



RZN-25-51

Rezoning Application

Status: Active

Submitted On: 10/14/2025

Primary Location

91 South Central Avenue
Guyton, GA 31312


Owner

PARKER JENNIFER
MARLENE AND TIMOTHY
LANCE 91 CENTRAL AVE
GUYTON, GA 31312

Applicant

 Timothy parker
 912-662-4500
 tim.parker.1980.tp@gmail.com
 91 central ave
Guyton, ga 31312

Staff Review

 Planning Board Meeting Date*

12/09/2025

 Board of Commissioner Meeting Date*

01/06/2026

 Notification Letter Description *

To allow for permitted uses in AR-2

 Map #*

294

 Parcel #*

19

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

11/17/2025

 Board of Commissioner Ads

12/17/2025

 Planning Board Ads

11/19/2025

 Request Approved or Denied

—

 Plat Filing required* 

No

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Timothy Parker

Applicant Email Address*

tim.parker.1980.tp@gmail.com

Applicant Phone Number*

9126624500

Applicant Mailing Address*

91 central ave

Applicant City*

guyton

Applicant State & Zip Code*

31312

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-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

294-19

Road Name*

Central ave

Proposed Road Access* 

Central ave

Total Acres *

2.8

Acres to be Rezoned*

2.8

Lot Characteristics *

house and guest house

Water Connection *

Public Water System

Name of Supplier*

City of guyton

Sewer Connection

Public Sewer System

Name of Supplier*

City of Guyton

Justification for Rezoning Amendment *

Building addition on guest house

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

North*

City of Guyton city limits

South*

City of Guyton city limits

East*

AR1

West*

City of Guyton city limits

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

residential

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.*

living accomodations--second residence for family member

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

living accommodations--second residence for family member

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

Residential second home

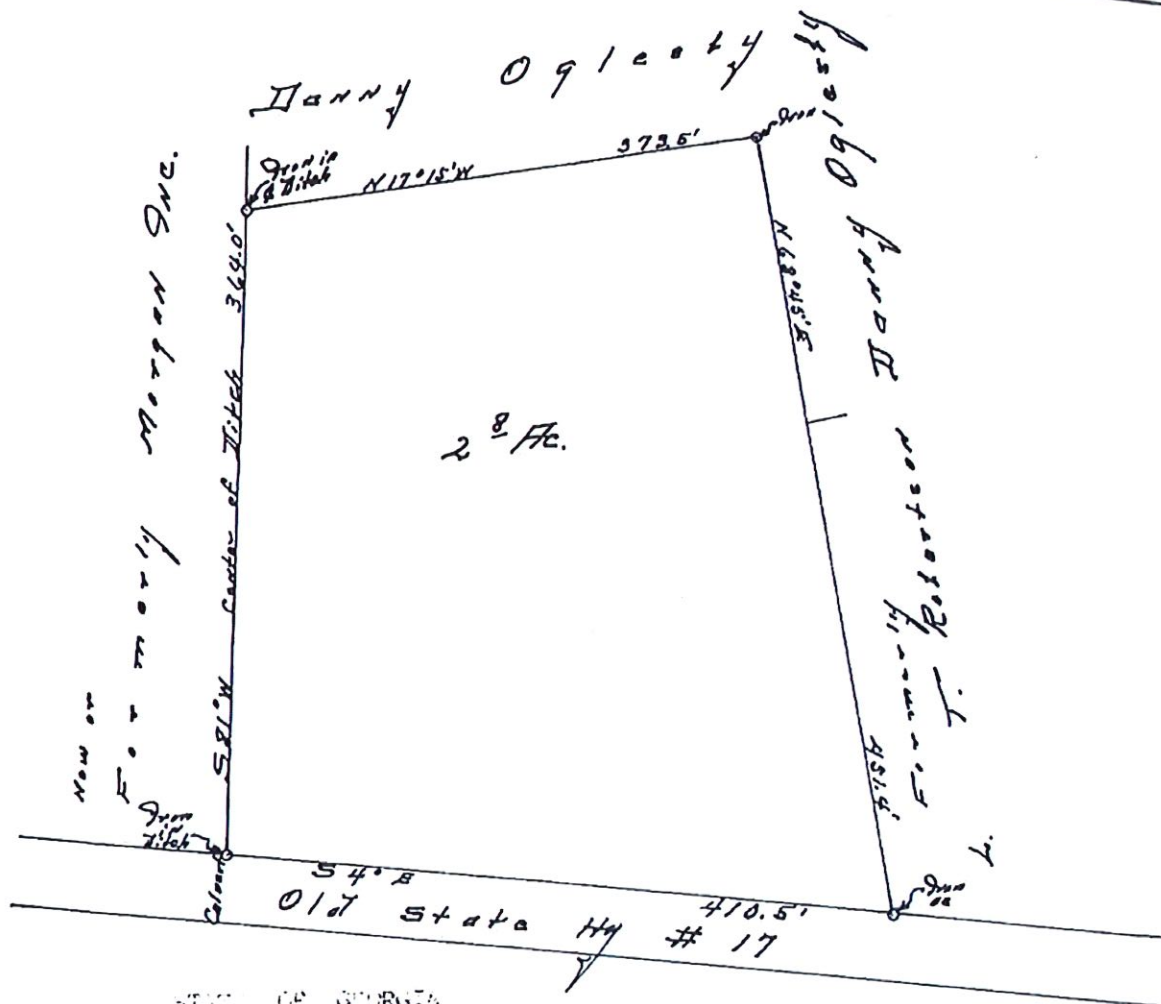
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

