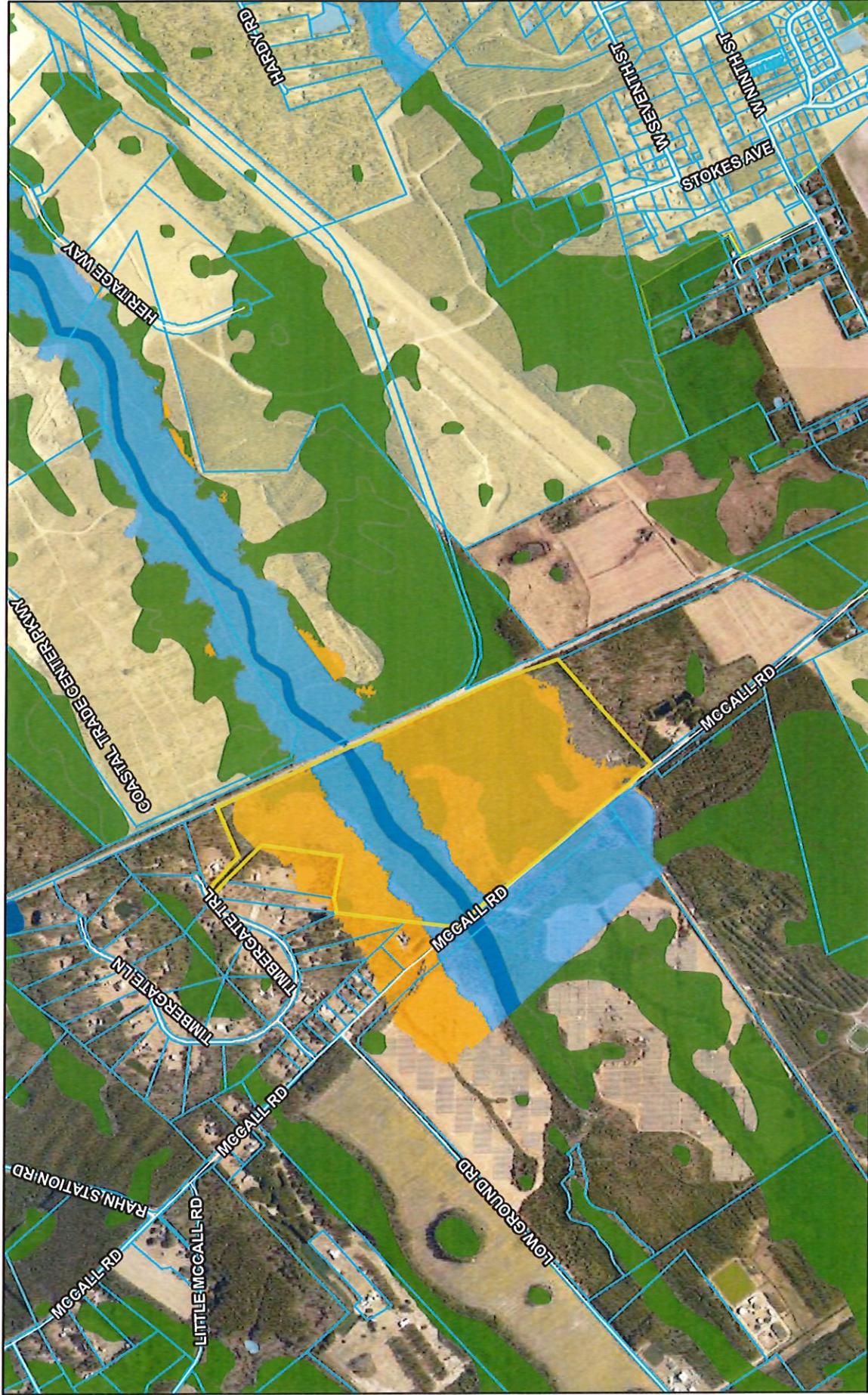
413-8



12/3/2025



413-8



12/3/2025

- Roads
- AE, FLOODWAY
- Parcels
- FEMA Flood Zone
- A
- AE
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Municipal Boundaries
- Citations
- Freshwater Emergent Wetland

1:20,595

0 0.15 0.3 0.45 0.6 mi

0 0.23 0.45 0.9 km

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, 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 \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **GW Investments/Gary Wiggin as agent for Joyce R. Johnson (Map # 413 Parcel # 8) from AR-1 to R-5 zoning.**

*I had to recuse myself due to this being a project TTH. by [signature]*

- 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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*m* *J.P.*

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72 - Town Homes  
270 - Homes  
340  
Claiming to not impact Wetlands...  
38' wide how MAX  
Major Traffic Concerns

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Wetlands -

W.B.



9.5

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Hydrology study? zoning's impact on the county. Why are we agreeing to these zoning's in the county. 5900 + approved homesites in the county.

270 homes  
72 townhomes  
-----  
340 total

There is not currently a housing shortage in Effingham Co. - I cannot reason rezoning to something w/ this density when there is not a shortage & we have L.S. We have 6-8 months of inventory.