



## RZN-25-11

Rezoning Application

Status: Active

Submitted On: 3/12/2025

### Primary Location

4363 Clyo-Kildare Road

Clyo, GA 31303

### Owner

LAMB ROBERT B II

4363 CLYO KILDARE RD

CLYO, GA 31303

### Applicant



Dwayne  
Ragan

912-667-  
1272

@ rphdwayne@hotmail.com



4475 Clyo-  
Kildare Rd

Clyo, GA 31303

## Staff Review

🔒 Planning Board Meeting Date\*

04/08/2025

🔒 Board of Commissioner Meeting Date\*

05/06/2025

🔒 Notification Letter Description \*

permitted uses in AR-2.

🔒 Map #\*

309

🔒 Parcel #\*

6

🔒 Staff Description

🔒 Georgia Militia District

—

🔒 Commissioner District\*

3rd

🔒 Public Notification Letters Mailed

03/17/2025

🔒 Board of Commissioner Ads

04/16/2025

🔒 Planning Board Ads

03/19/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required\* ?

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Dwayne Ragan

Applicant Email Address\*

Rphdwayne@hotmail.com

Applicant Phone Number\*

912-667-1272

Applicant Mailing Address\*

4475 Clyo-Kildare Rd

Applicant City\*

Clyo

Applicant State & Zip Code\*

Ga 31303

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## 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\*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel \*

309-6

Road Name\*

Clyo-Kildare Rd

Proposed Road Access\* ?

Clyo-Kildare Rd

Total Acres \*

1.001

Acres to be Rezoned\*

1.468

**Lot Characteristics \***

residence on property

**Water Connection \***

Private Well

**Sewer Connection**

Private Septic System

**Justification for Rezoning Amendment \***

less than 5 acres and adding 0.467 to the existing 1.001

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

**North\***

AR1

**South\***

AR1

**East\***

AR1

**West\***

AR1

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

residence

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

yes

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

residence

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

woods

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

adding acreage to property

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\*

☒ Dwayne R Ragan

Mar 12, 2025



| Curve | Radius   | Tangent | Length  | Delta    | Degree   | Chord   | Chord Bear.   |
|-------|----------|---------|---------|----------|----------|---------|---------------|
| C1    | 3720.34' | 127.54' | 254.97' | 3°55'36" | 1°32'24" | 254.92' | S 82°32'57" E |

| Course | Bearing       | Distance |
|--------|---------------|----------|
| A1     | N 80°37'00" W | 57.88'   |
| A2     | S 10°16'29" W | 32.59'   |
| A3     | N 78°41'49" W | 52.05'   |
| A4     | N 10°54'11" E | 30.85'   |
| A5     | N 80°33'48" W | 99.06'   |



CLYO VOLUNTEER  
FIRE DEPARTMENT

NOTE: 0.008 ACRES WHERE  
THE POOL IS OVER THE  
LINE HAS BEEN ADDED TO  
THE RICHARD NEWELL LOT  
SO AS TO INCLUDE THE  
POOL, FENCE AND THE  
POOL HOUSE AS SHOWN.  
ALL THE ENCROACHMENTS

FEROLINE SIMS  
AND  
EDDIE  
JOHNSON

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | N 55°02'50" W | 48.27'   |
| L2     | N 12°29'30" E | 44.30'   |
| L3     | N 38°19'56" W | 34.61'   |
| L4     | N 85°31'55" W | 25.13'   |
| L5     | N 35°25'02" W | 85.32'   |
| L6     | N 28°20'56" W | 45.12'   |
| L7     | N 36°17'13" W | 24.33'   |
| L8     | S 61°02'00" W | 50.51'   |
| L9     | N 72°39'47" W | 33.73'   |
| L10    | N 57°14'33" W | 43.60'   |
| L11    | N 33°54'31" W | 30.77'   |
| L12    | N 57°25'02" W | 64.20'   |
| L13    | N 34°10'19" W | 41.45'   |
| L14    | N 42°40'25" W | 60.16'   |
| L15    | S 65°43'28" W | 76.08'   |
| L16    | S 49°46'28" W | 45.38'   |
| L17    | S 66°12'29" W | 39.64'   |
| L18    | N 61°54'01" W | 105.28'  |
| L19    | N 24°31'06" W | 51.79'   |
| L20    | N 35°12'55" W | 84.75'   |

APPROVAL EFFINGHAM COUNTY:  
APPROVED FOR RECORDING BY  
EFFINGHAM COUNTY ZONING  
ADMINISTRATION

ZONING ADMINISTRATOR DATE 7-16-2009

5/8" Rebar(S)  
NAIL FOUND  
N 67°11'44"E  
248.22'

RUTH S.  
BLACKWELL

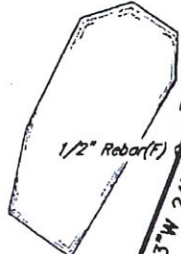


OAKY PLANTATION  
FARM, INC.

C:\B\B\DATA\W-N\NEWELL RICHARD 24.88 ACRES.DWG  
CP: NEWELL2

DWAYNE R.  
CYNTHIA L. RAGAN

22.01 ACRES



PROPERTY SURVEY  
FOR  
COASTAL BANK

LOCATED IN THE 12TH  
G. M. D., EFFINGHAM  
COUNTY, GEORGIA

DATE: JULY 15, 2009  
BY: WARREN E. POYTHRESS  
Reg. Land Surveyor # 1953  
991 Hunters Road Sylvania, Ga.  
30467 Tele. - (912) 857-3288  
EQUIP: TOPCON 303 TOTAL STATION  
THE FIELD DATA UPON WHICH THIS  
MAP OR PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 26731 FEET, AND ANGULAR  
ERROR OF 08 SECONDS PER ANGLE  
POINT. AFTER ADJUSTMENTS BY  
THE COMPASS RULE THE FINAL PLAT  
HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITH-  
IN ONE FOOT IN 435067 FEET.

OAKY PLANTATION FARM, INC.  
2009 JUL 15 08  
EFFECTIVE DATE  
CLERK OF COURTS  
EFFINGHAM COUNTY, GA.  
038



RICHARD J. NEWELL &  
MICHAEL T. NEWELL II

PORTER'S  
LAKING  
ROAD

CLYO-KILDARE CO. ROAD  
80' R/W

Conc. Mkr(F)  
5/8" Rebar(F)  
208.67'  
03°32'39"E  
207.85'  
208.67' Z  
S 86°08'52"E  
5/8" Rebar(S)  
1/2" Rebar(F)  
N 03°33'00"E  
84.94'

S 81°30'37"E  
243.70'  
Conc. Mkr(F)  
208.71'  
S 24°53'17"W  
Conc. Mkr(F)  
HOUSE  
RBS A3 RBS  
Conc. Mkr(F)

S 24°55'47"W 609.37'  
S 17°50'47"W 399.77'  
Conc. Mkr(F)  
S 23°00'53"W 247.61'  
S 31°41'20"W 123.93'  
Conc. Mkr(F)  
S 14°48'33"W 315.68'  
3/4" Pipe(F)  
10' Offset

Ditch on Line  
N 44°05'42"E 749.80'