no

Digital Signature*

✓ Timothy L Parker

Oct 14, 2025



STATE OF GEORGIA

CHIEF OF COURSE

PLAT OF

Two and eight-tenths acres of land in 10th C. D. District at Guyton, Ga.
surveyed and plat drawn for Danny Oglesby. Completed November 6, 1973.

Scale 100 Ft. = 1".

Paul Leitman
Paul Leitman, County Surveyor

Recorded in Book J page 225, Surveyors Records Off. Co. Ga.

In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law

Paul Leitman Co. Surveyor

Paul Leitman, County Surveyor,
Birmingham County Georgia
Certified By Ben W. Fortson, Jr
Secretary Of State

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10/16/2025



Addresses



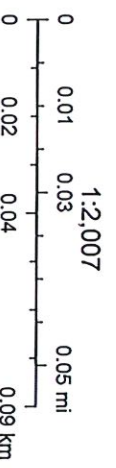
Parcels

Roads



Municipal Boundaries

Citations






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

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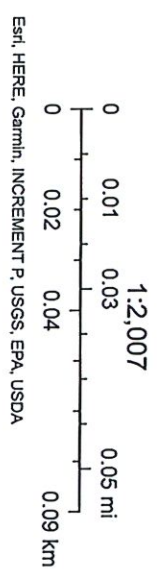


