



RZN-24-43

Rezoning Application

Status: Active

Submitted On: 6/19/2024

Primary Location

939 Goshen Road

Rincon, GA 31326

Owner

TURKEY BLUFF PLANTATION

LLC

128 GROVE POINT ISLAND

RD SAVANNAH, GA 31419

Applicant

 Neil McKenzie

 912-200-3041

 nmckenzie@cci-sav.com

 1480 Chatham Parkway
Suite 100

Savannah, Georgia 31405

Staff Review

Planning Board Meeting Date*

08/13/2024

Board of Commissioner Meeting Date*

09/03/2024

Notification Letter Description *

residential development.

Map #*

451

Parcel #*

41

Staff Description

Georgia Militia District

9

Commissioner District*

2nd

🔒 Public Notification Letters Mailed

07/15/2024

🔒 Board of Commissioner Ads

08/14/2024

🔒 Planning Board Ads

07/17/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Neil McKenzie

Applicant Email Address*

nmckenzie@cci-sav.com

Applicant Phone Number*

9122003041

Applicant Mailing Address*

1480 Chatham Parkway Suite 100

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

Nick Finland

Owner's Email Address*

nfinland@gmail.com

Owner's Phone Number*

202-400-0247

Owner's Mailing Address*

127 W Gordon St

Owner's City*

Savannah

Owner's State & Zip Code*

GA 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*

R-5 (Single Family Design Residential)

Map & Parcel *

04510041

Road Name*

Goshen Rd

Proposed Road Access* 

Goshen Rd

Total Acres *

221.87

Acres to be Rezoned*

221.87

Lot Characteristics *

Vacant land, single family home

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

Necessary for establishing new subdivision.

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*

PD, R-3

AR-1

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

Vacant land, single family home.

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.*

New subdivision.

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

Vacant land, subdivision.

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

Creating more housing opportunities for Effingham County.

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*

✓ Neil McKenzie
Jun 19, 2024

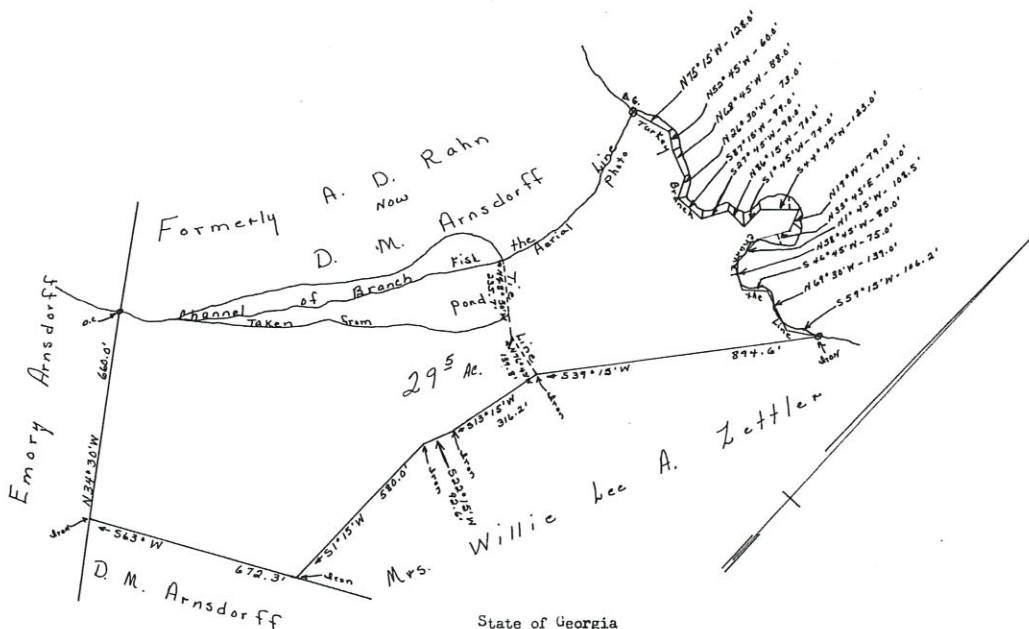
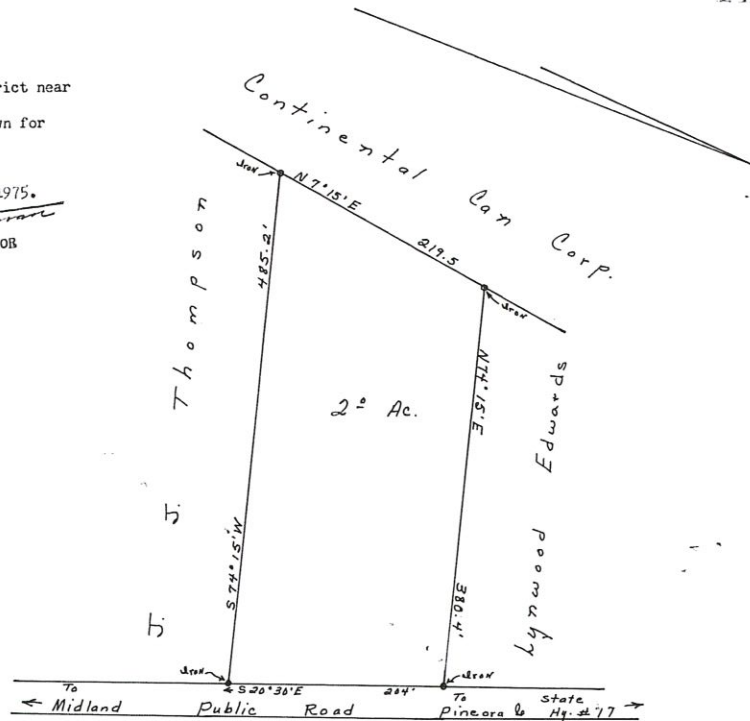
State of Georgia
Effingham County

