



**Record No: RZN-
26-37**

Rezoning Application

Status: Active

Submitted On: 7/1/2026

Primary Location

557 Goshen Road
Rincon, GA 31326

Owner

JOAN HELEN AKINS
GOSHEN RD 557 RINCON,
GA 31326

Applicant

 William Wallace
 912-312-5237
 wallace.w@tandh.com
50 Park of Commerce
Way
Savannah, Georgia 31405

Staff Review

Planning Board Meeting Date* 

08/11/2026

Board of Commissioner Meeting Date* 

09/01/2026

Notification Letter Description * 

To allow residential development in R-5.

Staff Description 

Stipulations 

Map #* 

451

Parcel #* 

55

Georgia Militia District 

—

Commissioner District* 

2nd

Public Notification Letters Mailed 

07/20/2026

Board of Commissioner Ads 

07/12/2026

Planning Board Ads 

07/22/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Guy Davidson

Applicant Email Address*

gpd@daicommercial.com

Applicant Phone Number*

9126955758

Applicant Mailing Address*

110 Park of Commerce Drive

Applicant City*

Savannah

Applicant State & Zip Code*

GA, 31405

Property Owner Information

Owner's Name*

Joan Helen Akins

Owner's Email Address*

robbowden70@gmail.com

Owner's Phone Number*

9126582000

Owner's Mailing Address*

557 Goshen Rd

Owner's City*

Rincon

Owner's State & Zip Code*

GA, 31326

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 *

04510055

Road Name*

GOSHEN RD

Proposed Road Access* ⓘ

GOSHEN RD

Total Acres *

45.5

Acres to be Rezoned*

45.5

Lot Characteristics *

2 existing houses, upland portion with delineated wetlands towards southern side of property

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 Single-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*

R-1

R-1

East*

West*

AR-1

AR-1/R-1

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

Site currently has 2 existing homes and otherwise is wooded

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?*

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?*

The proposed single family development is compatible to the adjacent residential uses.

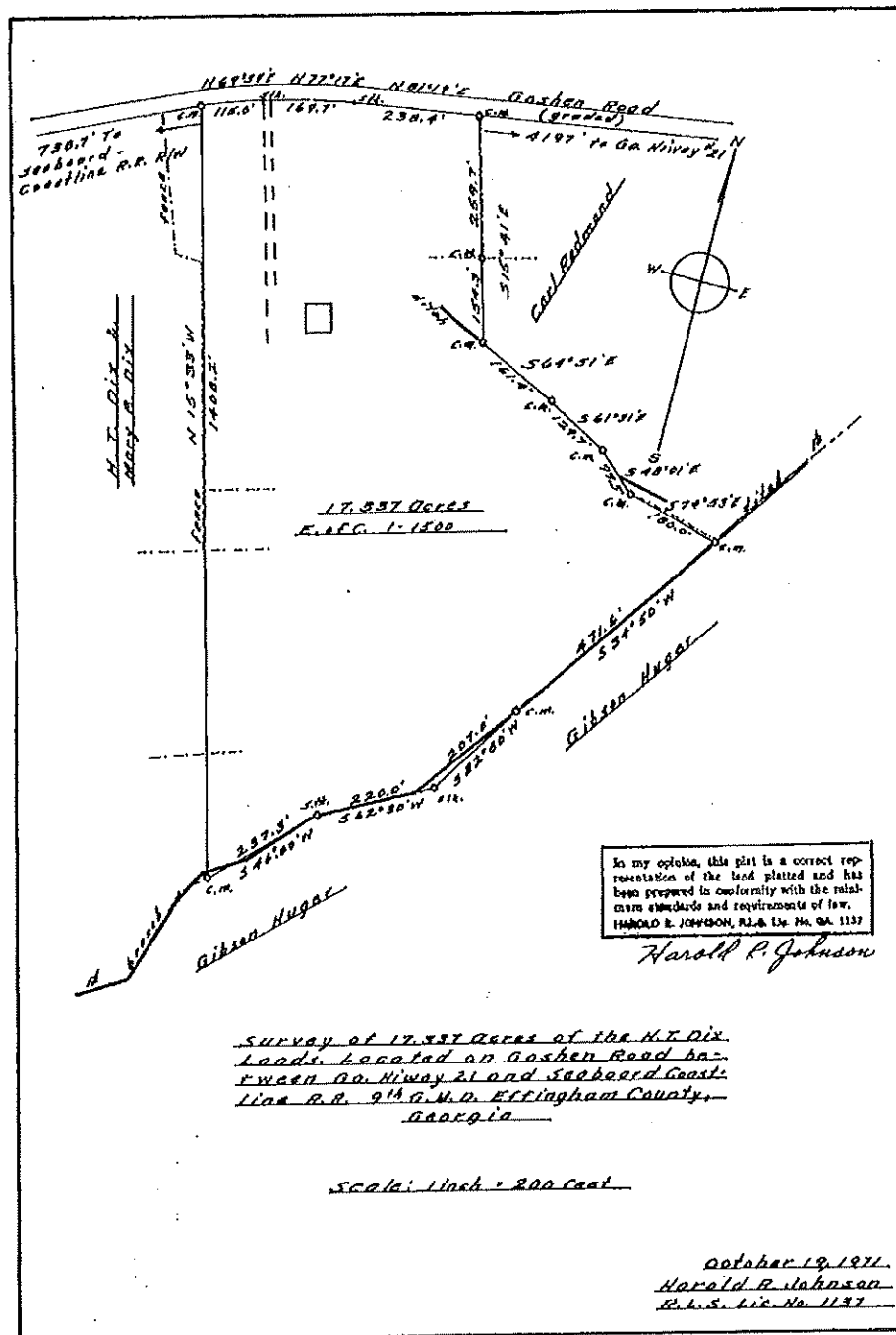
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

