



RZN-24-60

Rezoning Application

Status: Active

Submitted On: 8/9/2024

Primary Location

0

Owner

Applicant

Johnnie Henderson

912-220-3522

jhendersonenterprise@yahoo.com

502 Amsonia Cir
Guyton, Georgia 31312

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description *

to allow for commercial opportunities.

Map #*

434

Parcel #*

2

Staff Description

Georgia Militia District

9

Commissioner District*

2nd

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Johnnie Henderson

Applicant Email Address*

jhendersonenterprise@yahoo.com

Applicant Phone Number*

912-220-3522

Applicant Mailing Address*

1305 Barnard St. Suite 681

Applicant City*

Rincon

Applicant State & Zip Code*

Savannah GA 31401

Property Owner Information

Owner's Name*

Latrlle Jenkins

Owner's Email Address*

trellej@planters.net

Owner's Phone Number*

912-728-3467

Owner's Mailing Address*

1866 Noel C Conaway Road

Owner's City*

Guyton

Owner's State & Zip Code*

31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

R-1 (Single Family Residential)

⚙ Please List all Parcels Zonings*

1

Proposed Zoning of Property*

B-3 (Highway Commercial)

Map & Parcel *

04340002000

Road Name*

Goshen

Proposed Road Access* 

Parkway

Total Acres *

10.97

Acres to be Rezoned*

10.97

Lot Characteristics *

Vacant

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

Commercial

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

North*

South*

AR-2

AR-1

East*

West*

AR-1

R-1

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

Vacant land

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

None

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

Self Storage Mini Storage Facilities, Clubs/Private Recreational Facilities

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

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?*

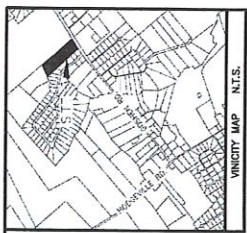
According to future land use map, it will potentially be commercial