Plat of

Two acres of land in 10th G.M. District near
Pineora, Ga. Surveyed and plat drawn for
J. Steve and Dianne W. Patrick.

Scale 100 Ft. Pr. Inch. May 29, 1975.

Paul C. Johnson
COUNTY SURVEYOR



State of Georgia
Effingham County

Plat of

Twenty-nine and five-tenths acres of land in 11th G.M.
District. Surveyed with exception of Branch Channel.
Done for D. M. Arnsdorff, present owner.

Scale 330 Ft. Pr. Inch.

May 22, 1975.

Paul C. Johnson
COUNTY SURVEYOR

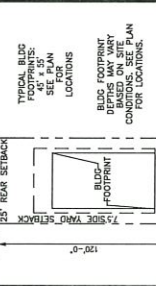


SITE DATA
TOTAL SITE AREA: 207.27 ACRES
DEVELOPABLE AREA: 127.27 ACRES
EXISTING ZONING: R-1
PROPOSED ZONING: R-1
OWNER: TURKEY BLUFF PLANTATION, LLC
DESIGNER: COLEMAN COMPANY, INC.
PROJECT ADDRESS: 939 GOSHEN ROAD, TINCAN, GA 31328
OWNER NAME: TURKEY BLUFF PLANTATION, LLC
OWNER ADDRESS: 10000 TURKEY BLUFF DRIVE, TAMMAM, GA 31411
CONTACT NAME: JAVIER PARRA
CONTACT ADDRESS: 939 GOSHEN ROAD, TINCAN, GA 31328
CONTACT TELEPHONE: (912) 305-3941

SITE INFORMATION
PROPERTY ADDRESS: 939 GOSHEN ROAD, TINCAN, GA 31328
PROPERTY PIN: 0470641
WETLANDS: 127.27 ACRES
PODS: 127.27 ACRES
FLOODING: 127.27 ACRES
ROADWAYS: 127.27 ACRES
BODIES OF WATER: 127.27 ACRES
TOTAL SITE AREA: 207.27 ACRES
TOTAL DEVELOPABLE AREA: 127.27 ACRES
TOTAL WETLANDS: 127.27 ACRES
TOTAL FLOODING: 127.27 ACRES
TOTAL BODIES OF WATER: 127.27 ACRES

