



**Record No: RZN-
26-46**

Rezoning Application

Status: Active

Submitted On: 9/2/2026

Primary Location

32.145016, -81.336056

Owner

No owner information

Applicant

 William Bell



 6620 Highway 21
Port Wentworth, GA 31407

Staff Review

Planning Board Meeting Date* 

10/13/2026

Board of Commissioner Meeting Date* 

11/03/2026

Notification Letter Description * 

to allow for permitted uses in B-3.

Staff Description 

Stipulations 

Map #* 

355A

Parcel #* 

8A

Georgia Militia District 

—

Commissioner District* 

1st

Public Notification Letters Mailed 

09/21/2026

Board of Commissioner Ads 

10/14/2026

Planning Board Ads 

09/23/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

William Randall Bell

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

6620 HWY 21

Applicant City*

PORT WENTWORTH

Applicant State & Zip Code*

GA 31407

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 *

0355A008A00

Road Name*

US HWY 80

Proposed Road Access* ⓘ

Existing driveway access from US Highway 80

Total Acres *

0.88

Acres to be Rezoned*

0.88

Lot Characteristics *

TWO CAR GARAGE

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

The requested rezoning amendment is being sought to allow the property to be utilized for appropriate commercial and business purposes. The property's location along US Highway 80 provides accessibility and visibility suitable for commercial development. The proposed B-2 General Commercial zoning will allow the property to be utilized in a manner consistent with the surrounding area and commercial growth along the Highway 80 corridor.

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

North*

Commerical

South*

Commercial

East*

Commerical

West*

Commerical

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

The property is currently residential in character and contains an existing two-car garage. The property is currently not being utilized for commercial purposes

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

Yes. The property has a reasonable economic use under its current zoning classification; however, its location along US Highway 80, accessibility, and visibility make it well suited for appropriate commercial development. The requested B-2 General Commercial zoning would allow the property to be utilized in a manner that is more consistent with the surrounding development and the character of the Highway 80 corridor.

Describe the use that you propose to make of the land after rezoning.*

The property will be utilized for permitted commercial and business purposes consistent with the requirements and permitted uses of the B-2 General Commercial zoning district. Any future development or use of the property will comply with applicable Effingham County zoning, development, and permitting requirements.

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

The surrounding properties in the vicinity consist primarily of commercial and residential uses, along with undeveloped property. The area includes existing businesses and development associated with the US Highway 80 corridor

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

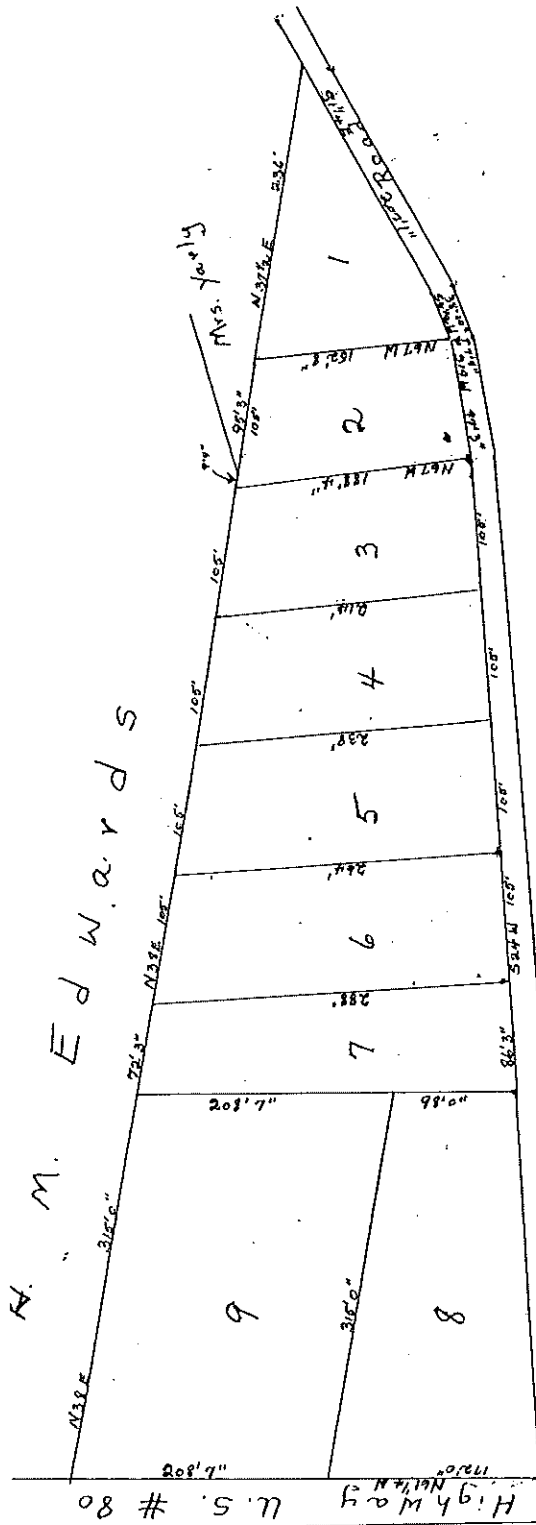
The proposed rezoning to B-2 General Commercial will allow the property to be utilized for commercial and business purposes that are suitable given its location along US Highway 80. The property's accessibility, visibility, and proximity to existing commercial development make it appropriate for commercial zoning. The requested rezoning is consistent with the development pattern of the surrounding area and will allow the property to be used in a manner compatible with adjacent and nearby properties

