



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

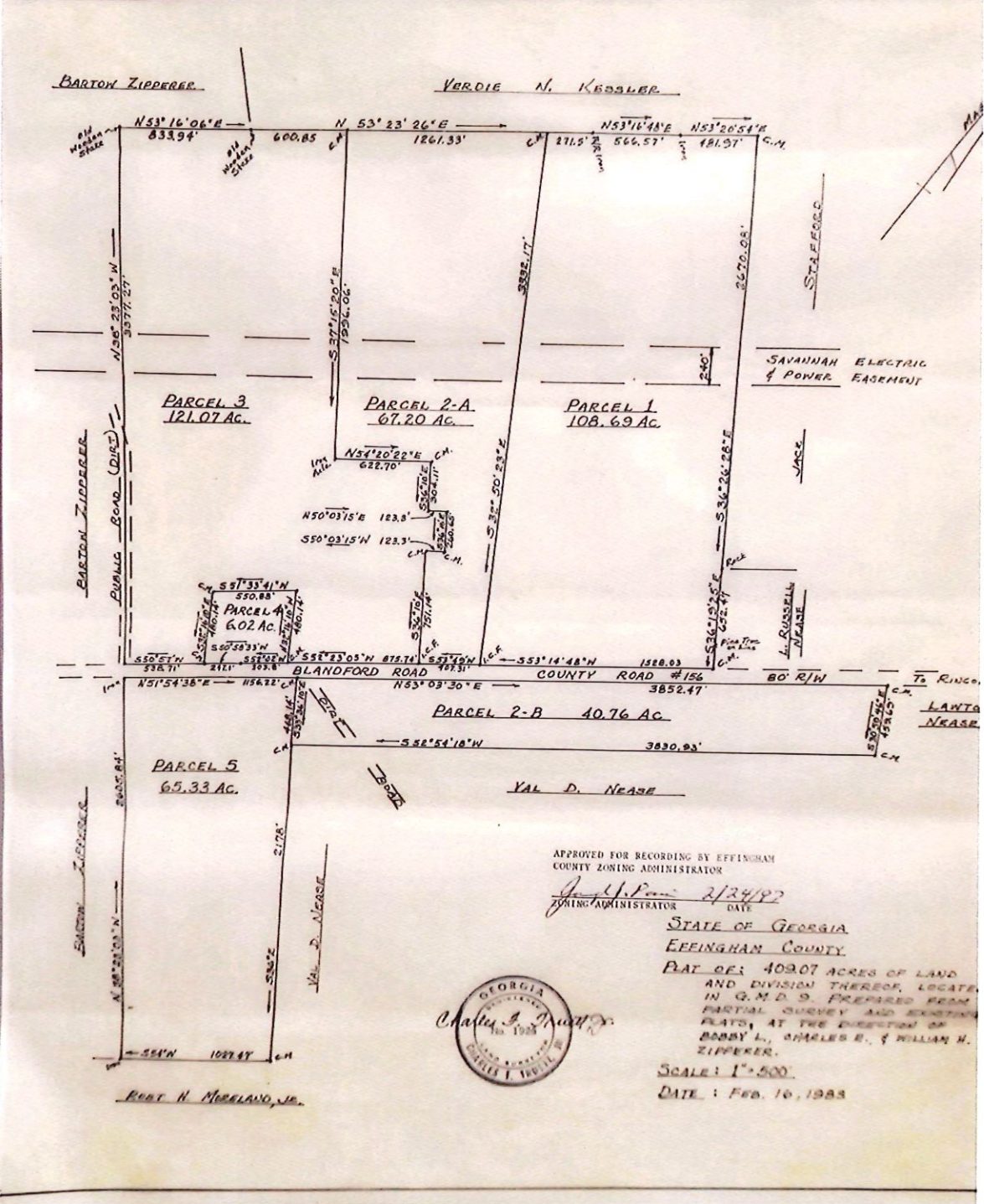
Mar 6, 2026

SCANNED 4/5/2019

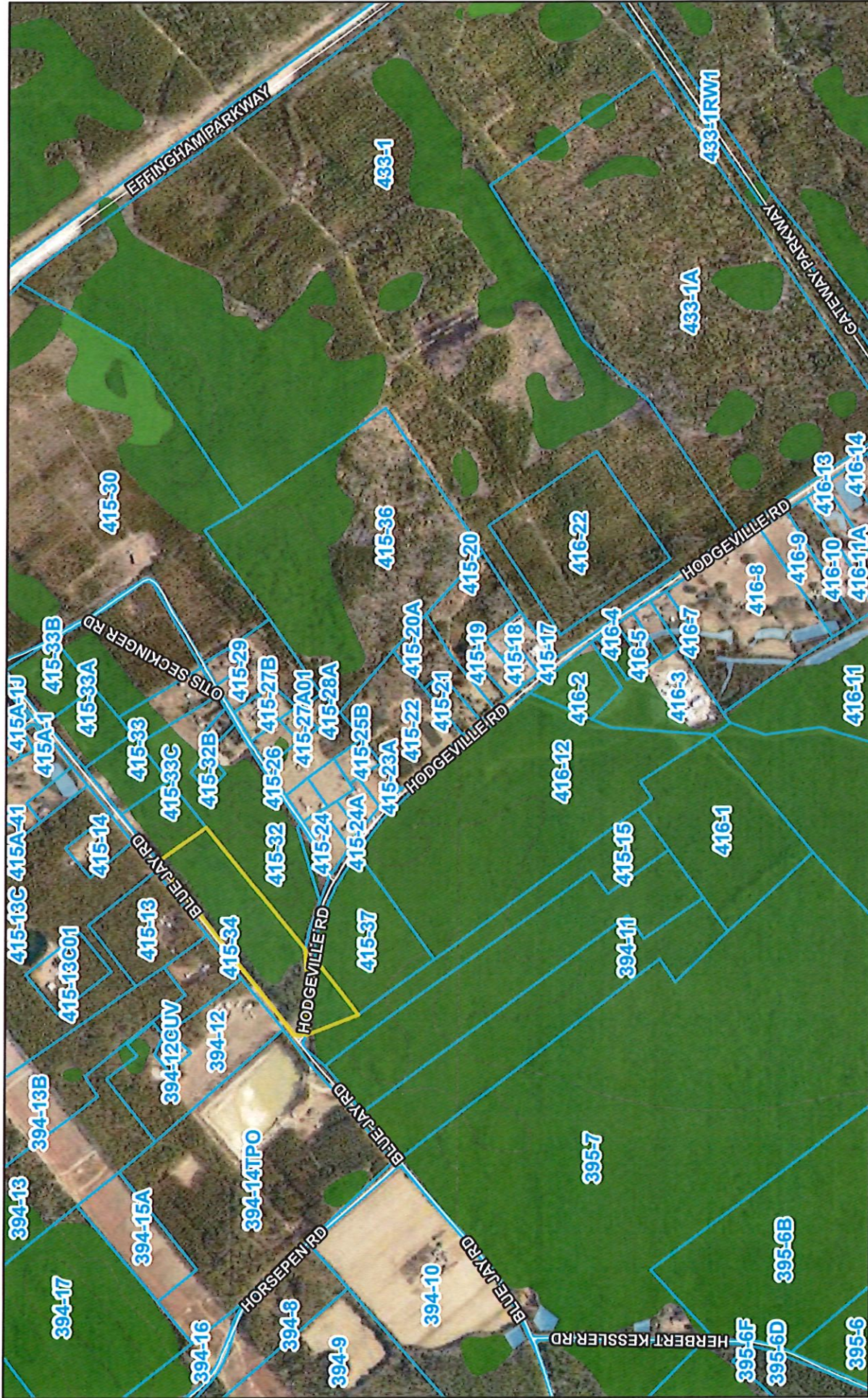
Filed for Record

Book A378 Page A1

Date 2/24/1997



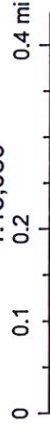
415-34 & 415-15



3/18/2026

- Roads
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Citations
- Freshwater Pond

1:15,686



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

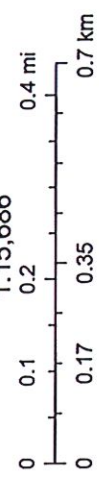
415-34 & 415-15



3/18/2026

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

1:15,686



ECBOC, 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, **Doug Morgan as agent for Children’s LEZ/LBZ LLC (Map # 415 Parcel # 34 & 15)** from **AR-1 to B-2 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?

J.S.

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My main concern is the wetlands not being protected. Just signs to sell w/ no assurances of protecting the water flow. Conf just keep moving wetlands.

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More traffic

Could w/ Flooding

M.K.

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APPROVAL

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APPROVAL X DISAPPROVAL _____

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APPROVAL ✓ DISAPPROVAL _____
U to 1

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1 opposed

J.P.