RUNS  
CREEK THE LINE





| RESERVED FOR THE CLERK OF COURT |             |            |          |             |            |         | VICINITY MAP (NOT TO SCALE) |  |  |  |
|---------------------------------|-------------|------------|----------|-------------|------------|---------|-----------------------------|--|--|--|
| CURVE                           | BEARING     | HORIZ DIST | RADIUS   | ARC         | DELTA      | TANGENT |                             |  |  |  |
| C1                              | S83°30'35"E | 255.06'    | 3924.23' | 255.11'     | 3°45'28"   | 127.80' |                             |  |  |  |
| LINE                            | BEARING     | HORIZ DIST | LINE     | BEARING     | HORIZ DIST |         |                             |  |  |  |
| L1                              | S81°35'59"E | 57.68'     | L11      | N82°28'20"W | 175.88'    |         |                             |  |  |  |
| L2                              | N9°17'30"E  | 32.59'     | L12      | N31°16'32"W | 135.96'    |         |                             |  |  |  |
| L3                              | S81°35'59"E | 57.68'     | L13      | S83°23'48"W | 234.70'    |         |                             |  |  |  |
| L4                              | S9°58'19"W  | 82.18'     | L14      | N48°11'08"W | 163.60'    |         |                             |  |  |  |
| L5                              | S81°32'28"E | 88.86'     | L15      | N51°07'09"W | 104.42'    |         |                             |  |  |  |
| L6                              | N23°54'16"E | 106.05'    | L16      | N57°57'58"W | 54.87'     |         |                             |  |  |  |
| L7                              | S23°56'48"W | 113.21'    | L17      | N57°57'58"W | 54.87'     |         |                             |  |  |  |
| L8                              | S23°56'48"W | 113.21'    | L18      | N22°58'02"W | 77.03'     |         |                             |  |  |  |
| L9                              | S23°56'48"W | 113.21'    | L19      | S30°52'15"W | 134.42'    |         |                             |  |  |  |
| L10                             | S71°39'48"W | 64.86'     | L20      | N2°33'48"E  | 64.86'     |         |                             |  |  |  |

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS NOT REPRODUCED FOR CONSTRUCTION DEVELOPMENT. THIS PLAT IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

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SURVEY OF PARCEL #:(0309005), BEING SUBDIVIDED INTO THREE TRACTS AND A 0.467 ACRES BEING SUBDIVIDED AND ADDED TO PARCEL#:(0309006), LOCATED IN THE 12th G.M DISTRICT OF EFFINGHAM COUNTY, GEORGIA



REFERENCES:  
1. DB 188 PG 62  
2. PB D32 PG C1

|                                                        |                  |
|--------------------------------------------------------|------------------|
| SURVEY FOR:<br><b>DWAYNE R. &amp; CYNTHIA L. RAGEN</b> |                  |
| COUNTY: EFFINGHAM                                      | STATE: GEORGIA   |
| GMD: 12th                                              |                  |
| DATE: 02/12/2025                                       | SCALE: 1" = 157' |
| FILE NUMBER: 25115                                     |                  |
| TOTAL AREA = 22.10 AC                                  |                  |
| FIELD SURVEY DATE: 01/10/2025                          |                  |

PREPARED BY:  
**GLISSON LAND SURVEYING**  
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
RINCON: (912) 828 - 5283 CLAXTON: (912) 282 - 7082  
WMGLISSON@BELL.SOUTH.NET

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| SURVEYOR CERTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |
| AS REQUIRED BY SUBSECTION 91 OF O.C.G.A. SECTION 16-4-47, THIS PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR AND THE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR CERTIFICATIONS ARE CONSIDERED VALID AND CORRECT FOR THE PURPOSES OF THIS PLAT. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND RECORDING AS SET FORTH IN O.C.G.A. SECTION 16-4-47 AND THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-4-47. |                 |
| WILLIAM MARK GLISSON PLS #3316                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DATE: 3/12/2025 |
| 150'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 300'            |
| GRAPHIC SCALE 1" = 300'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |
| STATE OF GEORGIA<br>LSF # 1404                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |

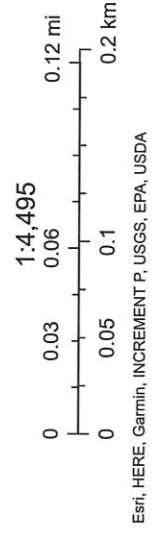


309-6



3/13/2025

-  Addresses
-  Parcels
- Roads
- Citations





309-6



3/13/2025

- Addresses
- Parcels
- Zoning
- Roads
- Citations

AR-1

1:4,495  
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.2 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA