



## Staff Report

Subject: Rezoning (Fourth District)  
Author: Chelsie Fernald, Planning Manager  
Department: Development Services  
Application: RZN-25-56  
Meeting Date: January 13, 2026

Proposed Zoning: R-5 (Single-Family Traditional Neighborhood)

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 413-8

Parcel Size: 135 out of 146.06 acres

Proposed Use: Residential Development

Applicant: GW Investments/Gary Wiggin  
660 E. 39<sup>th</sup> Street  
Savannah, GA 31401

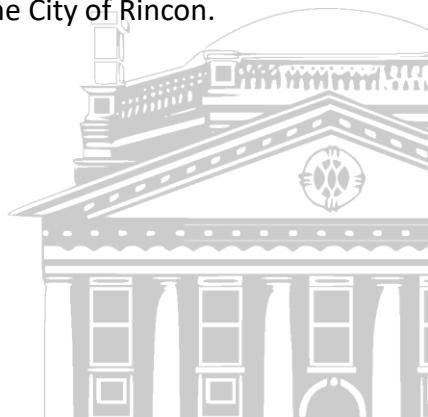
Owner(s): Joyce Johnson  
100 Catalina Road  
Tybee Island, GA 31328

Location: McCall Road

### Existing Land Use and Zoning:

The parcel is located along McCall Road, south of the Timbergate subdivision. According to the Tax Assessor's website, the parcel is vacant. Proposed Ingress and egress will be off of McCall Road.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north and west are zoned AR-1 (Agricultural – Residential, 5 acres or more), while the properties to the south are zoned AR-1 (Agricultural – Residential, 5 acres or more). To the east is the City of Rincon.



### **The Proposed Development:**

The applicant seeks to +/- 135 acres out of 146.06 to R-5 (Single-Family Traditional Neighborhood) to develop a single-family detached and townhome subdivision. Per the R-5 ordinance, up to 25 percent of the total number of dwelling units may be developed as R-2.

The following uses are also allowed within the R-5 (Single-Family Traditional Neighborhood) zoning district: Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Disaster Emergency Housing, Home Occupations, Non-Conforming Uses, Parks, Openspace & Trails, Fire and Rescue, Police, Emergency Management Agency, Emergency Medical Services, E-911, and Places of Worship.

### **Comprehensive Plan:**

The parcel falls within the Agricultural–Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

### **Determination:**

Staff has reviewed the application, and the application is complete with the following conditions:

1. A Preliminary Plat must be approved by the Board of Commissioners.
2. Site Development must adhere to the R-5 zoning district requirements.