NOTES
1. ALL INFORMATION IS BASED ON THE RECORD MAPS AND SURVEYS OF THE PROPERTY.
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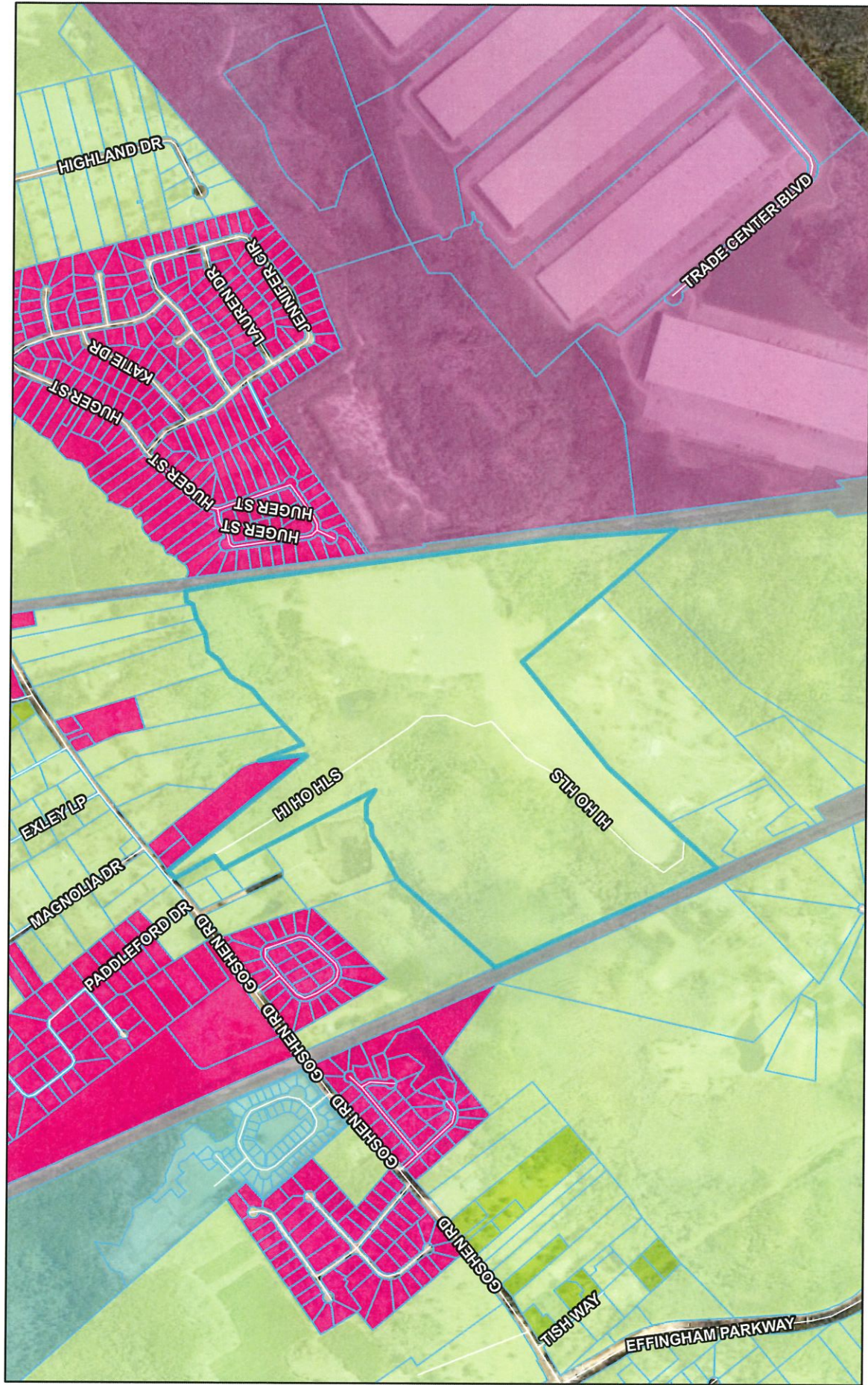
DEVELOPMENT REQUIREMENTS
FRONT SETBACK: 10'
SIDE YARD SETBACK: 12'
REAR YARD SETBACK: 20'
MAX. BUILDING HEIGHT: 20'
MINIMUM OPEN SPACE: 15%
MAXIMUM LOT AREA: 100,000 SQ. FT.
MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FT.
MINIMUM LOT DEPTH: 100 FT.
MINIMUM LOT AREA: 100,000 SQ. FT.
MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FT.
MINIMUM LOT DEPTH: 100 FT.



TYPICAL LOT LAYOUT
SINGLE FAMILY
NOT TO SCALE



451-41



6/24/2024

Roads

Effingham County Zoning

R-1

R-6

PD

AR-1

AR-2

Map-Parcel Ids (PINs)

Tax Parcels

Other

1:17,605

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Savannah Area GIS, 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 by **Neil McKenzie as agent for Nick Finland (Map # 451 Parcel # 41)** 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?

155 #120

377 6018

J.P.

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CHECK LIST:

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APPROVAL X

DISAPPROVAL _____

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APPROVAL ☒DISAPPROVAL ☐

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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? *Goshen + Hadgeville during commuting times*

☒ 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?

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Yes ☐ No ☒ 8. Do other conditions affect the property so as to support a decision against the proposal?

WB *[Signature]*

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APPROVAL LS

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Need buffer of some sort to protect neighboring property.

But would be great w/ Conditional Approval

Condition of 120-150 homes until infrastructure complete

* Open to Delaying construction until infrastructure is Ready *

LS

Needs active & passive recreation Areas.

Stater they "will not impact any of the flood zones"

says homes would be available mid 2027... when will Hodgesville Eff. Pkwy be completed?

Widening Phase 2

→ won't be complete until April 2028 / (if completed on time)