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. The proposed zoning change is not expected to result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property is located along US Highway 80, which provides appropriate access for commercial development. Any future use of the property will be required to comply with applicable county development, utility, and traffic requirements

Digital Signature*

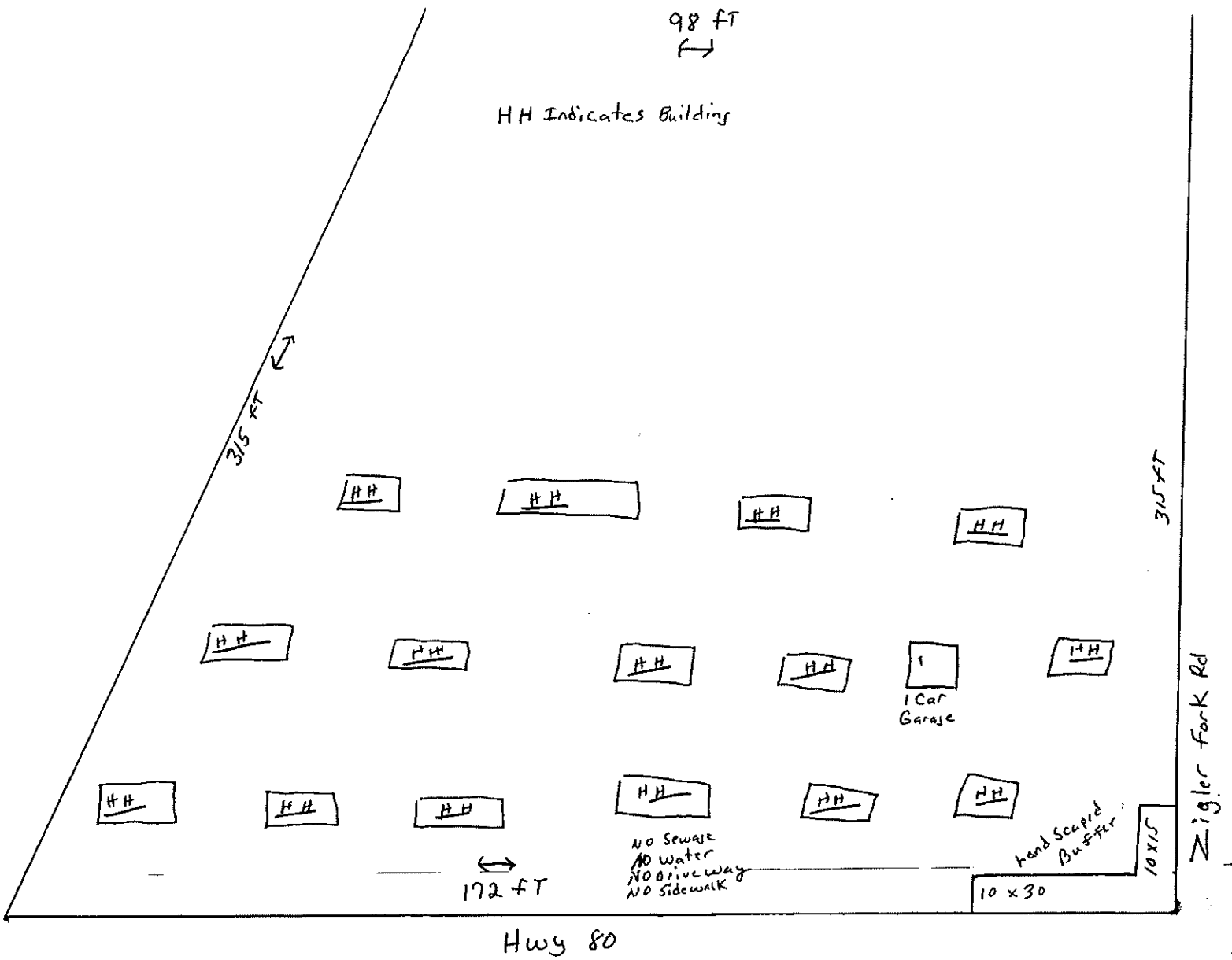
✓ William Randall Bell
Sep 2, 2026



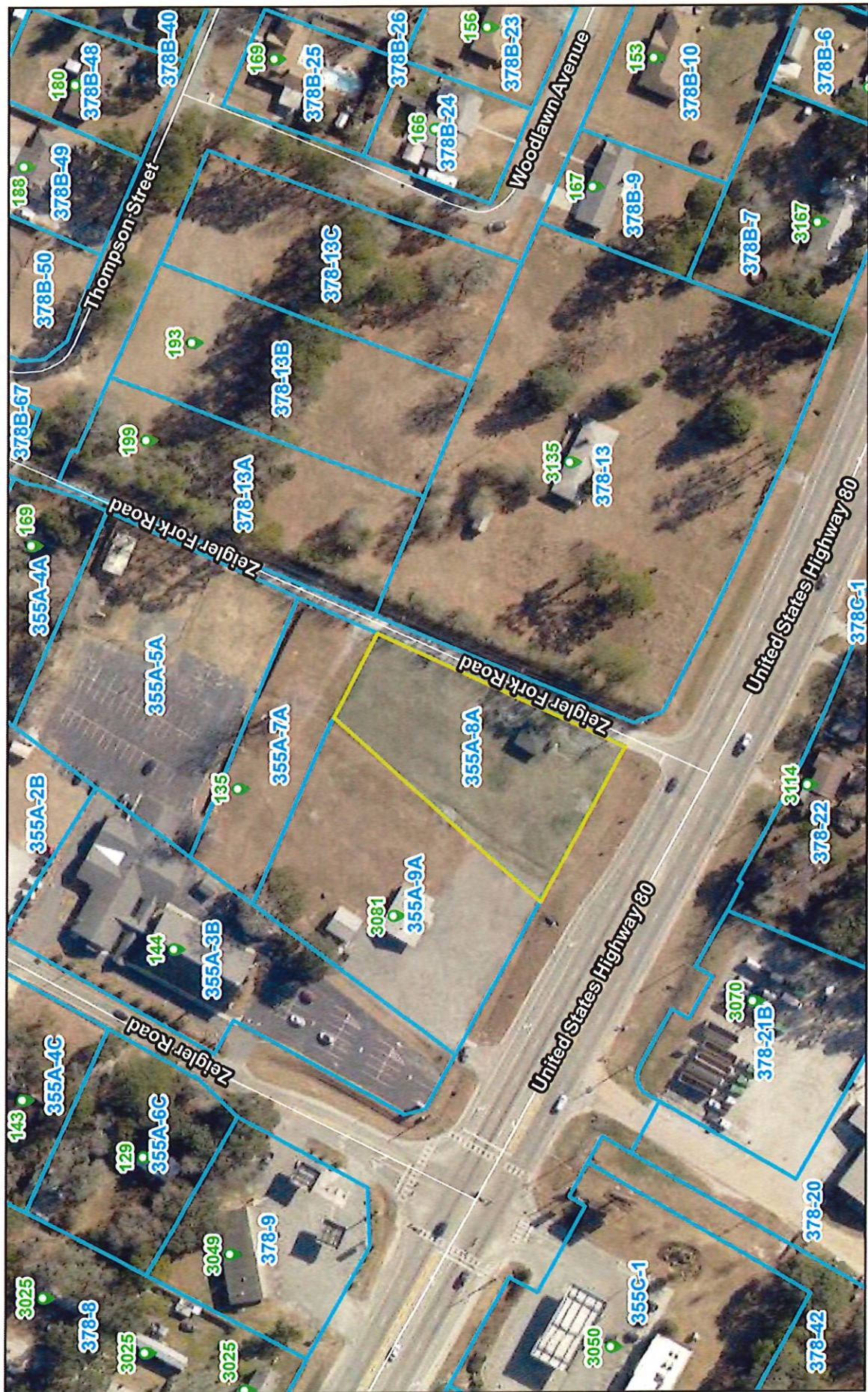
State of Ga.
 Effingham Co.
 Plat of
 Nine lots at Faulkville, 1559th G. M. District
 Surveyed and plat drawn as shown for W. J. Thompson
 by his direction.
 Scale - 100 ft. per inch.

Completed Oct. 7, 1961.

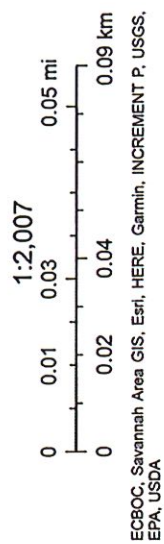
By Vincent L. B. Lee



355A-8A



9/8/2026



[illegible]

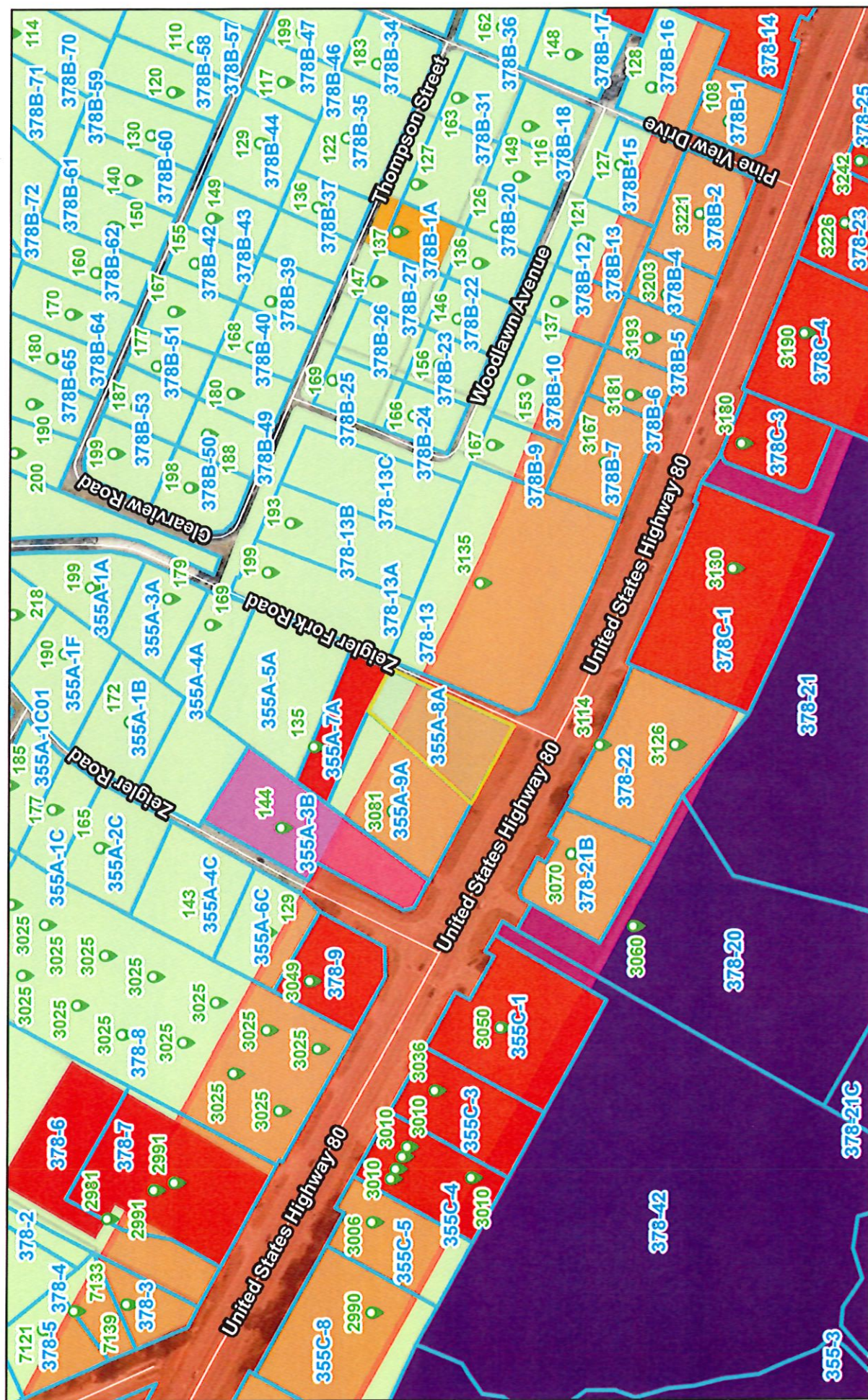
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.18 km

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

Legend

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

355A-8A



9/8/2026

1:4,013

0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.18 km

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

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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, **William Bell (Map # 355A Parcel # 8A) 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?

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APPROVAL X

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