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?*

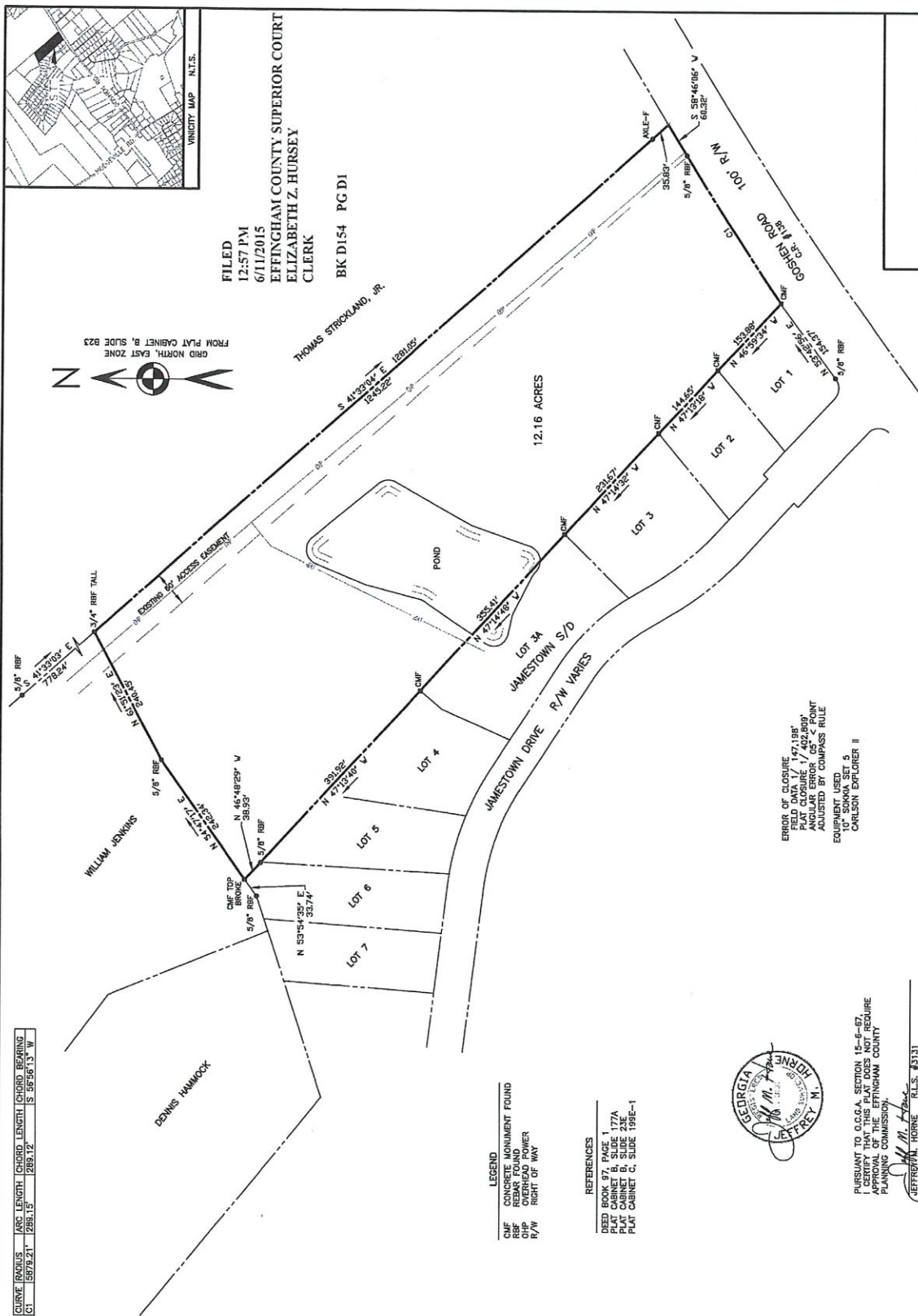
No

Digital Signature*

 Johnnie Henderson
Aug 9, 2024



FILED
12:57 PM
6/11/2015
EFFINGHAM COUNTY SUPERIOR COURT
ELIZABETH Z. HURSEY
CLERK
BK D154 PG D1



CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
5579.21'	289.15'	289.12'	S 56°56'13" W

LEGEND
 CWF CONVEYANCE FOUND
 RBF REBAR FOUND
 OHP OVERHEAD POWER
 R/W RIGHT OF WAY

REFERENCES
 DEED BOOK 97, PAGE 1
 PLAT CABINET B, SLIDE 177A
 PLAT CABINET C, SLIDE 199E-1



PLUMBANT TO O.G.C.A. SECTION 15-6-67
 I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
 APPROVAL OF THE EFFINGHAM COUNTY
 PLANNING COMMISSION.

JEFFREY M. HORNE R.L.S. #3131

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS
 IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION
 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT
 O.G.C.A. 15-6-67.

0'	100'	200'	300'	SITE LOCATION
				C.M.D. - 9TH
1 INCH = 100 FEET				COUNTY - EFFINGHAM, GEORGIA
Jeffrey M. Horne, GA RLS #3131				FIELD DATE - JANUARY 08, 2015
1485 Warner Robins, Apt. 1006, Georgia 31088				PLAT DATE - JANUARY 10, 2015
478-333-3614 Home 912-704-8124 Cell				FILE NUMBER - 15001

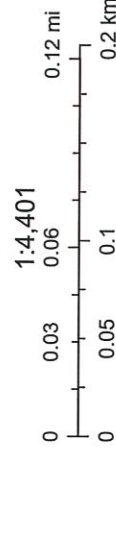
A PLAT OF
12.16 ACRES
SURVEYED FOR
LATRELLE JENKINS

