



**Record No: RZN-
26-30**

Rezoning Application

Status: Active

Submitted On: 6/3/2026

Primary Location

32.147708, -81.338796

Owner

No owner information

Applicant

 Scott Monson

 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 permitted uses in B-3.

Staff Description 

Stipulations 

Map #* 

378

Parcel #* 

2

Georgia Militia District 

—

Commissioner District* 

1st

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*

Keith Blocker/ Scott Monson as Agent

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

2755 Strickland Street

Applicant City*

Pembroke

Applicant State & Zip Code*

GA 31321

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*

B-3 (Highway Commercial)

Map & Parcel *

03780-00000-002-000

Road Name*

US Highway 80 W

Proposed Road Access* ②

Private Drive

Total Acres *

3.36

Acres to be Rezoned*

3.36

Lot Characteristics *

Undeveloped forested parcel, no wetlands

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Applicant desires to recombine the Parcel 002 with Parcel 006 and market the combined parcel for commercial development.

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

North*

AR-1

South*

AR-1 & B-2

East*

West*

B-3

AR-1 & R-4

Describe the current use of the property you wish to rezone.*

Parcel 002 is approximately 3.36 acres and is mostly undeveloped with tree cover.

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.*

The owner/applicant proposes to recombine Parcel 002 and parcel 006 and prepare the combined parcel for commercial development.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

The property at the corner of Zeigler Rd. & Hwy. 80 is a Chevron station and Convenience Store. The property immediately east of the site is a mobile home park with 3 slab built houses and 11 mobile homes. Properties immediately west are residential. A Parker's Kitchen is located at the corner of Hwy. 80 and GA Hwy. 17. The southside of Hwy 80 is occupied by Trademark Truck Lines, another Parker's Store, The Faulkville Animal Hospital, The Oak's Strip Center (Subway, Gordon's Pharmacy, small restaurant, Star Nails Shop) and then several private residences.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

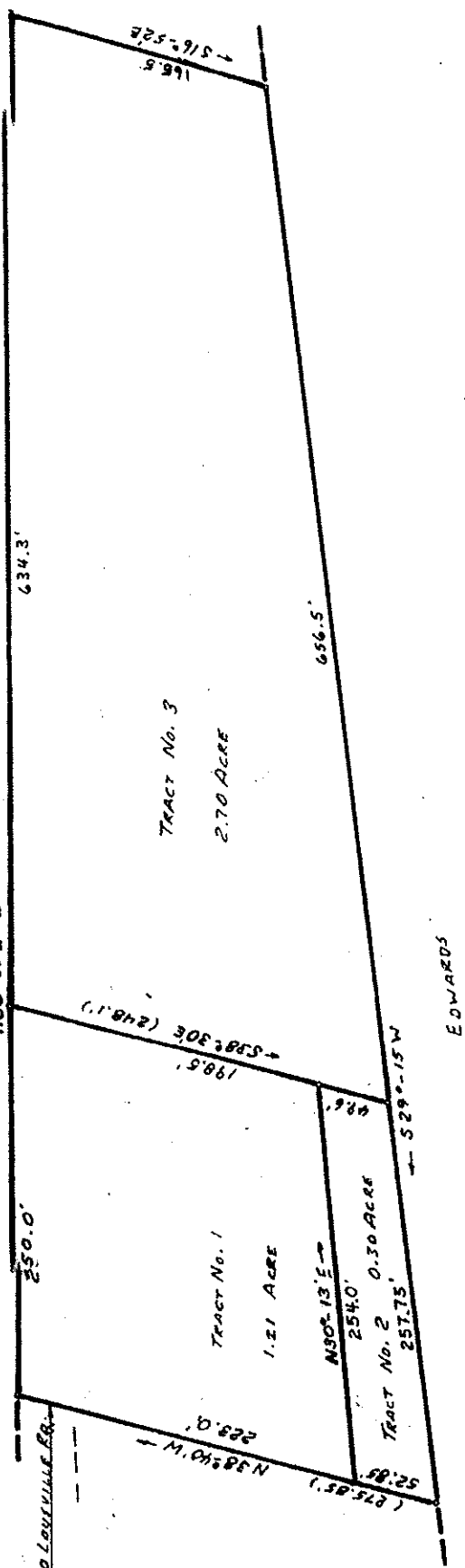
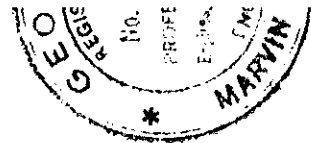
The highway 80 corridor in this area has been transitioning from a mix of residential and commercial uses for a number of years. The transition has intensified in recent years and will continue to see more commercial uses. The proposed B-3 zoning is consistent with Highway Corridor master plan.

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?*

The proposed rezoning and future land use would not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Digital Signature*

✓ Scott K. Monson , as Agent
Jun 3, 2026



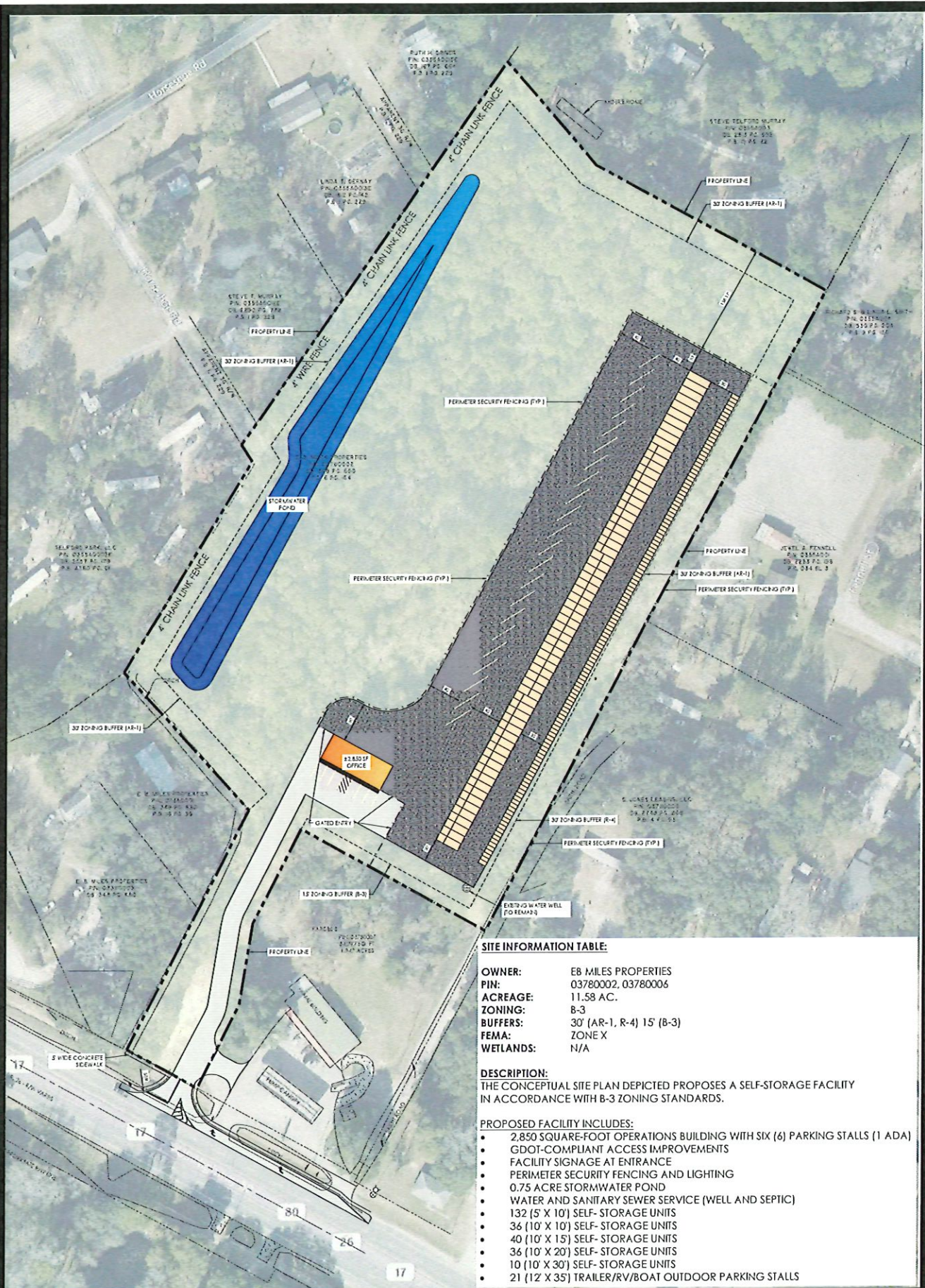
THIS PLAT REPRESENTS THE ABOVE TRACTS OF LAND IN THE 1559 DIST. OF EFFINGHAM COUNTY, GEORGIA. BELONGING TO:

- TRACT No. 1 1.21 ACRE IRVIN W. MOORE
- TRACT No. 2 .30 ACRE MRS. ANNIE MOORE
- TRACT No. 3 2.70 ACRE MRS. ANNIE MOORE

SURVEYED BY: MARVIN U. DUBOIS
MARVIN U. DUBOIS

SURVEYED FOR IRVIN W. MOORE

SCALE: 1"=100' DATE: OCT. 24, 1970



SITE INFORMATION TABLE:

OWNER: EB MILES PROPERTIES
PIN: 03780002, 03780006
ACREAGE: 11.58 AC.
ZONING: B-3
BUFFERS: 30' (AR-1, R-4) 15' (B-3)
FEMA: ZONE X
WETLANDS: N/A

DESCRIPTION:

THE CONCEPTUAL SITE PLAN DEPICTED PROPOSES A SELF-STORAGE FACILITY IN ACCORDANCE WITH B-3 ZONING STANDARDS.

PROPOSED FACILITY INCLUDES:

- 2,850 SQUARE-FOOT OPERATIONS BUILDING WITH SIX (6) PARKING STALLS (1 ADA)
- GDOT-COMPLIANT ACCESS IMPROVEMENTS
- FACILITY SIGNAGE AT ENTRANCE
- PERIMETER SECURITY FENCING AND LIGHTING
- 0.75 ACRE STORMWATER POND
- WATER AND SANITARY SEWER SERVICE (WELL AND SEPTIC)
- 132 (5' X 10') SELF-STORAGE UNITS
- 36 (10' X 10') SELF-STORAGE UNITS
- 40 (10' X 15') SELF-STORAGE UNITS
- 36 (10' X 20') SELF-STORAGE UNITS
- 10 (10' X 30') SELF-STORAGE UNITS
- 21 (12' X 35') TRAILER/RV/BOAT OUTDOOR PARKING STALLS



CONCEPTUAL SITE PLAN EB MILES PROPERTY EFFINGHAM COUNTY, GA

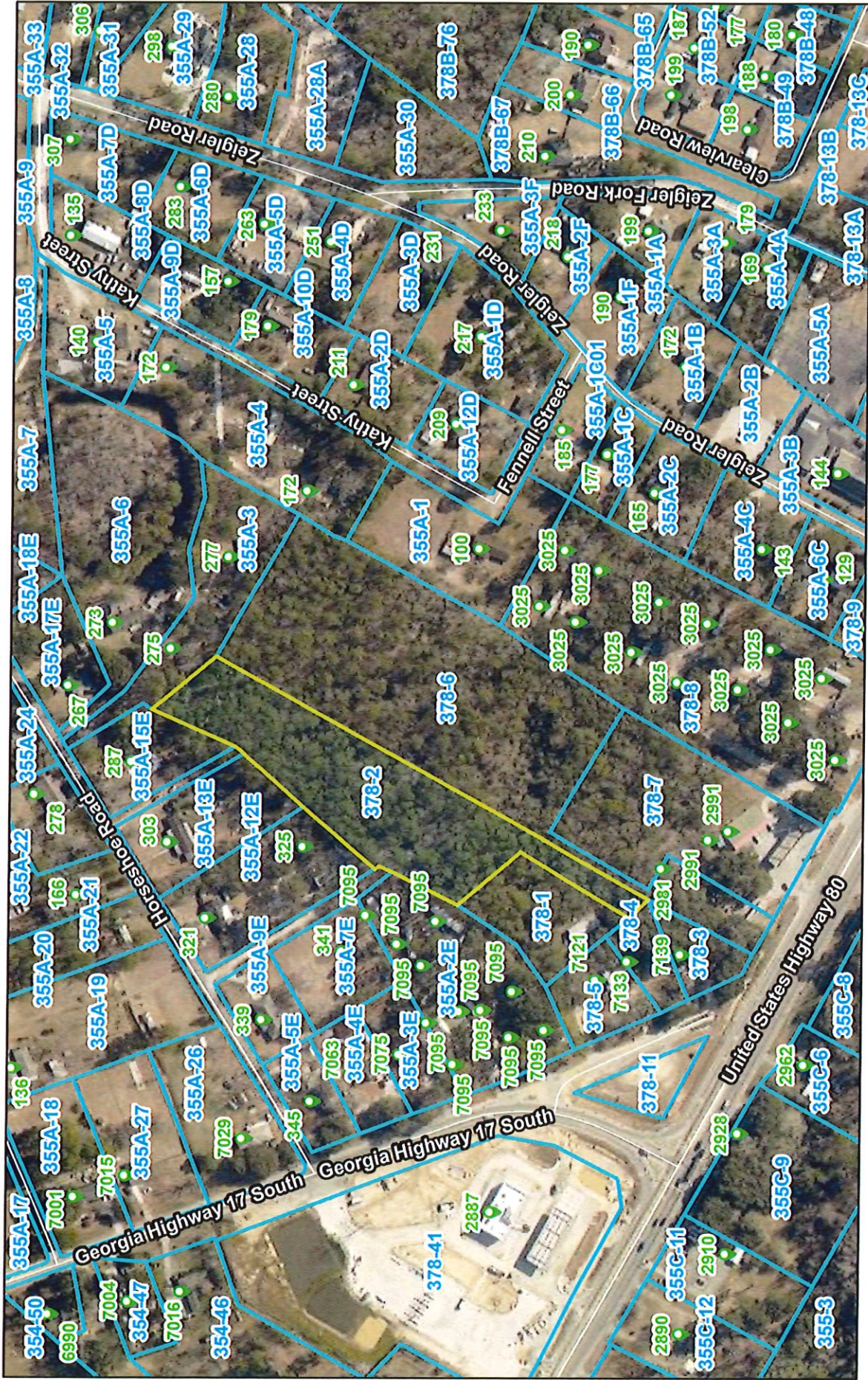
JUNE 6, 2025



50 Park of Commerce Way
Savannah, GA 31405 • 912.224.5300
www.thomasandhutton.com

This map illustrates a conceptual plan of the development subject to all applicable laws, regulations, and standards. It is not intended to be used for any other purpose. The map is not a warranty, representation, or guarantee of any kind. The map is subject to change without notice. The map is not to be used for any other purpose. The map is not a warranty, representation, or guarantee of any kind. The map is subject to change without notice. The map is not to be used for any other purpose.

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6/8/2026

- Addresses
- Parcels
- Roads
- Citations

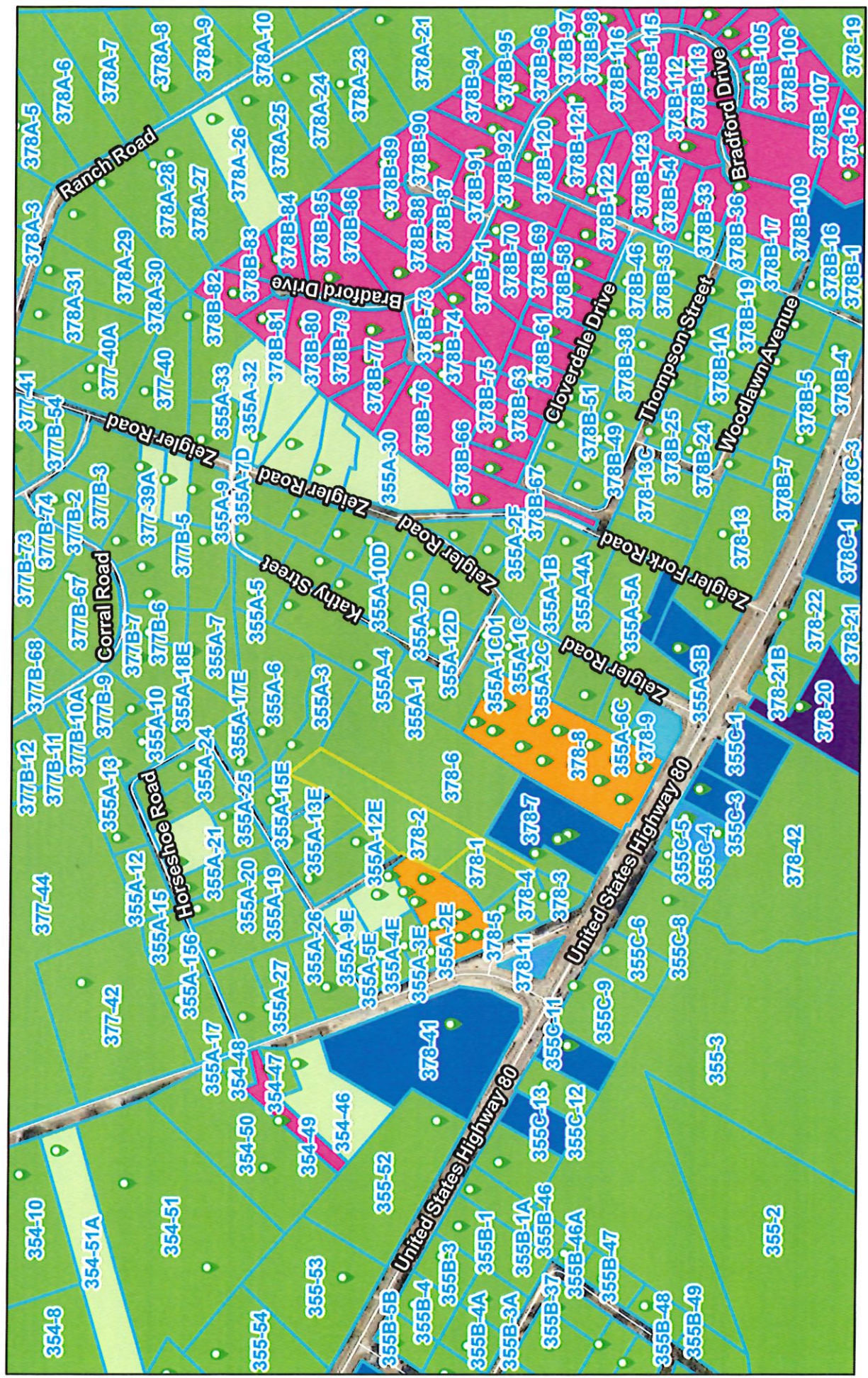
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0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

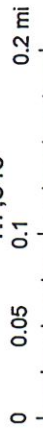
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS,
EPA, USDA

