



**Record No: VAR-
26-24**

Variance Application

Status: Active

Submitted On: 5/22/2026

Primary Location

1447 Georgia Highway 17
South
Guyton, GA 31312

Owner

Beverly G Boyles, Debra
Griner Usher, Donna
Thayer, Joan Griner
Scarborough, Hubert
Thad Griner Jr, Terry Allen
Griner
1447 HWY 17 S GUYTON,
GA 31312

Applicant

 Michele Shuman
 912-429-9646
 michele.shuman@outlook.com
 135 BLANDFORD XING
Rincon, GA 31326

Staff Review

Board of Commissioner Meeting Date* 

06/16/2026

Notification Letter Description* 

to allow for a non-conforming lot to have a residential business.

Public Notification Letters Mailed* 

05/29/2026

Location Information* 

1447 GA Hwy 17 South

Staff Description 

Section 3.15A (e)

Stipulations 

Board of Commissioner Ads 

06/16/2026

Commissioner District* 

1st

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

296

Parcel#* 

46

Applicant Name* 

Michele Shuman

Applicant Information

Applicant Name*

Michele Shuman

Applicant Phone Number*

912-429-9646

Applicant Email*

michele.shuman@outlook.com

Applicant Address*

135 Blandford Xing

City*

Rincon

State*

GA

Zip Code*

31326

General Information

Zoning District*

AR-1

Map/Parcel Number*

296-46

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

This is a nonconforming property for conditional use.

Water Connection*

Private Well

Sewer Connection*

Private Septic System

Who is applying for variance request?*

Agent

Owner of Record

Owner Name*

Beverly Boyles

Owner Phone Number*

912-656-4885

Owner Email Address*

beverlygboyles@aol.com

Owner Address*

1772 Central Ave

City*

Guyton

State*

GA

Zip Code*

31312

Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*



Michele L Shuman

May 22, 2026

NOTE: BASED UPON REVIEW OF THE F.E.M.A FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA COMMUNITY PANEL NO. 130076 0125 & EFFECTIVE MARCH 18, 1997. THIS PROPERTY IS LOCATED IN "ZONE X" OUTSIDE THE 100 YEAR FLOODPLAIN.

LEGEND:

- IRF 3/4" REBAR FOUND
- IRS 3/4" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE

EQUIP. USED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE EXCEEDS
1/10,000 PLAT NOT ADJUSTED

REFERENCES:

- PB-1 PAGE 73
- PLT CAB D109 F-1
- DEED 310 PG 257
- DEED 1338 PG 5

296A-4
PINEORA BAPTIST
CHURCH



Adolph N. Michelis
ADOLPH N. MICHELIS R.L.S.
GA REG. L.S. # 13223
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30487
PH. (912) 828 3972

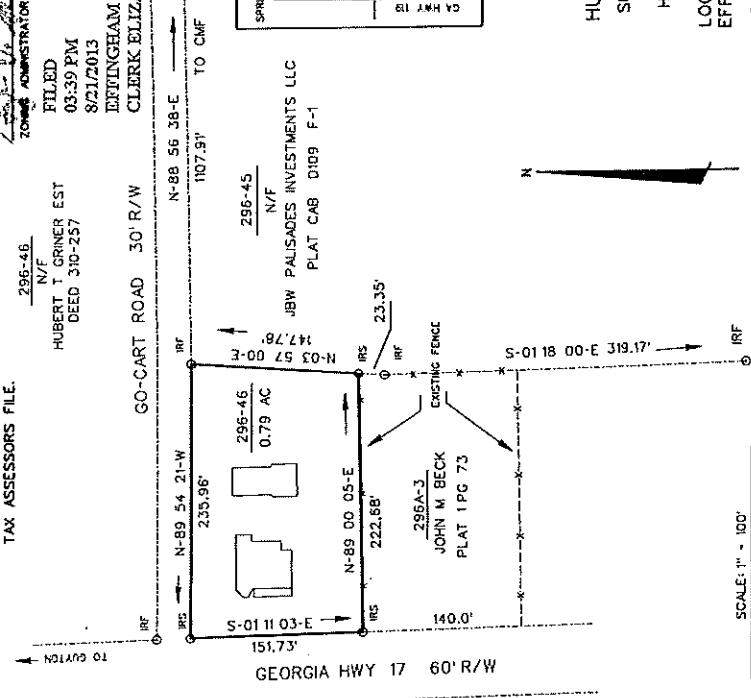
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

NOTE: SUBJECT PROPERTY IS A PORTION OF MAP & PARCEL 296 -46 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

296-46
N/F
HUBERT T. GRINER EST
DEED 310-257

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
[Signature]
DATE 8-21-2013

FILED
03:59 PM
8/21/2013
BK D124 PG B1
EFFINGHAM COUNTY SUPERIOR COURT
CLERK ELIZABETH Z. HURSEY



NOT TO SCALE

SURVEY FOR
HUBERT T. GRINER EST.
SURVEY OF 0.79 ACRES OF
THE LANDS OF THE
HUBERT T. GRINER EST
LOCATED IN THE 10TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 19 AUG 2013
PLAT DRAWN 20 AUG 2013

HYG:CDN AUG2013

01

E

IRF

thc

GO-CART ROAD

IRS

N-89 54 21-W

IRF

151.73'

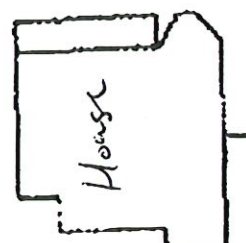
S-01 11 03-E

140.0'

IRS

N-89 00 05-E

222.68'



porch

stack

235.96'



Garage

20x30
Business

296-46

0.79 AC

N-03 57 00-E

147.78'

JBW P.

F

IRF

23.35'

EXISTING FENCE

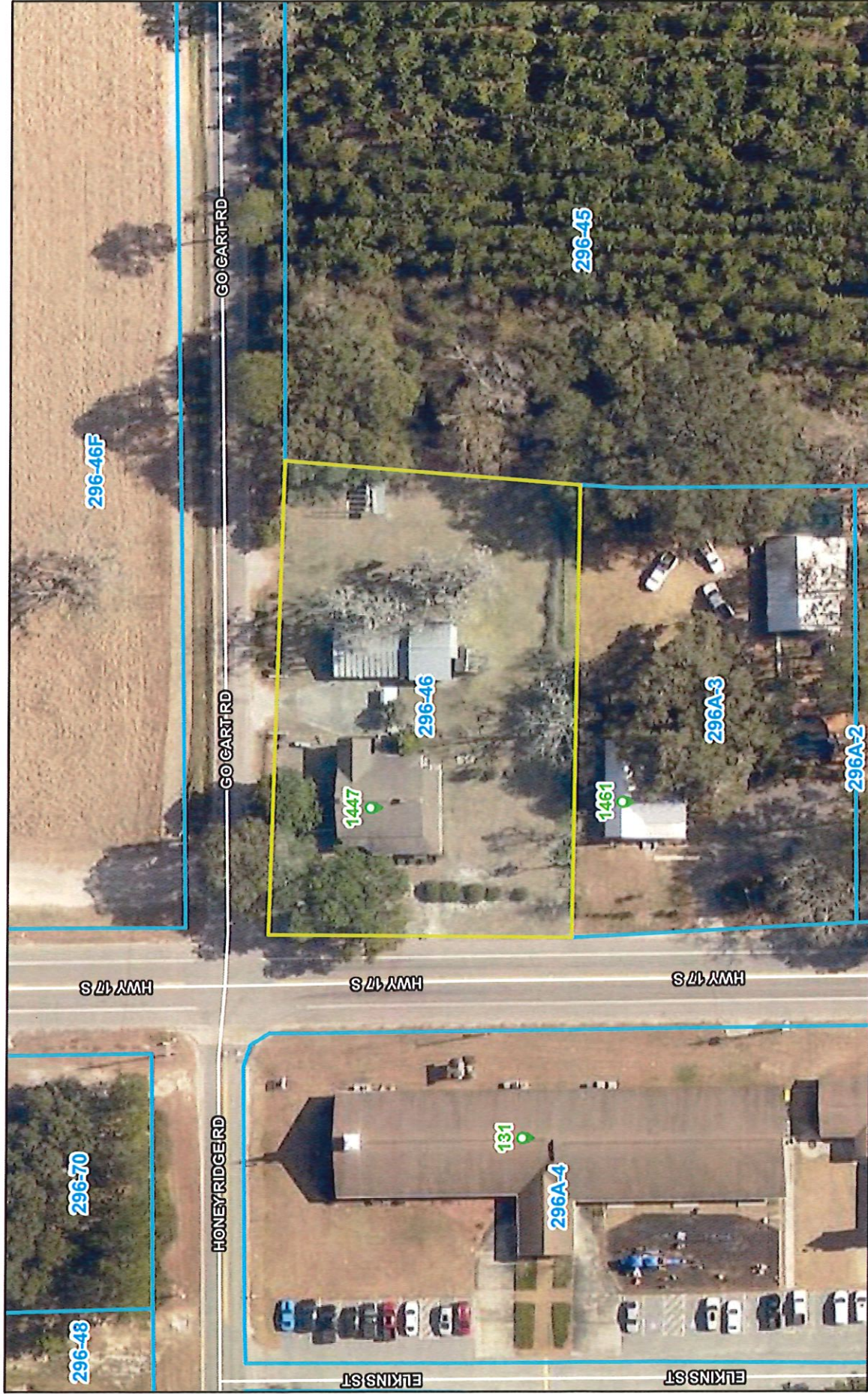
296A-3

JOHN M BECK

PLAT 1 PG 73

GEORGIA HWY 17 60'R

296-46



5/28/2026

1:980
0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

296-46

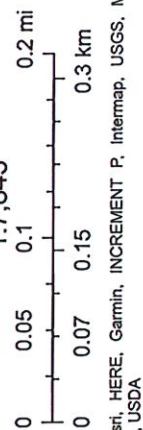


5/28/2026

1:7,843

ECBOC, Esri, HERE, Garmin, Intermap, USGS, METI/
NASA, EPA, USDA

1:7,843



ECBOC, Esri, HERE, Garmin, Intermap, USGS, METI/
NASA, EPA, USDA

- Legend
- | | | | | | | | |
|---|-----------|---|--------------------------|---|----------------------|---|-----------|
|  | Addresses |  | Character Areas |  | Assembly Area |  | Utility |
|  | Roads |  | Parks-Recreation |  | Commercial | | Citations |
|  | Parcels |  | FLUM Areas |  | Public-Institutional | | |
| | |  | Agricultural-Residential | | | | |