



**Record No: RZN-
26-31**

Rezoning Application

Status: Active

Submitted On: 6/3/2026

Primary Location

32.290135, -81.273147

Owner

No owner information

Applicant

 John Giordano

 50 Park of Commerce

Way

Savannah, GA 31405

Staff Review

Planning Board Meeting Date* 

07/14/2026

Board of Commissioner Meeting Date* 

08/04/2026

Notification Letter Description * 

to allow for residential development in R-5.

Staff Description 

Stipulations 

Map #* 

413

Parcel #* 

8

Georgia Militia District 

—

Commissioner District* 

4th

Public Notification Letters Mailed 

06/22/2026

Board of Commissioner Ads 

07/15/2026

Planning Board Ads 

06/24/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Gary Wiggin / GW Investments

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

660 E. 39th St.

Applicant City*

Savannah

Applicant State & Zip Code*

31401

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*

Map & Parcel *

R-5 (Single Family Design Residential)

413-8

Road Name*

Proposed Road Access* ?

McCall Road

McCall Road

Total Acres *

Acres to be Rezoned*

146.06

136

Lot Characteristics *

Vacant Ind, mix of uplands with delineated wetlands

Water Connection *

Name of Supplier*

Public Water System

Effingham County

Sewer Connection*

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

development of singlf-family detached lots w/in R-5 Ordinance

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

North*

South*

AR-1

AR-1

East*

West*

R-1

AR-2/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, Industrial

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 teh 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 teh planned growth

Digital Signature*

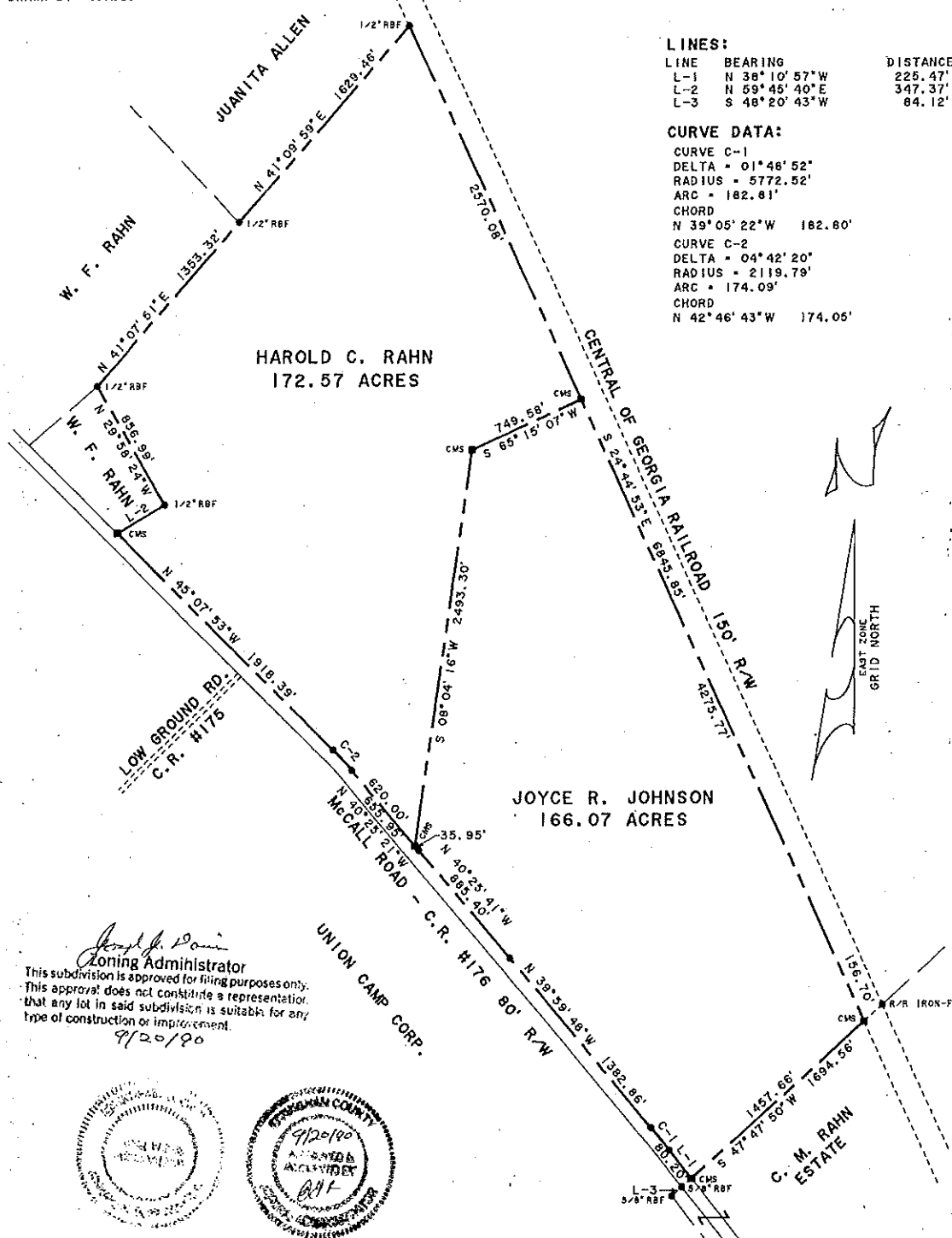
✓ John V. Giordano
Jun 3, 2026

Recorded September 24, 1990

Filed for Record

Book 27 Page 12
Date 9/24/1990

DRAWN BY: J.M.B.



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 1/1,501,894

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

0 600 1200'

DATE: SEPT. 5, 1990 FILE NO. 3030

WILDER SURVEYING & MAPPING
 RINCON, GEORGIA

PROVIDED OPEN-SPACE ANALYSIS				
LINE	CATEGORY OF LAND USE	AC	MULTIPLIER	CREDIT ACREAGE
1	COMMUNITY GREENSPACE	14.7	-	14.7
2	ADJACENT SITE	1.1	5	5.5
3	ACCESSIBLE PONDS (CREDITED AMOUNT NOT TO EXCEED 2X OF POND OPEN SPACE)	5.0	-	5.0
4	UNDESIGNATED WETLANDS**	27.8	-	0.0
5	ACCESSIBLE PLANTING	20.3	-	20.3
6	TRAILS (5, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)	0.47	4	1.9
7	OPEN SPACE REQUIRED (LINE 1 + LINE 2 + LINE 3 + LINE 4 + LINE 5 + LINE 6 + LINE 7) MINUS CREDITED AMOUNTS	70.3	-	47.4
8	PERCENT OPEN SPACE PROVIDED (7/8) (70.3 / 147.7) = 47.4%			47.4%

ADJ. EXIST. LOT (14.0 AC)

JURISDICTIONAL WETLAND (TYP.)
50' LANDSCAPE BERM OR
NATURAL VEGETATED
BUFFER

COMMUNITY GREEN SPACE
RESIDENT PARKING (TYP.)
MAILBOX KIOSKS (TYP.)
50' LANDSCAPE BERM OR
NATURAL VEGETATED BUFFER

COMMUNITY TRAIL NETWORK ACCESS (TYP.)
COMMUNITY GREENSPACE AREA
MAILBOX KIOSK & BUS STOP
50' PERIMETER BUFFER AT MCCALL RD.
NEIGHBORHOOD ENTRY SIGN



VIEW ACROSS MCCALL RD. FACING NORTHEAST

ILLUSTRATIVE PLAN

JOHNSON TRACT DEVELOPMENT

EFFINGHAM COUNTY | GEORGIA

JUNE 3, 2026

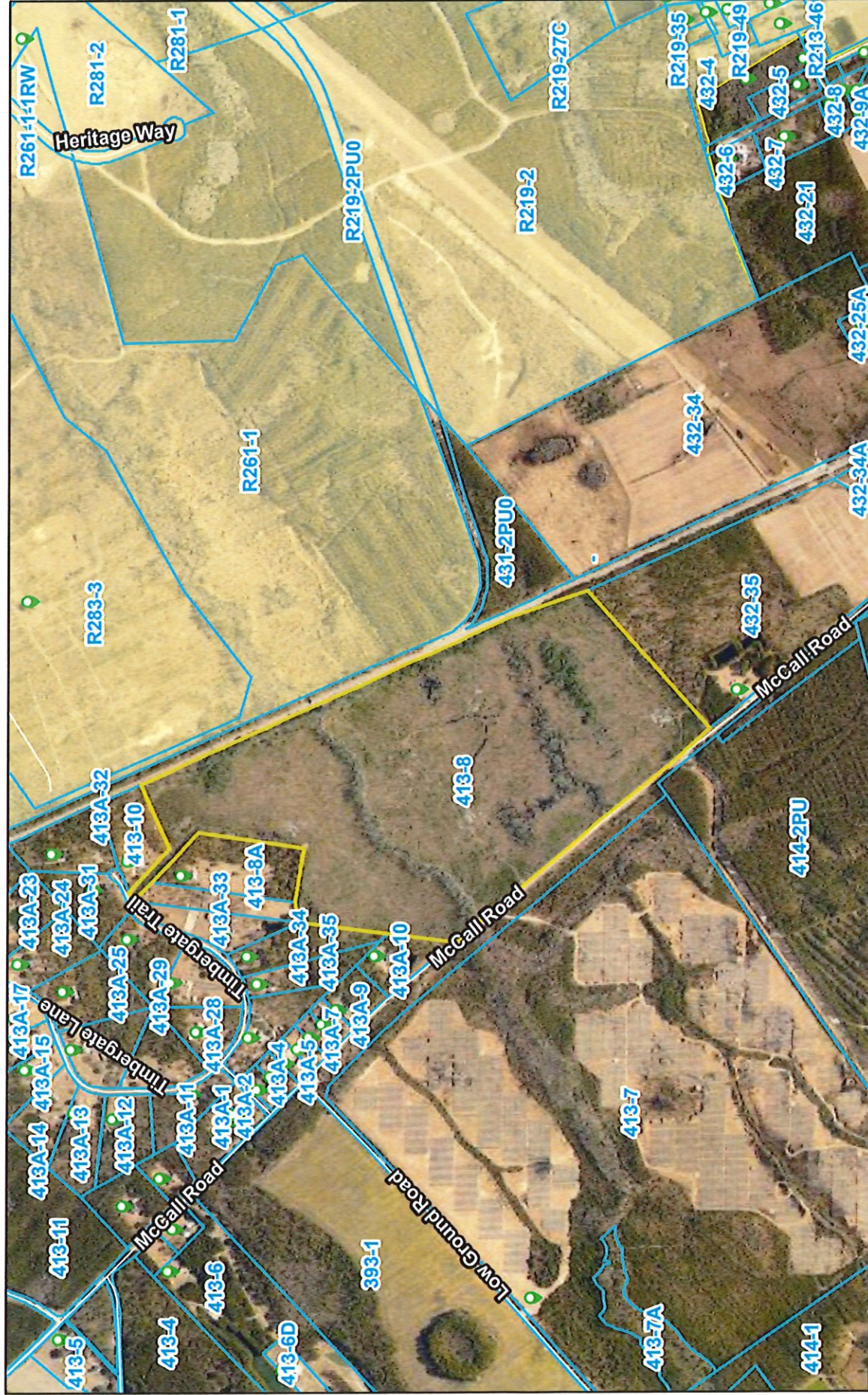


THOMAS
HUTTON

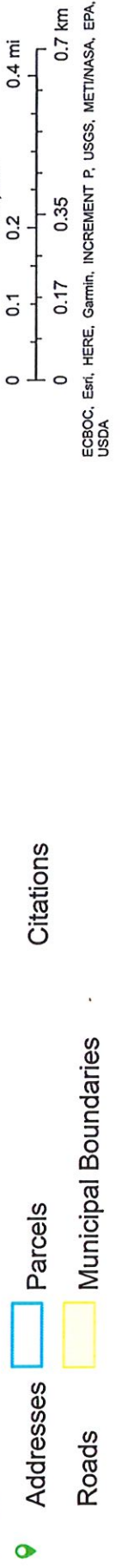
GW INVESTMENTS, LLC
50 PARK OF COURTESY WAY
SUITE 100
ALPHARETTA, GA 30009-3115
770.312.3000
www.gwinvestments.com

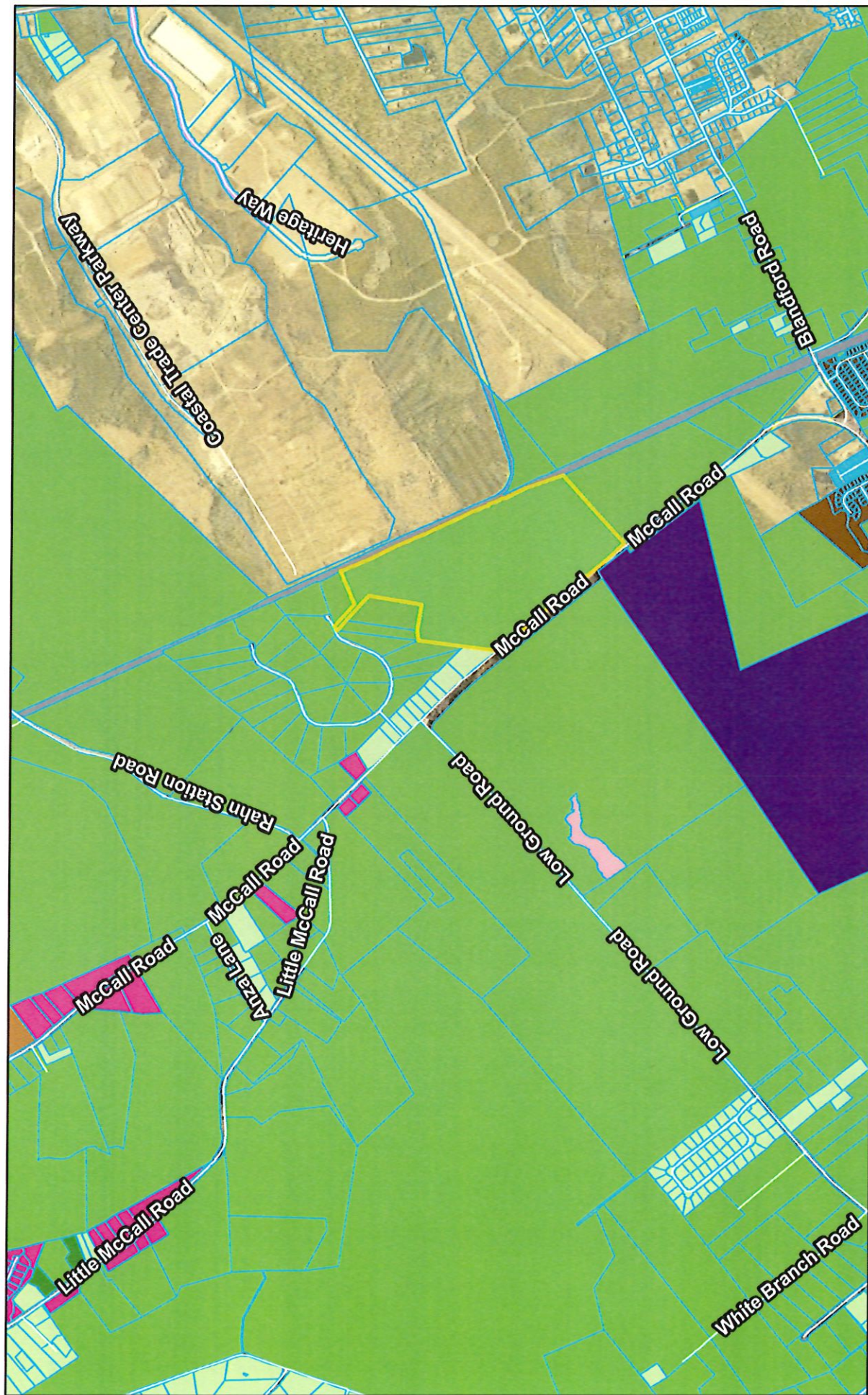
This plan is a general plan of the development and is not a final plan. It is subject to change and revision without notice. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The plan is not to be used for any other purpose without the written consent of the architect.

413-8



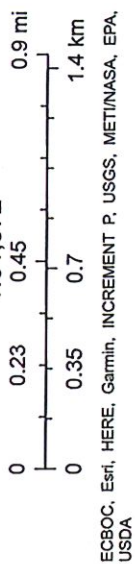
6/8/2026



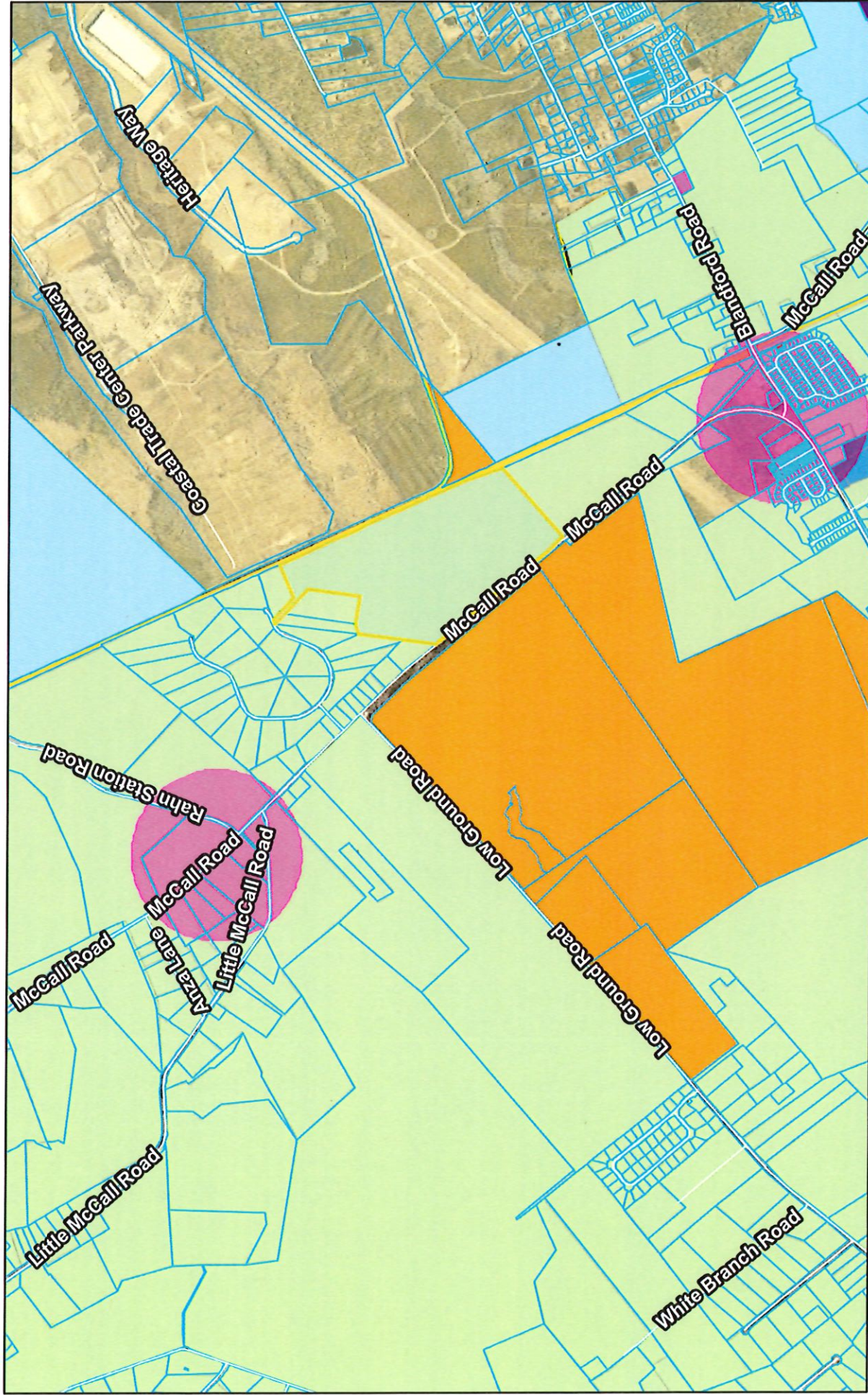


6/8/2026

Citations



- | | | | | |
|------|----------------------|------|---------------|----------------------|
| PD | AR-2 | R-6 | B-1 | LI |
| AR-3 | R-1 | I-1 | RR (Railroad) | Municipal Boundaries |
| R-5 | AR-1 | AR-5 | PD | |
| B-1 | AR-2 | R-6 | B-1 | |
| I-1 | R-1 | I-1 | RR (Railroad) | |
| LI | Municipal Boundaries | | | |



6/8/2026

1:31,372

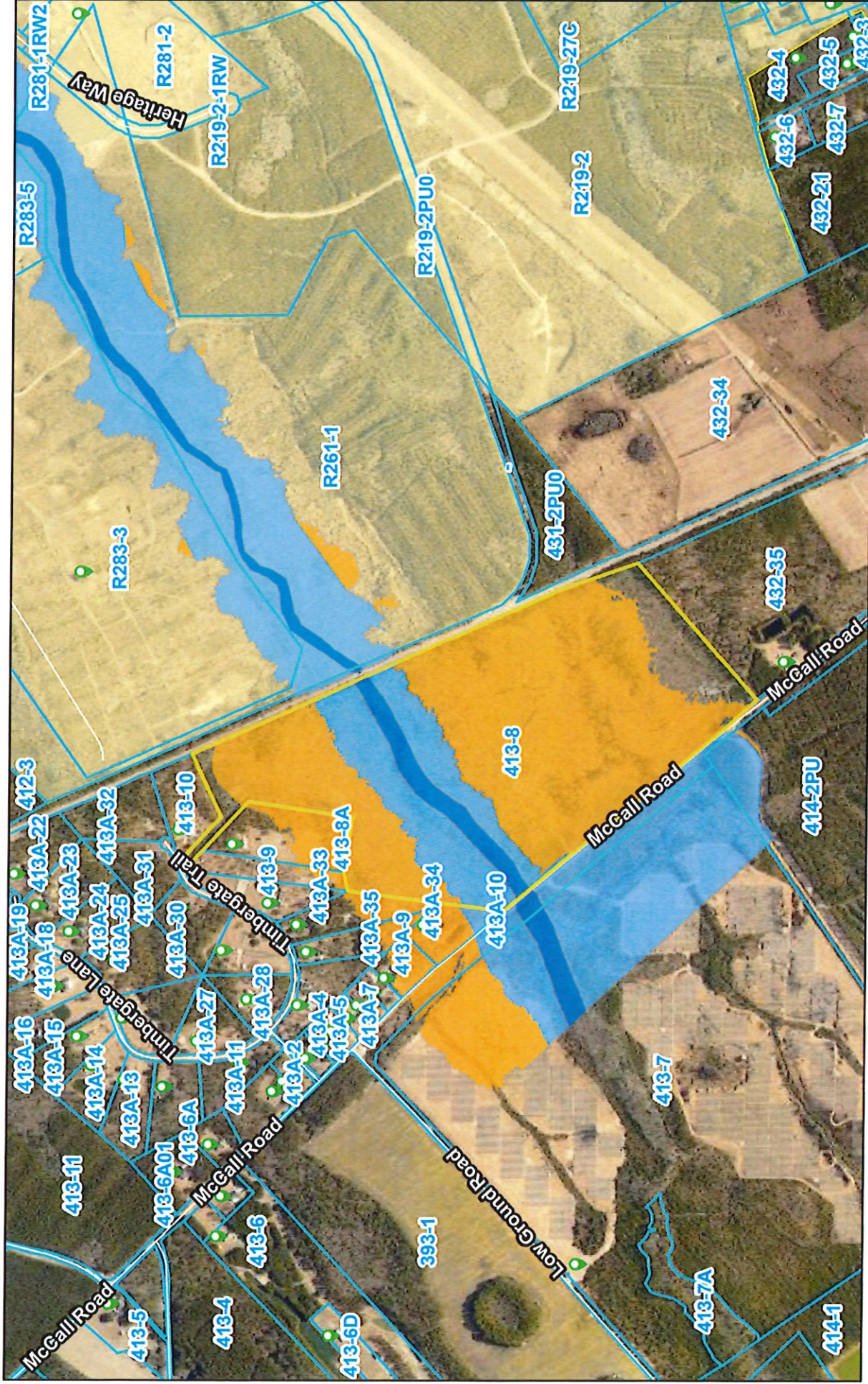
0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

- Roads
- Parcels
- Character Areas
- Commercial Corridor Overlay
- Development-Suburban Node
- FLUM Areas
- Agricultural-Residential
- Assembly Area
- Industrial
- Public-Institutional
- Transitional
- Transportation
- Utility
- Municipal Boundaries
- Citations

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

413-8



6/8/2026

- Addresses
- Roads
- Parcels
- FEMA Flood Zone
 - AE
 - AE, FLOODWAY
 - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

- X, AREA OF MINIMAL FLOOD HAZARD
- Municipal Boundaries
- Citations

1:15,686

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

RLC Project No.:	23-065.1
Figure No.:	8
Prepared By:	JP
Sketch Date:	12/8/2025
Map Scale:	1 inch = 600 feet

Johnson Tract

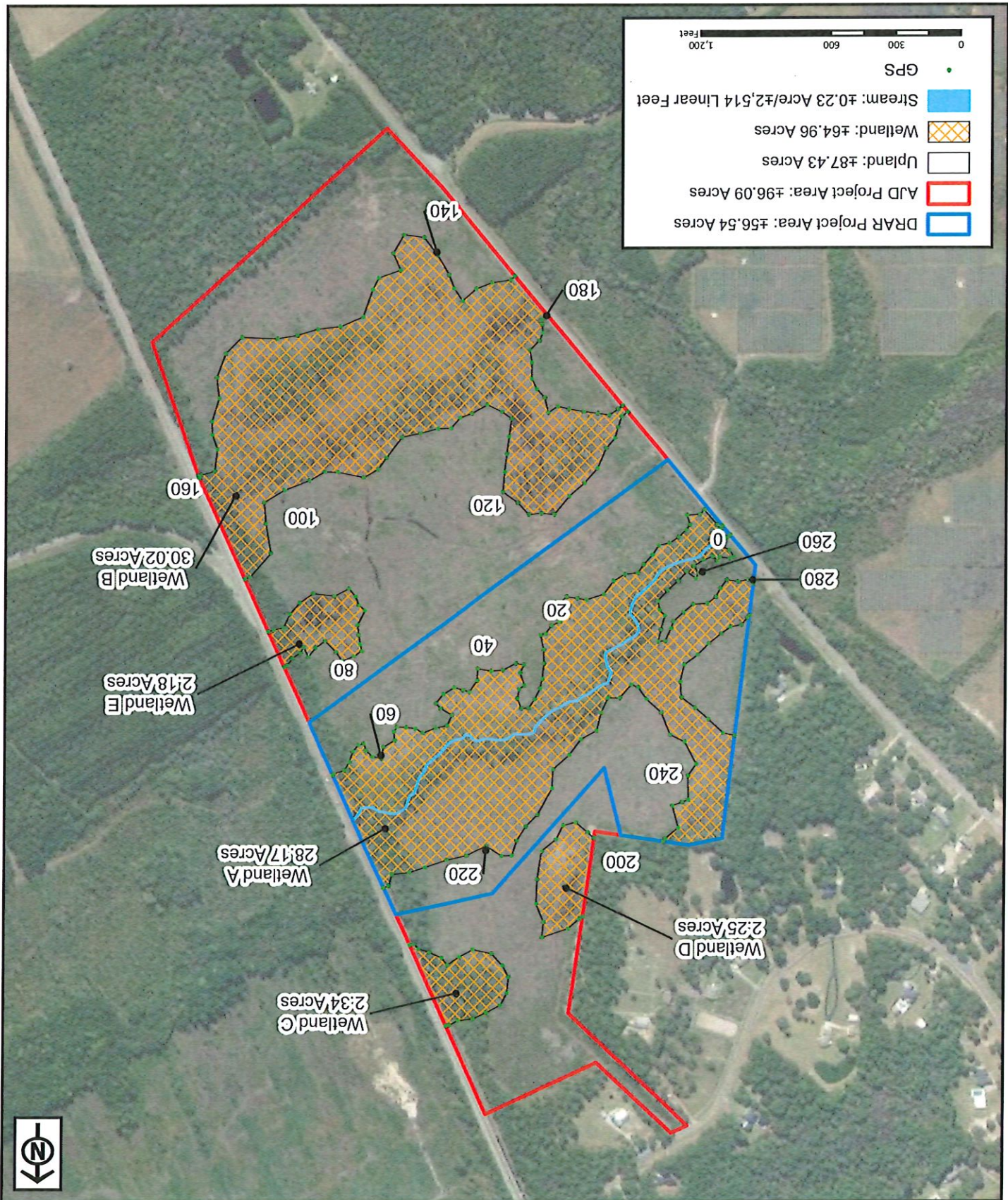
Effingham County, Georgia

Aquatic Resource
GPS Delineation Exhibit
Prepared For: Liberty
Street Development

RLC

RESOURCE+LAND CONSULTANTS

47 Park of Commerce Way, Suite 101
Savannah, Georgia 31405
912.421.5750 www.rlc.com





6/8/2026

- Addresses
- Roads
- Parcels
- Wetlands
- Freshwater Forested/Shrub Wetland Citations
- Riverine
- Municipal Boundaries
- Citations

1:15,686

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, MET/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 X

Of the rezoning request, **Gary Wiggins/GW Investments (Map # 413 Parcel # 8)** from **AR-1 to R-5 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?

TS.

9.5

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APPROVAL _____

DISAPPROVAL ✓

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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?

Minimum Parking
Not Met 41/61

Major Traffic
Concerns

Full Blown
Cypress Swamp

W.B.

9.5

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CHECK LIST:

Vote 2-1

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL ✓

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Handwritten signatures: [Signature] JP

4
Residents
In opposition
OK

Publics
Concerns
- Traffic
- Schools

Rural life
- keep wooded
- kids playing