378-2



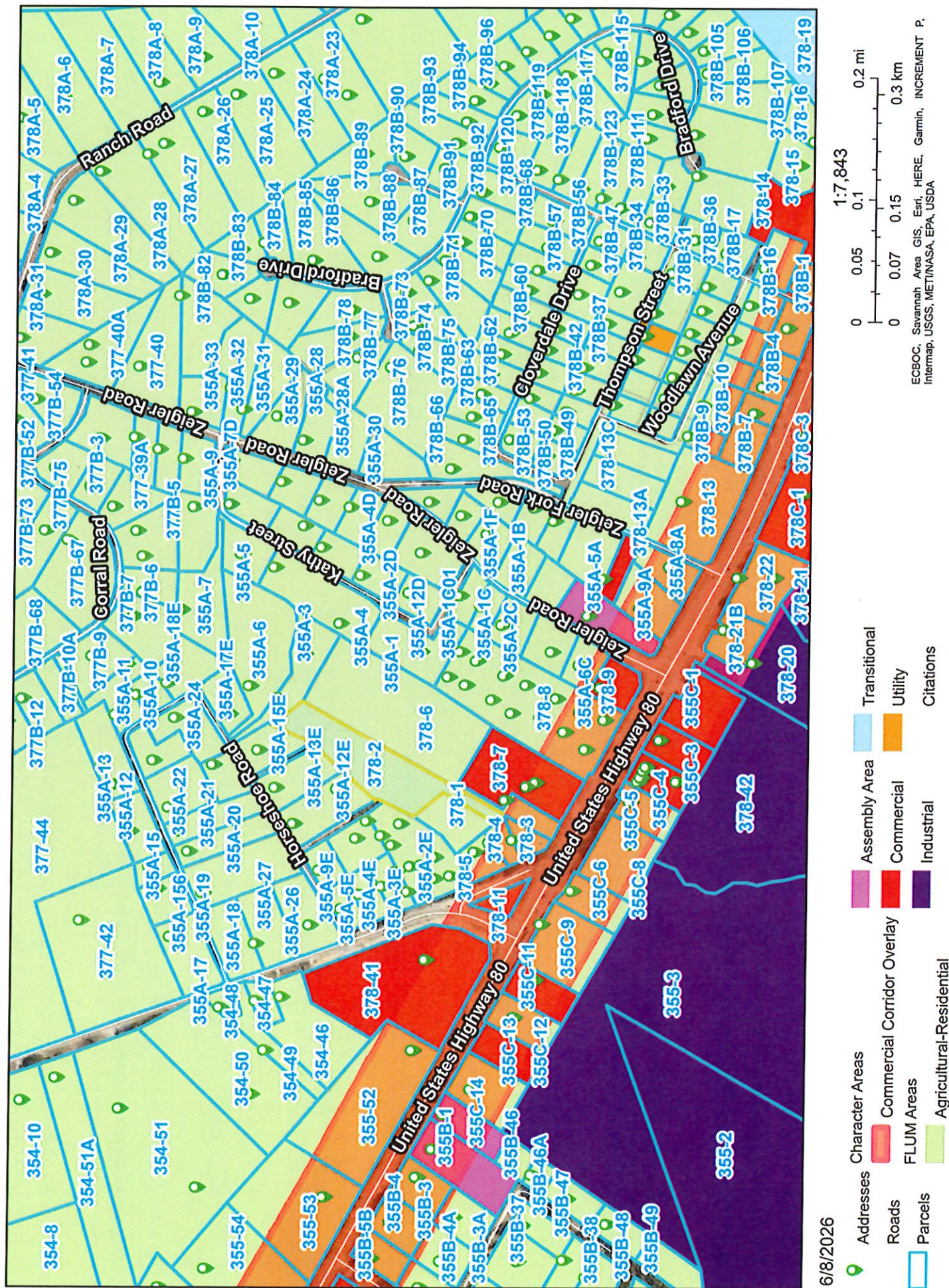
6/8/2026

1:7,843



- Addresses
 - Roads
 - Parcels
 - Zoning
 - Citations
- AR-1
 - AR-2
 - R-1
 - R-4
 - B-1
 - B-2
 - B-3
 - I-1

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, 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 X

DISAPPROVAL _____

Of the rezoning request, **Scott Monson as agent for Keith Blocker (Map # 378 Parcel # 2) from AR-1 to B-3 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?

T.S.

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