434-2



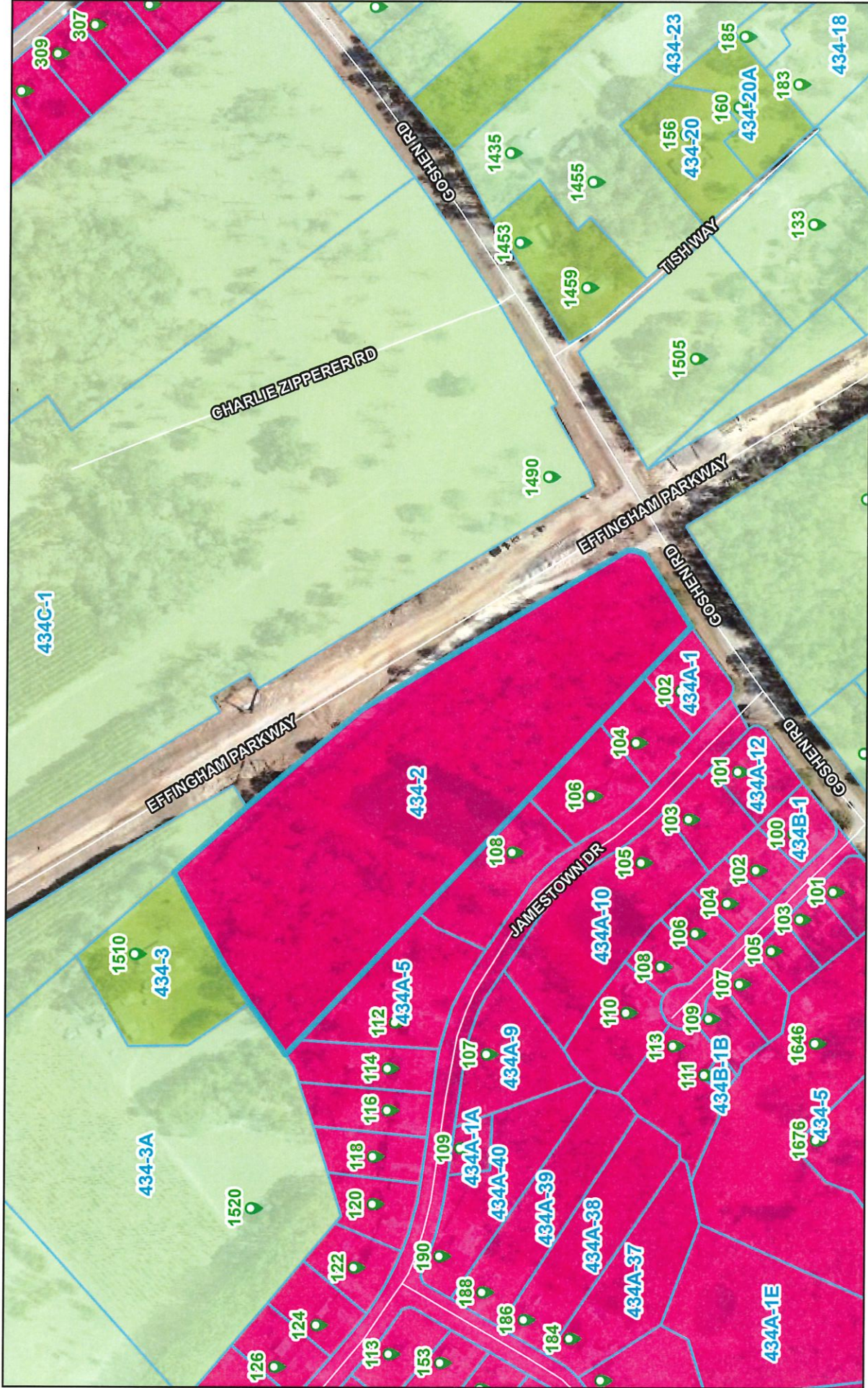
8/12/2024

Legend:
● Addresses
□ Roads
□ Parcels



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

434-2



8/12/2024

- Addresses 
- Parcels 
- Roads 
- Effingham County Zoning
 - AR-1 
 - AR-2 
 - R-1 

1:4,401
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA