



County
Effingham
Georgia
Planning and Zoning Services

Planning and Zoning Services
804 South Laurel Street
Springfield, Georgia 31329
912-754-2128
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To David Bowers
659 Bluejay Rd.
Ga 31326

From Planning Board Clerk

Date September 17, 2026

Subject Rezoning Approval

At the regular meeting of the Effingham County Board of Commissioners on September 15, 2026. The board approved your request to **Rezone 1.77 acres (Map# 432 Parcel# 43)** located at 659 Blue Jay Road, Rincon, GA, 31326 from **AR-2 (Agricultural Residential Less than 5 Acres)** to **B-1 (Neighborhood Commercial)** with the following stipulations:

Approved with these stipulations:

The following uses otherwise permitted within the B-1 zoning district would be **excluded from the subject property**:

Hotel/Motel up to 75 rooms
Hotel/Motel over 75 rooms
Pharmacy for medical cannabis dispensary or medical marijuana dispensary (CBD stores)
Mortician-Mortuary
Automotive sales, service and storage
Boat sales and repairs
Convenience store (no gas pumps)
Gas Stations (less than 10 pumps)
Movie Theaters
Telecommunications Towers
Nursing Homes
Cemeteries
Funeral Homes
Car Brokerage
Fuel Service Station — less than 6 pumps
Antique Shops, Flea Markets, etc.
Grocery Store, Supermarket
Extermination and Pest Control
Janitorial
Landscaping
Carpet and Upholstery Cleaning
Packing, Crating, and Convention and Trade Show Services
Mobile Food Services
Local Transit Systems — Mixed Mode

Miniature Golf Establishment
Event Venue
Correctional Institutions
Family Planning and Outpatient Care Centers
Medical and Diagnostic Laboratories
Blood and Organ Banks
Nursing Supervision and Other Rehabilitative Services
Hospital
Community Food Services
Vocational Rehabilitation
Labor and Political Organizations
Civic, Social, and Fraternal Organizations
Rooming and Boarding (more than 4 unrelated people)
Crop Production
Fishing

Please feel free to contact me with any questions.

Thank you,

Effingham County Board Of Commissioners,
Planning Manager, Planning and Zoning Services