



**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

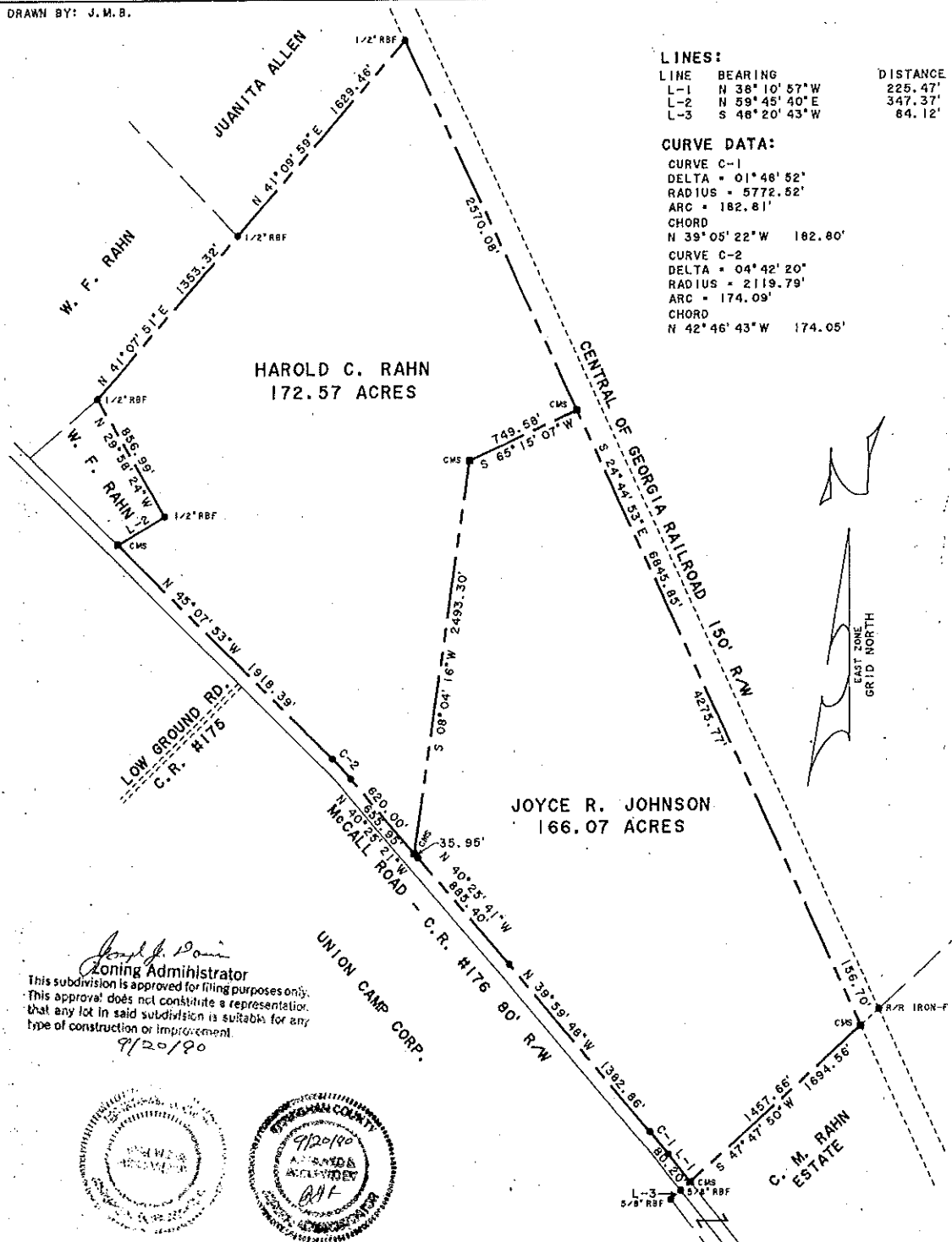
Nov 28, 2025

Recorded September 24, 1990

Filed for Record

Book 27 Page 12
Date 9/24/1990

DRAWN BY: J. M. B.