County has planned transportation improvements for this area and the proposed plan will be consistent with the planned growth. The proposed utilities will be coordinated with the County's engineering department to ensure that the proposed improvement is compatible with the existing utility systems in this area.

Digital Signature*

 Guy P. Davidson
Jul 1, 2026

202



1. TOTAL LOT COUNT: 103 LOTS
2. PARCEL ACREAGE - 46.5 AC
3. PROPOSED DENSITY: 2.26 LOTS/ACRE
4. THIS SITE IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.
5. [2] PARKING SPACES PROVIDED FOR DWELLING UNIT PER R-S STANDARDS. ADDITIONAL [66] STREET PARKING STALLS HAVE BEEN PROVIDED THROUGHOUT THE SITE.
6. PROPOSED LOT SIZE: ARE 53' WIDE BY 120' LONG (6,360 SQ. FT.)
7. PROPOSED LOT SETBACKS ARE AS FOLLOWS:
 - FRONT SETBACK: 25 FEET
 - REAR SETBACK: 25 FEET
 - SIDE SETBACK (INTERIOR): 4 FEET
 - SIDE SETBACK (STREET): 15 FEET
8. STORMWATER TO BE COLLECTED ON-SITE AND TREATED VIA ON-SITE RETENTION POND. RAIN BEING RELEASED INTO ON-SITE WETLANDS ALONG SOUTHERN PORTION OF SITE, MAINTAINING PRE-EXISTING DRAINAGE PATTERNS. POST DEVELOPMENT RUNOFF RATES TO BE DETERMINED THAN THAT OF PRE-DEVELOPMENT RATES. STORMWATER DESIGN TO BE COORDINATED AND APPROVED BY EFFINGHAM COUNTY ENGINEERING DEPARTMENT PRIOR TO PROJECT APPROVAL
9. POTABLE WATER TO BE SERVED TO SITE VIA EXISTING WATERMAIN LOCATED PARALLEL ALONG GOSHEN ROAD. WATERMAIN TO BE TAPPED AND NEW MAIN TO BE DISTRIBUTED THROUGH PROPOSED LOTS. SEWER DESIGN TO BE COORDINATED AND APPROVED BY EFFINGHAM COUNTY ENGINEERING DEPARTMENT PRIOR TO PROJECT APPROVAL
10. SEWER TO BE COLLECTED VIA ON-SITE GRAVITY SEWER SYSTEM, AND SERVED BY PROPOSED ON-SITE LIFT STATION. NEW FORCEMAIN SERVING DEVELOPMENT SHALL MANIFOLD TO EXISTING FORCEMAIN ALONG GOSHEN ROAD. SEWER DESIGN TO BE COORDINATED AND APPROVED BY EFFINGHAM COUNTY ENGINEERING DEPARTMENT PRIOR TO PROJECT APPROVAL.

ACREAGE & REQUIRED OPEN SPACE SUMMARY

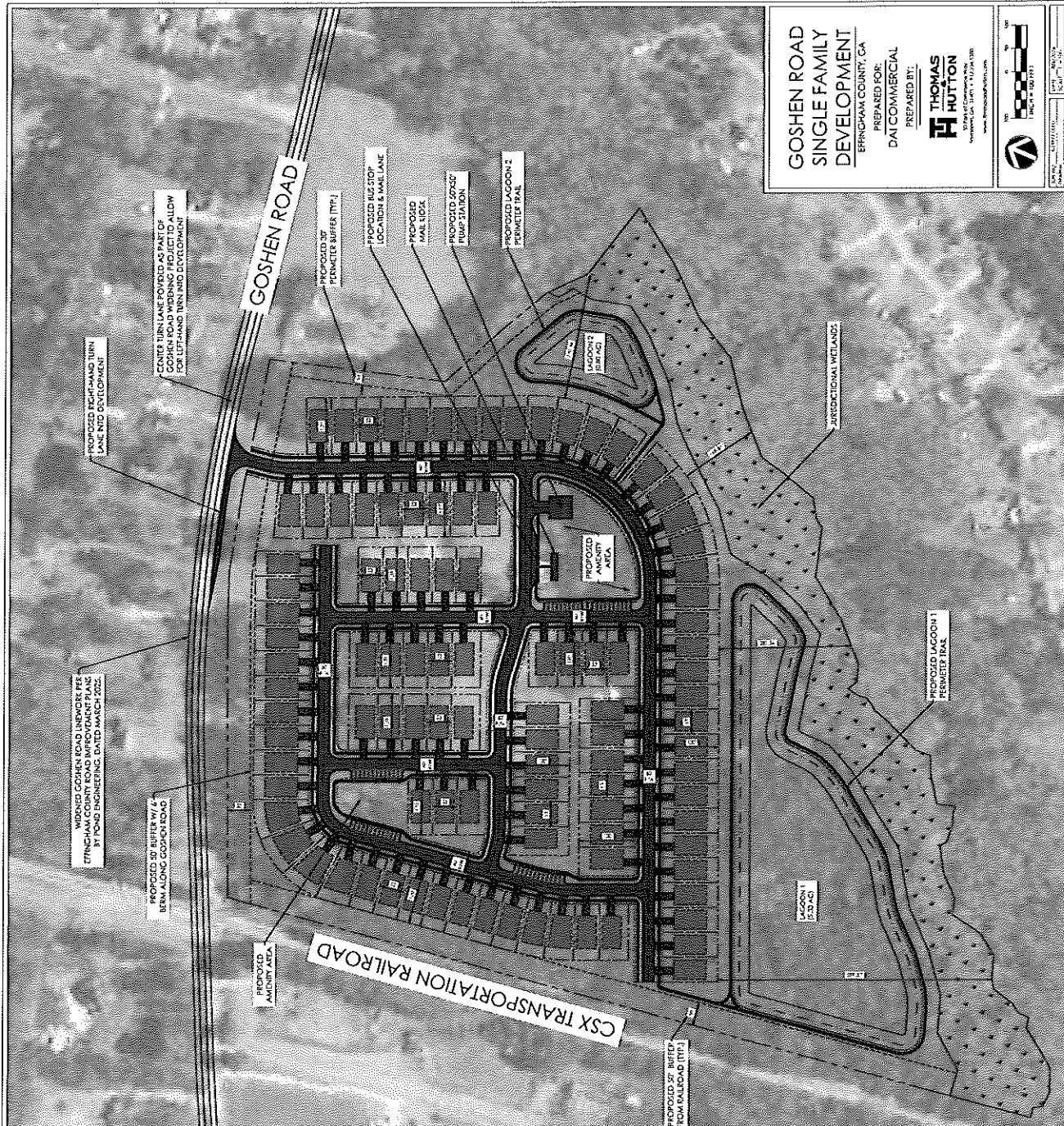
1	GROSS ACREAGE	2.455 AC
2	JURISDICTIONAL W/LAND (SEE NOTE #1)	2.64 AC
3	30' PERMETER BUFFER (EASTERN PROPERTY UNDER NOTE #1)	10.5 AC
4	50' PERMETER BUFFER ALONG COGHEN ROAD AND RAILROAD (SEE NOTE #1)	13.1 AC
5	NET DEVELOPABLE ACREAGE SUBJECT TO OPEN SPACE REQUIREMENT (SEE NOTE #1)	2.365 AC
9	OPEN SPACE REQUIRED (35% OF NET DEVELOPABLE ACREAGE)	2.89 AC

NOTES:

PROVIDED OPEN-SPACE ANALYSIS

[illegible]

YANKEE CHIEF (1946) AND LINDA (1947) WERE KNOWN FOR THEIR "TALKING" AND "SINGING" BEHAVIOR.



GOSHEN ROAD
SINGLE FAMILY
DEVELOPMENT

PREPARED FOR:

DAI COMMERCIALE

PREPARED BY:

THOMAS

THE

SD State of Connecticut v. J. R. O'Neil

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[illegible]

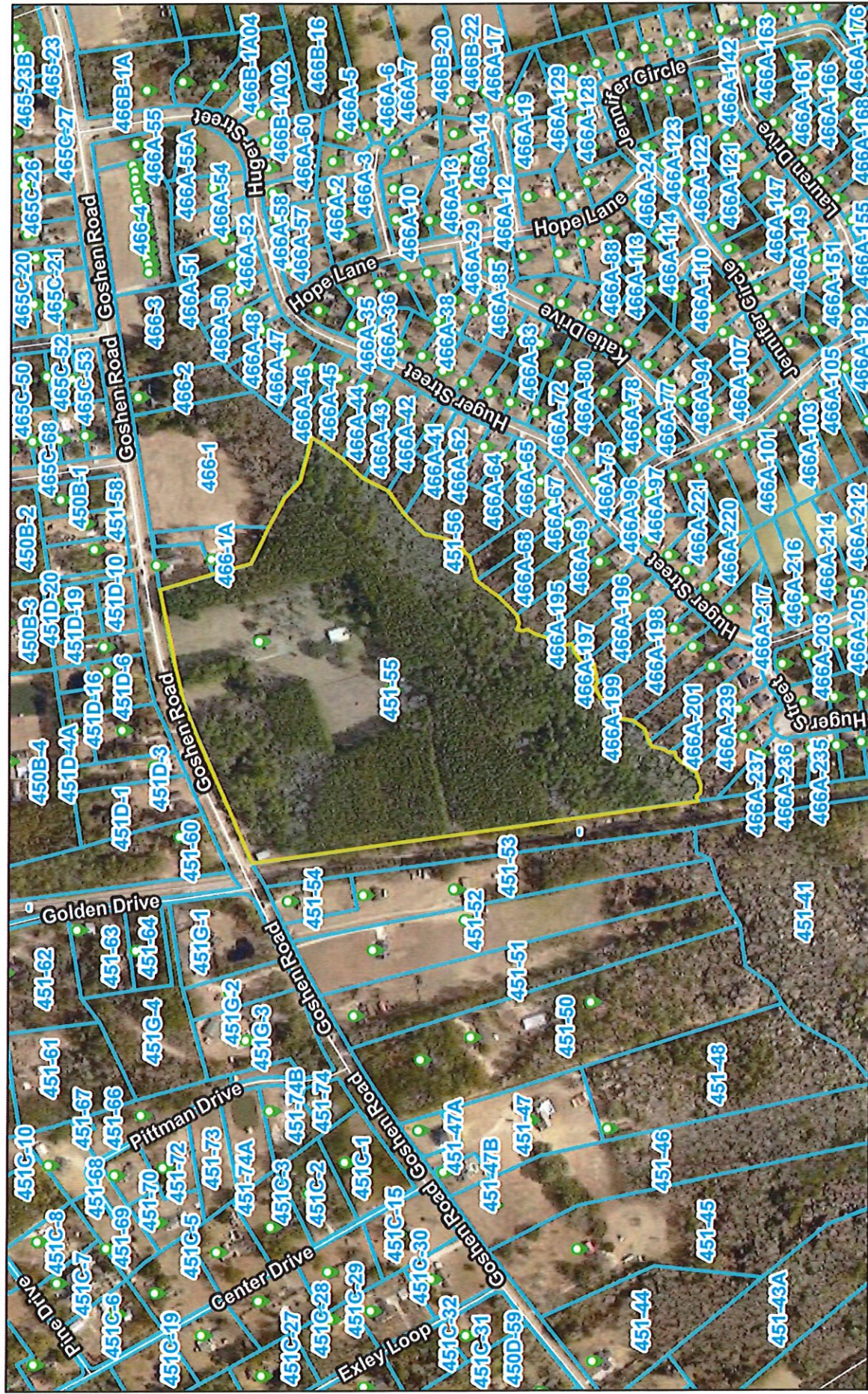
1 INCH = 100 FEET

000 000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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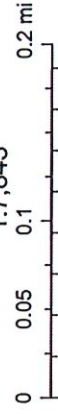
[illegible]

451-55



7/10/2026

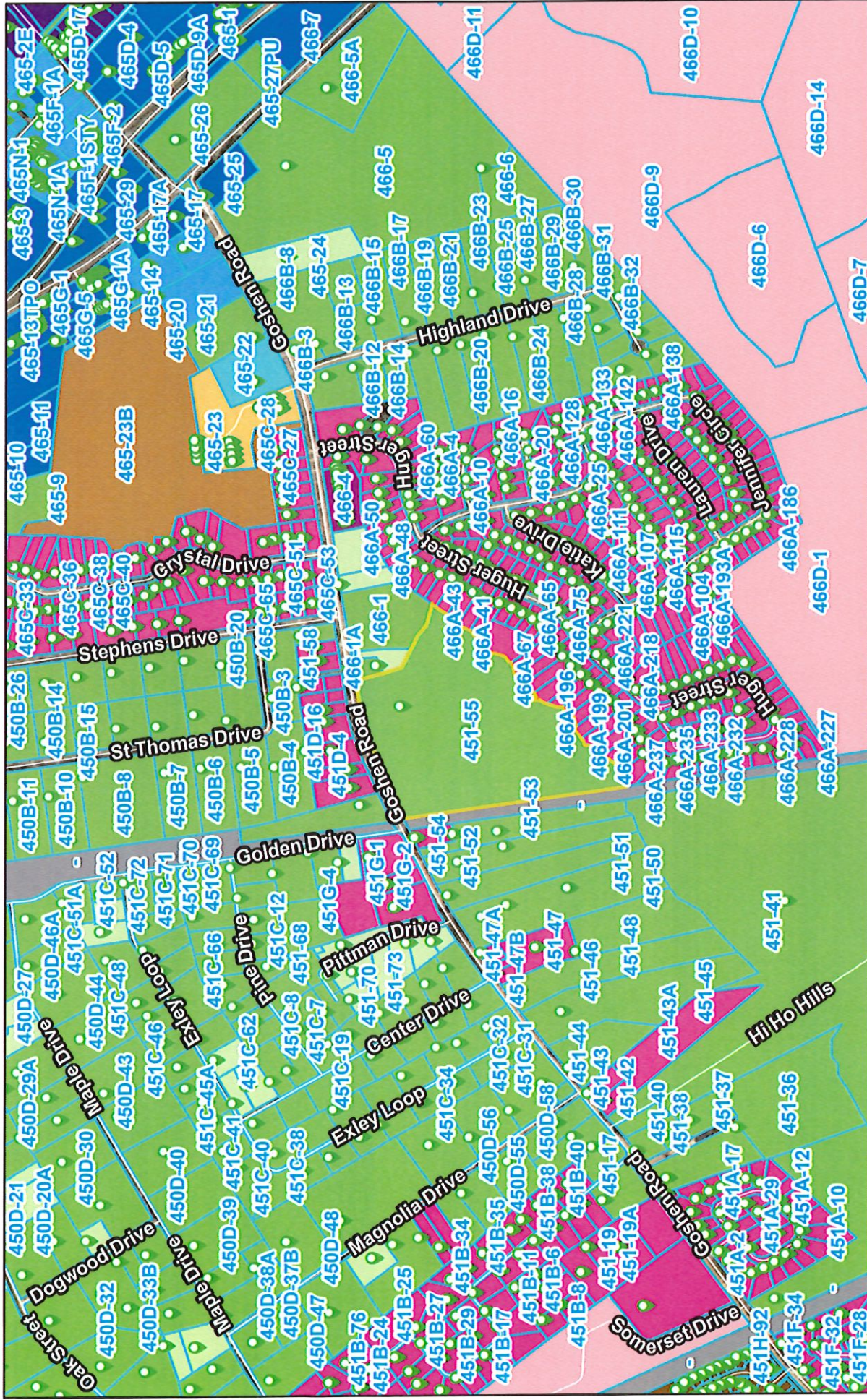
1:7,843



0 0.07 0.15 0.3 km

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

451-55



7/10/2026

Addresses Zoning

R-1

R-2

R-3

R-6

B-1

B-2

B-3

I-1

PD

Roads

AR-1

AR-2

Parcels

SPLIT

RR (Railroad)

Citations

0

0.1

0.2

0.35

0.4 mi

0

0.17

0.35

0.7 km

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

451-55



7/10/2026

Legend:

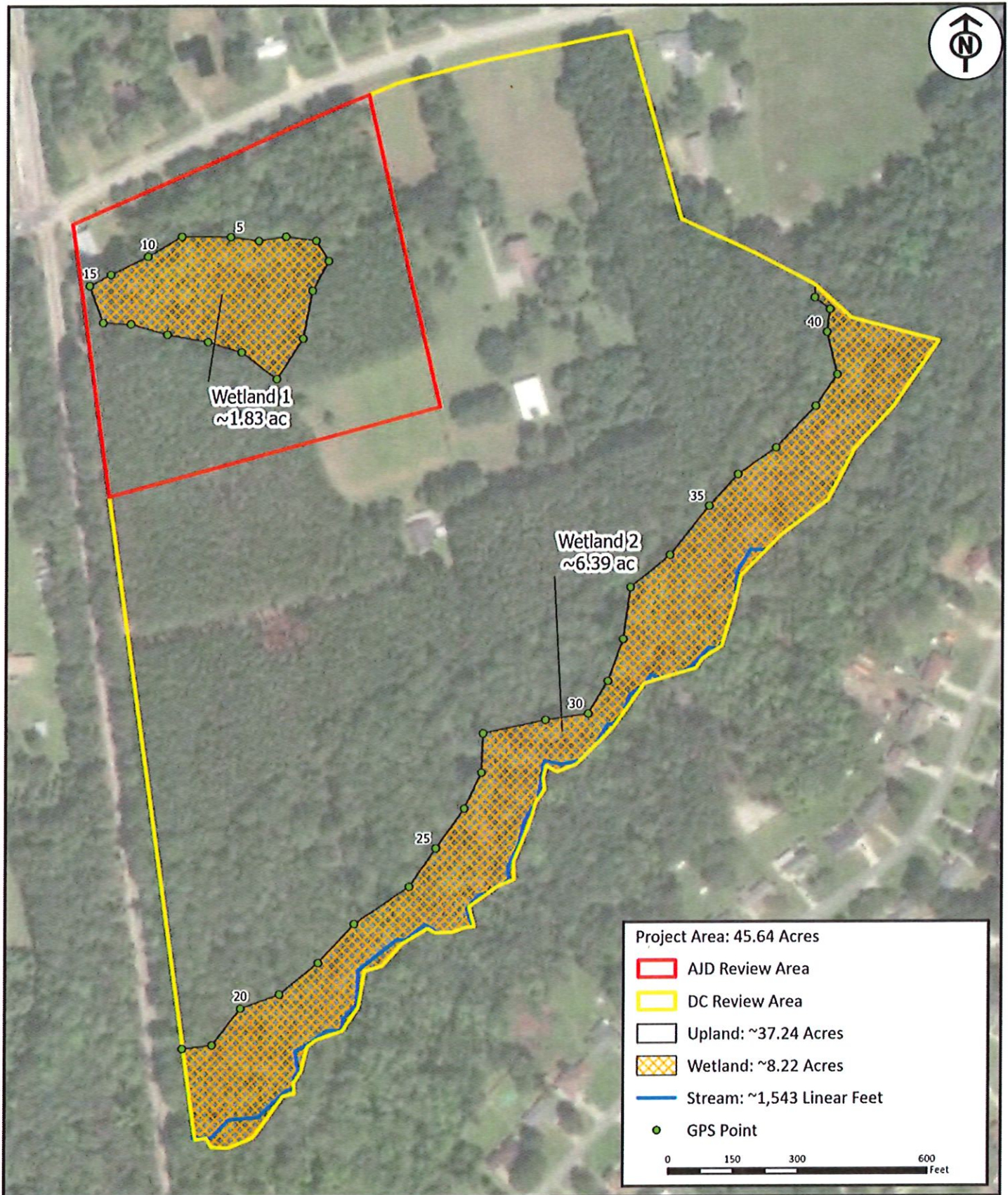
- Addresses Character Areas
- Roads
- Parcels
- Assembly Area
- Commercial
- Industrial
- Public-Institutional
- Transitional
- Transportation
- Utility
- Citations
- FLUM Areas
- Agricultural-Residential

Scale: 1:15,686

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

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



RLC Project No.:	26-080
Figure No.:	8
Prepared By:	MW
Sketch Date:	3/24/2026
Map Scale:	1 inch = 300 ft

557 Goshen Road
Effingham County, Georgia

**Aquatic Resource
Delineation Exhibit**
Prepared For:
DAI Commercial Development, LLC

RLC
RESOURCE+LAND CONSULTANTS
41 Park of Commerce Way, Ste. 305 Savannah, Georgia 31405 912.435.5000 www.rlc.com



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

June 11, 2026

Regulatory Division
SAS-2026-00332

Guy Davidson
DAI Commercial Development, LLC
110 Park of Commerce Dr. Suite 110
Savannah, Georgia 31405

Dear Mr. Davidson:

I refer to a letter dated 14 April 2026, submitted on your behalf by Matthew Willis, Resource & Land Consultants, requesting a Jurisdictional Determination (JD) and Delineation Concurrence (DC) for a 45.64 acre site located at 557 Goshen Road in the City of Rincon, Effingham County, Georgia (Latitude 32.244179, Longitude -81.226386). This project has been assigned number SAS-2026-00332 and it is important that you refer to this number in all communication concerning this matter.

We have completed a DC and approved JD for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. I have enclosed an "AJD Memorandum for Record," which details whether aquatic resources present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

"Wetland 1", as depicted on the enclosed exhibit entitled, "Aquatic Resource Delineation Exhibit, 557 Goshen Road", dated 3/24/2026, is not a water of the United States and is therefore not within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). The placement of dredged or fill material into non-jurisdictional waters would not require prior Department of the Army authorization pursuant to Section 404. The above referenced exhibit also identifies the delineation limits of all other aquatic resources within the review area.

This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic

resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Thank you in advance for completing our on-line Customer Survey Form located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me by telephone at 912-652-5893 or by email at william.m.rutlin@usace.army.mil.

Sincerely,



William Rutlin
Project Manager, Coastal Branch

Copy Furnished: Matthew Willis, RLC
Enclosures