



Record No: RZN-26-5

Rezoning Application

Status: Active

Submitted On: 1/27/2026

Primary Location

4169 Georgia Highway 119
North
Clyo, GA 31303


Owner

DICKEY RITCHIE SR AND
PATRICIA E
4169 HWY 119 N CLYO, GA
31303

Applicant

 Ritchie Dickey




 4169 HWY 119N
Clyo, GA 31303

Staff Review

Planning Board Meeting Date* 


04/14/2026

Board of Commissioner Meeting Date* 


05/05/2026

Notification Letter Description * 

to allow for permitted uses in AR-3

Map #* 

405

Parcel #* 

26

Staff Description 

Georgia Militia District 

—

Commissioner District* 

3rd

Public Notification Letters Mailed 


02/16/2026

Board of Commissioner Ads 



03/18/2026

Planning Board Ads 

02/18/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Ritchie A. Dickey, Sr.

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

4169 HWY 119 N

Applicant City*

Clyo

Applicant State & Zip Code*

GA 31303

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 *

405.26, Plat B.96N

Road Name*

119 N

Proposed Road Access* ?

Existing Access

Total Acres *

8.49

Acres to be Rezoned*

8.49

Lot Characteristics *

the plat of survey made by Paul D. Wilder, R.I.S. #1559, dated June 15, 2000, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 96-S

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Divide property among heirs.

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

North*

AR -1

South*

R-1

East*

West*

AR-1

AR-1

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

single family esidence on south side of the tract, grazing pasture for horses on north side of the tract.

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.*

single family residence on southeast side of tract will remain, build a single family residence on north side of tract

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

single family residences on north side, south side , east side, and woodland on the west side


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

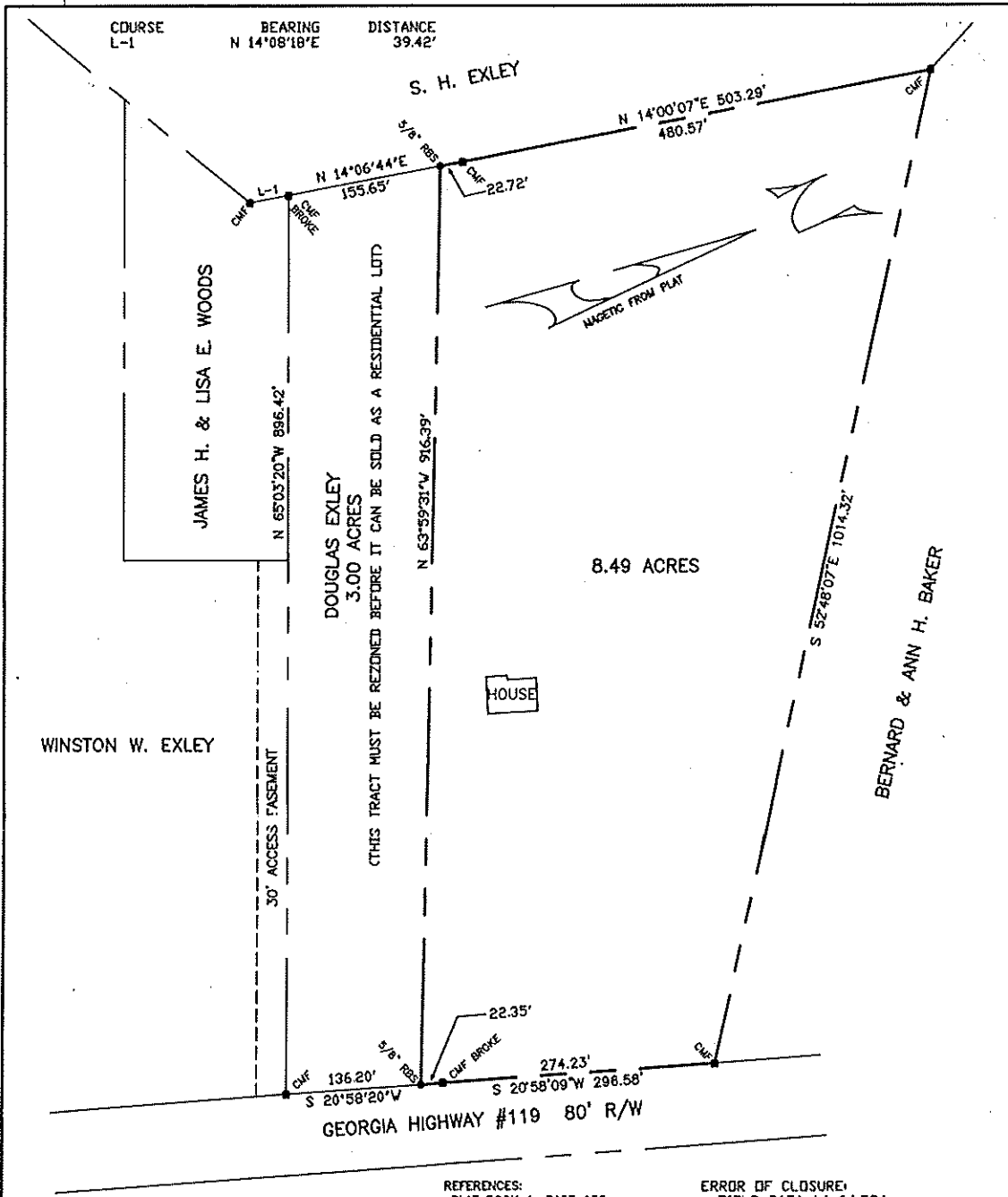
Rezoning from AR1 to AR2 would permit the 8.49-acre property to be divided into three parcels: approximately 4 acres on the north side with nearly 150 feet of frontage along HWY 119 N; about 2 acres on the southeast side, also with close to 150 feet of road frontage; and another 2-acre tract on the southwest side, which would be accessed through the northern parcel. Currently, there is a house on the southeast portion of the property, and a new house is planned for the northwest quadrant. In total, only two single-family homes will exist on the 8.49 acres, aligning with the density and use of surrounding 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

Digital Signature*

 Ritchie A. Dickey, Sr.
Jan 27, 2026



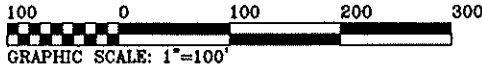
8.49 ACRES

THIS TRACT MUST BE REZONED BEFORE IT CAN BE SOLD AS A RESIDENTIAL LOT

- REFERENCES:
- PLAT BOOK 1, PAGE 156
 - PLAT BOOK 10, PAGE 180
 - PLAT BOOK 13, PAGE 284
 - PLAT BOOK 10, PAGE 160
 - SURVEYOR'S RECORD 1, PAGE 37

ERROR OF CLOSURE:
 FIELD DATA 1/ 64,534
 ANGULAR ERROR 03' PER POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/ 255,600
 EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

NOTE: ALL IMPROVEMENTS NOT SHOWN.



APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

Melvin Cole
 DIRECTOR DATE 6-26-00

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Joseph J. Davis
 ZONING ADMINISTRATOR DATE 6/26/00



PLAT OF 8.49 ACRES, DIVIDED FROM PROPERTY OF DOUGLAS EXLEY	
LOCATION: G.M.D. 11, EFFINGHAM COUNTY, GEORGIA	
DATE: JUNE 15, 2000	FILE NO. 00168A
WILDER, STONE & ZIPPERER LAND SURVEYORS, INC. (912) 826-5412, PO BOX 1490 RINCON, GA 31326	