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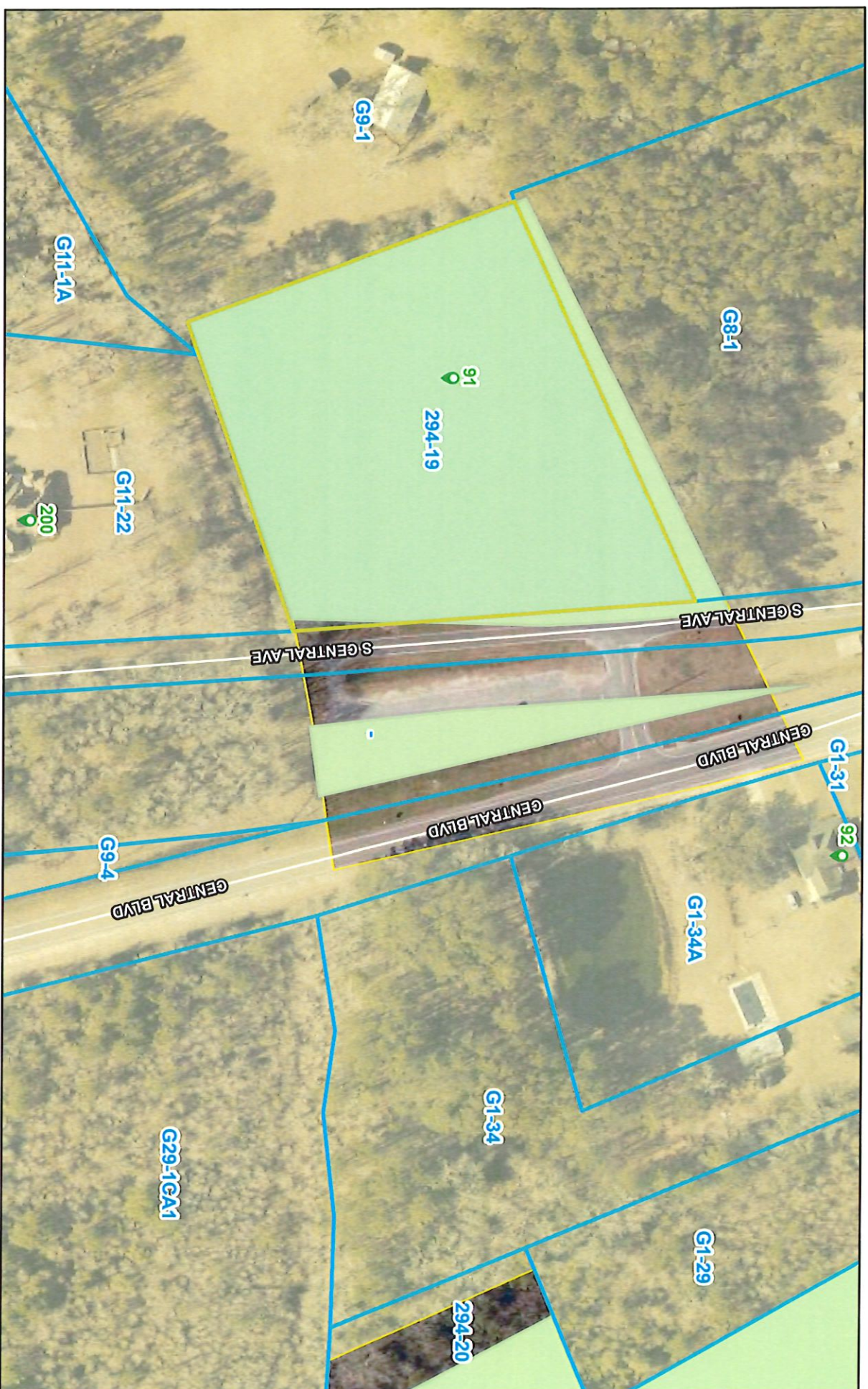
Addresses  Parcels  Municipal Boundaries 

Roads  Zoning  Citations

AR-1



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Addresses ☐ Parcels

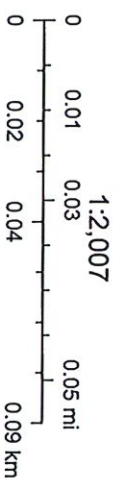
Roads

 Parcel

Agricultural-Residential

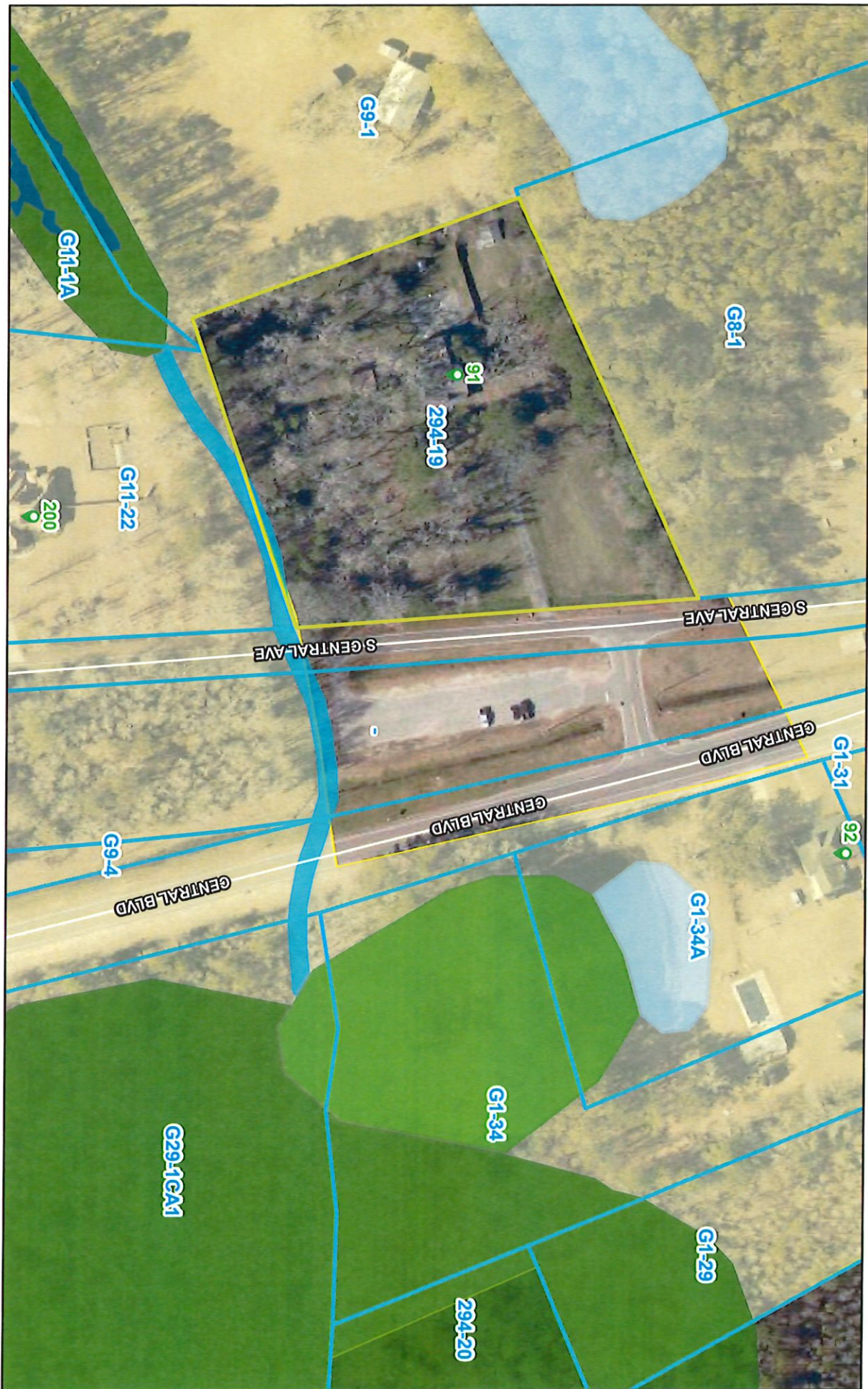
Municipal Boundaries

Citations



Estl. HERE, Gamlin, INCREMENT P, USGS, EPA, USDA

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- Addresses
- Wetlands
- Riverine
- Roads
- Parcels
- FEMA Flood Zone
- A
- X, AREA OF MINIMAL FLOOD HAZARD
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Municipal Boundaries
- Citations