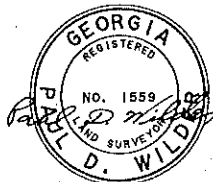


Joseph J. Davis
 Zoning Administrator
 This subdivision is approved for filing purposes only.
 This approval does not constitute a representation
 that any lot in said subdivision is suitable for any
 type of construction or improvement.
 9/20/90

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**

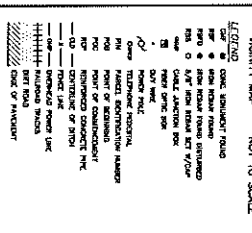
LOCATION: G.M.D. 9,
 EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 600 FEET

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

**WILDER SURVEYING & MAPPING
 RINCON, GEORGIA**

1. **OWNERSHIP OF THE LAND.** Is the land being sold by the owner, or is it being sold by a person who is not the owner? If the latter, what is the relationship between the seller and the owner?
2. **REASON FOR SELLING.** Why is the land being sold? Is the seller looking for a new home? Is the land being sold because of a change in circumstances?
3. **DETERMINING THE MARKET VALUE.** How is the market value of the land being determined? Is the seller asking for more than the market value? Is the seller asking for less than the market value?
4. **REASON FOR BUYING.** Why is the land being bought? Is the buyer looking for a new home? Is the land being bought because of a change in circumstances?
5. **REASON FOR SELLING.** Why is the land being sold? Is the seller looking for a new home? Is the land being sold because of a change in circumstances?
6. **REASON FOR BUYING.** Why is the land being bought? Is the buyer looking for a new home? Is the land being bought because of a change in circumstances?
7. **REASON FOR SELLING.** Why is the land being sold? Is the seller looking for a new home? Is the land being sold because of a change in circumstances?
8. **REASON FOR BUYING.** Why is the land being bought? Is the buyer looking for a new home? Is the land being bought because of a change in circumstances?
9. **REASON FOR SELLING.** Why is the land being sold? Is the seller looking for a new home? Is the land being sold because of a change in circumstances?
10. **REASON FOR BUYING.** Why is the land being bought? Is the buyer looking for a new home? Is the land being bought because of a change in circumstances?



1. PIR 27	PG 12
2. DR 6068	PG 81
3. PIR 18	PG 188-9
4. PIR 1833	DR 1434
5. PC 8	DR 1434
6. DR 786	PG 86
7. DR 2347	PG 495
8. PC 1717	DR 1434
9. DR 2394	PG 460

PREPARED FOR:
CW INVESTMENTS, LLC,
A GEORGIA LIMITED
LIABILITY COMPANY
ATTN: DAVIDSON REPORT, CP
2148 ACRES ON MC CALL ROAD

SHEET 1 OF 2

ATLAS
SURVEYING, INC.

[illegible]

MATTHEW G. MONTMAGUE
Edu.P.L.B. MA. 3500

ACRES & REQUIRED OPEN SPACE SUMMARY		
LINE	DESCRIPTION	ACRES
1	PRELIMINARY JUNCTIONAL RETAINMENT (NOT PROPOSED FOR IMPROVEMENT)	0.00
2	30' PERIMETER BUFFER (PERIMETER)	3.4
3	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
4	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
5	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
6	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
7	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
8	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
9	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
10	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
11	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
12	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
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14	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
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16	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
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18	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
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89	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
90	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
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96	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
97	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
98	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
99	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4
100	10' PERIMETER BUFFER ALONG MCCALL ROAD (PERIMETER)	3.4

LEGEND

- 6 - PLEX (72' - 20' X 100' LOTS)
- SINGLE FAMILY (20' - 50' X 120' LOTS)
- POND AREA (18.0 AC)
- COMMUNITY GREEN SPACE (18.0 AC)
- AMENITY SITE (1.1 AC)

TOTAL LOTS = 48 LOTS

TOTAL PARKING SPACES = 48 SPACES

TOTAL POND AREA = 18.0 AC

TOTAL COMMUNITY GREEN SPACE = 18.0 AC

TOTAL AMENITY SITE = 1.1 AC



CONCEPTUAL LAYOUT VER. 3.2
 JOYCE JOHNSON
 TRACT
 EFFINGHAM COUNTY, GA
 PREPARED FOR:
 LIBERTY STREET DEVELOPMENT LLC.
 PREPARED BY:
 THOMAS HUTTON
 1100 N. 10TH ST.
 SUITE 100
 LAWRENCEVILLE, GA 30046
 770.962.1100
 www.thomashutton.com

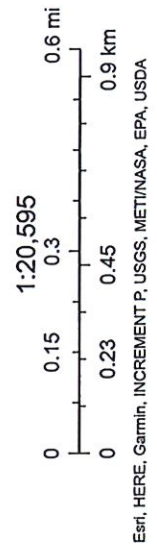


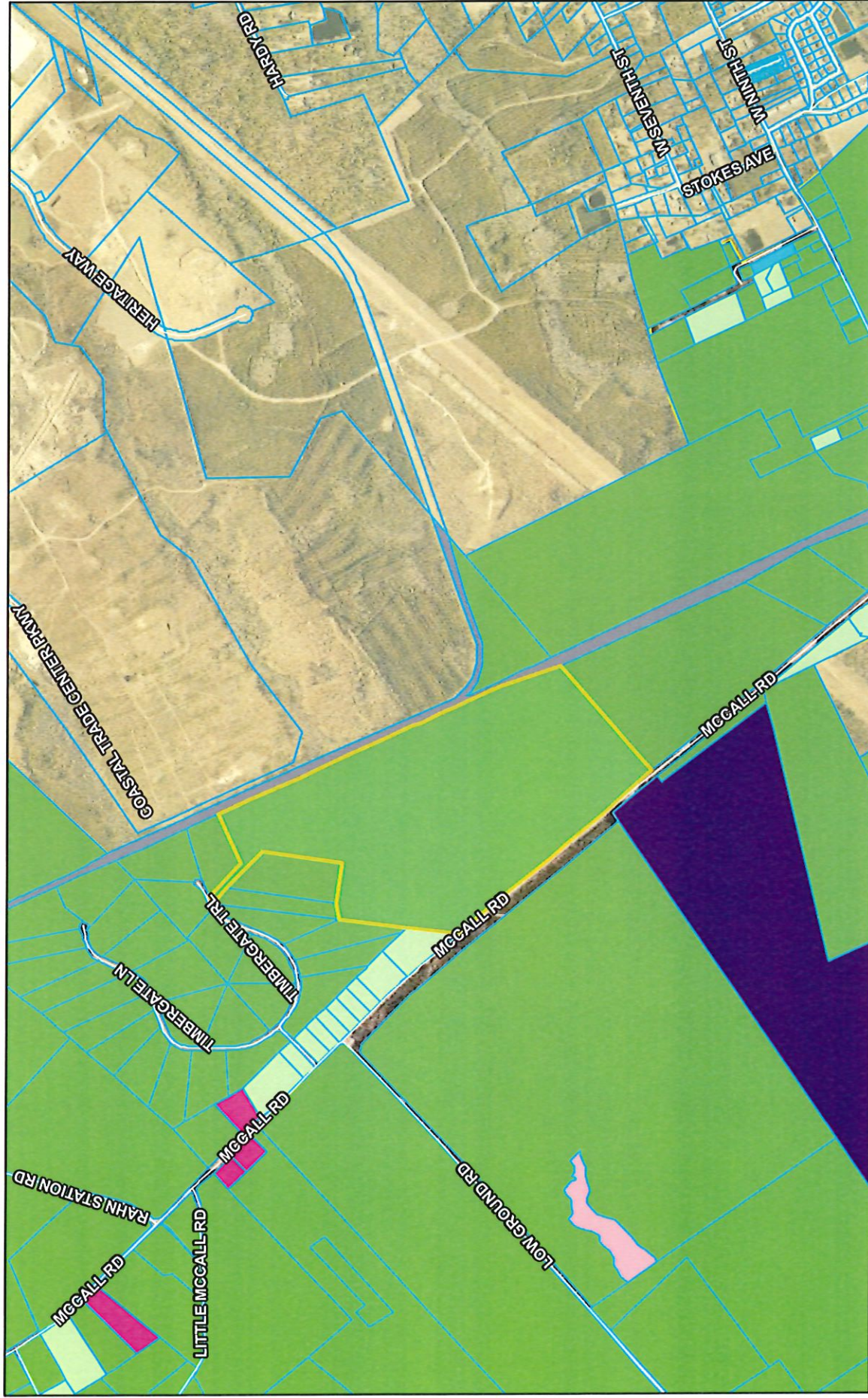
DATE	11/15/2018
BY	JH
CHECKED BY	JH
SCALE	AS SHOWN
PROJECT NO.	18-001
CLIENT	LIBERTY STREET DEVELOPMENT LLC
LOCATION	EFFINGHAM COUNTY, GA
TRACT	JOYCE JOHNSON TRACT
DATE	11/15/2018
BY	JH
CHECKED BY	JH
SCALE	AS SHOWN
PROJECT NO.	18-001
CLIENT	LIBERTY STREET DEVELOPMENT LLC
LOCATION	EFFINGHAM COUNTY, GA
TRACT	JOYCE JOHNSON TRACT



12/3/2025

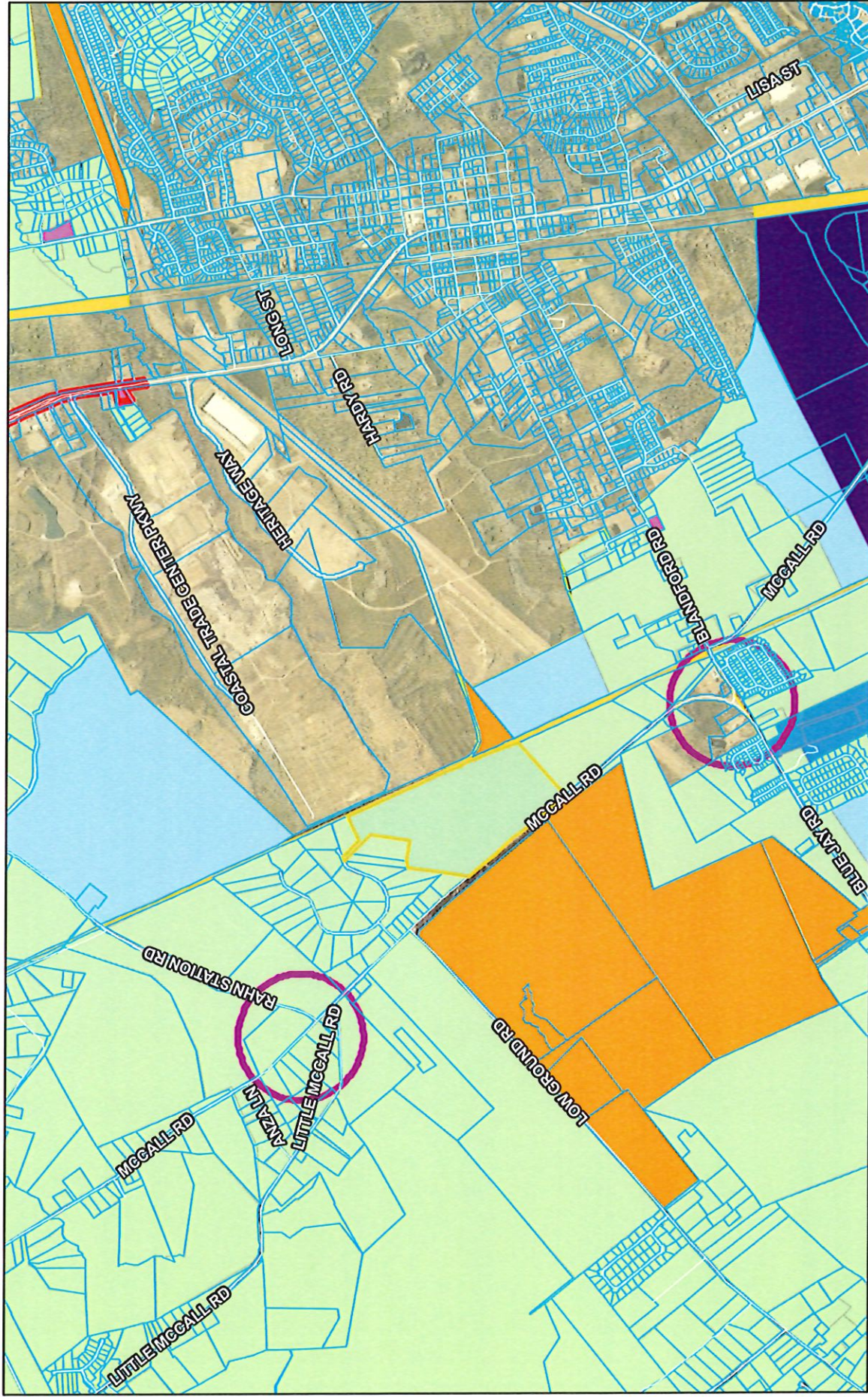
-  Parcels
-  Roads
-  Municipal Boundaries
-  Citations





12/3/2025





12/3/2025





12/3/2025

- Roads
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- FEMA Flood Zone
- A
- AE
- Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverline
- Municipal Boundaries
- Citations

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, MET/NASA, EPA, USDA