Rezoning Concept Plan 4169 HWY 119 N, Clio GA: Property ID # 0450026



405-26



1/28/2026

World_Boundaries_and_Places  Parcels

 Addresses

Roads

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

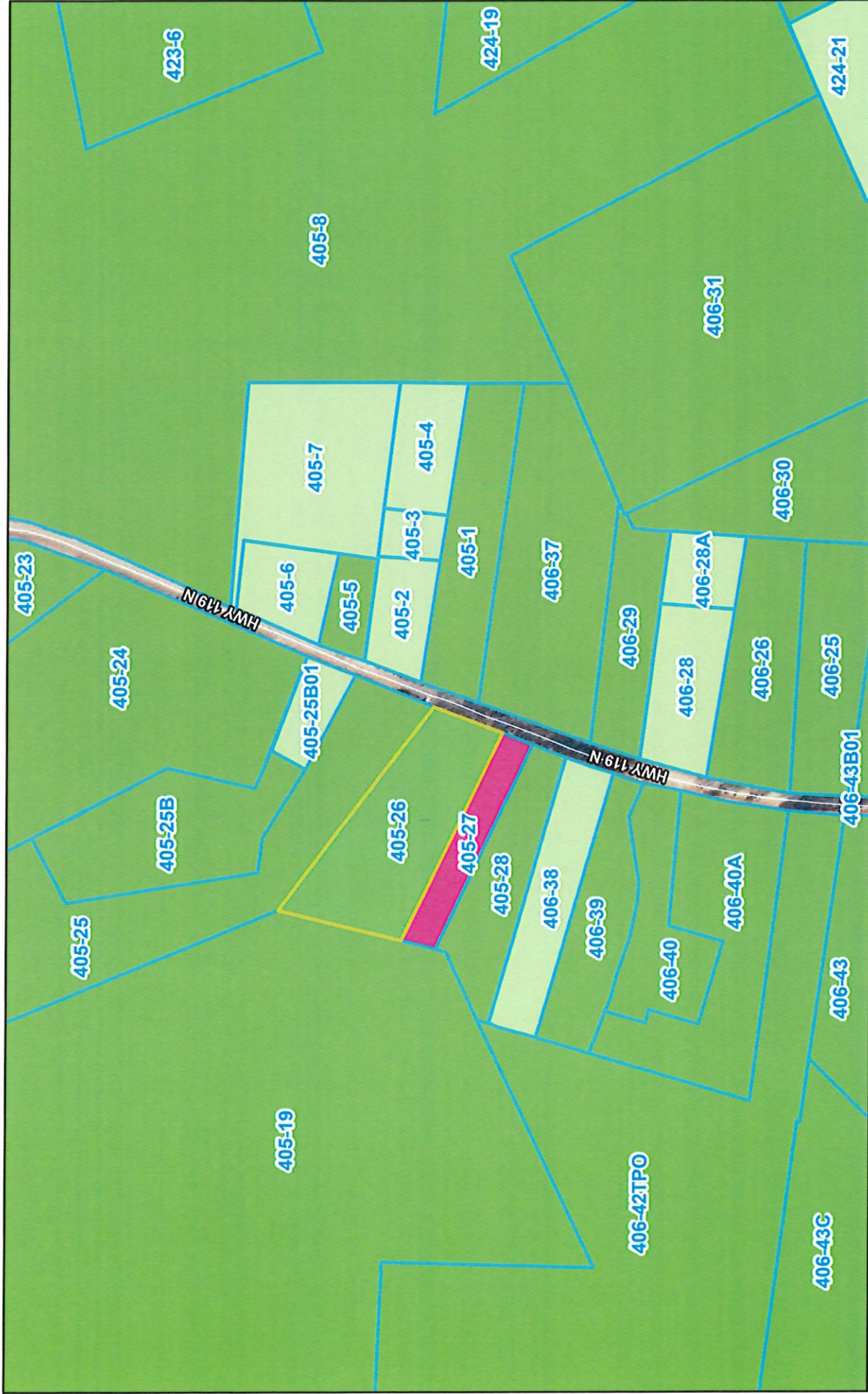
1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Vantor, Esri, HERE, Garmin, IPC

405-26



1/28/2026

World_Boundaries_and_Places

Roads

Parcels

Zoning

AR-1

AR-2

R-1

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1:7,843

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Vendor: Esri, HERE, Garmin, IPC

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, **Ritchie Dickey (Map # 405 Parcel # 26)** from **AR-1 to AR-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?

New zoning

J.S.

9.5

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APPROVAL ✓

DISAPPROVAL

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70 *JIP.*

9.5

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APPROVAL *✓*

DISAPPROVAL

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*No ISSUES:
JUST dOWning
out family
land.*

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N.K.

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APPROVAL X

DISAPPROVAL _____

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T.S.

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