



Record No: RZN-26-3

Rezoning Application

Status: Active

Submitted On: 1/9/2026

Primary Location

32.231465, -81.328575

Owner

No owner information

Applicant

Randall Brewster



3175 Blue Jay Rd
Guyton, Ga 31312

Staff Review

Planning Board Meeting Date*

02/10/2026

Board of Commissioner Meeting Date*

03/03/2026

Notification Letter Description *

to allow for permitted uses in AR-2.

Map #*

373

Parcel #*

5F

Staff Description

Georgia Militia District

—

Commissioner District*

1st

Public Notification Letters Mailed

01/19/2026

Board of Commissioner Ads

02/11/2026

 Planning Board Ads

01/21/2026

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Kristopher Dalton Brewster

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

3165 Blue Jay Rd

Applicant City*

Guyton

Applicant State & Zip Code*

Ga 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-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

373-5F

Road Name*
Midland Rd

Proposed Road Access* 
Bluejay rd

Total Acres *
1

Acres to be Rezoned*
1

Lot Characteristics *

Field

Water Connection *
Private Well

Sewer Connection
Private Septic System

Justification for Rezoning Amendment *

New home

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

North*
AR1

South*
AR1

East*
Ped

West*
AR1

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

Field

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

No

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

Personal home

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

Personal property

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

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*

 **Randall Brewster**
Jan 9, 2026

BR: 30 Pg: 238-238
 Filed and Recorded
 12-22-2025 12:25 PM
 DOC# P2025-000202

WALT LAWSON
 CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELS & ASSO.
 786 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 828-9972

SURVEYORS CERTIFICATION

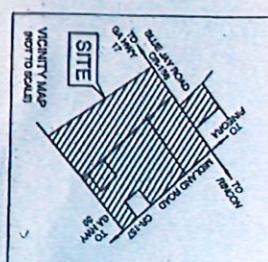
I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his authorized agent, and that the same has been compared with the original and found to be a true and correct copy thereof. I further certify that the same has been compared with the original and found to be a true and correct copy thereof. I further certify that the same has been compared with the original and found to be a true and correct copy thereof.



Adolph N. Michels
 11-17-23



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY CLERK ADMINISTRATION.
 Chantal F. Lawson
 CLERK
 DATE 12/18/25



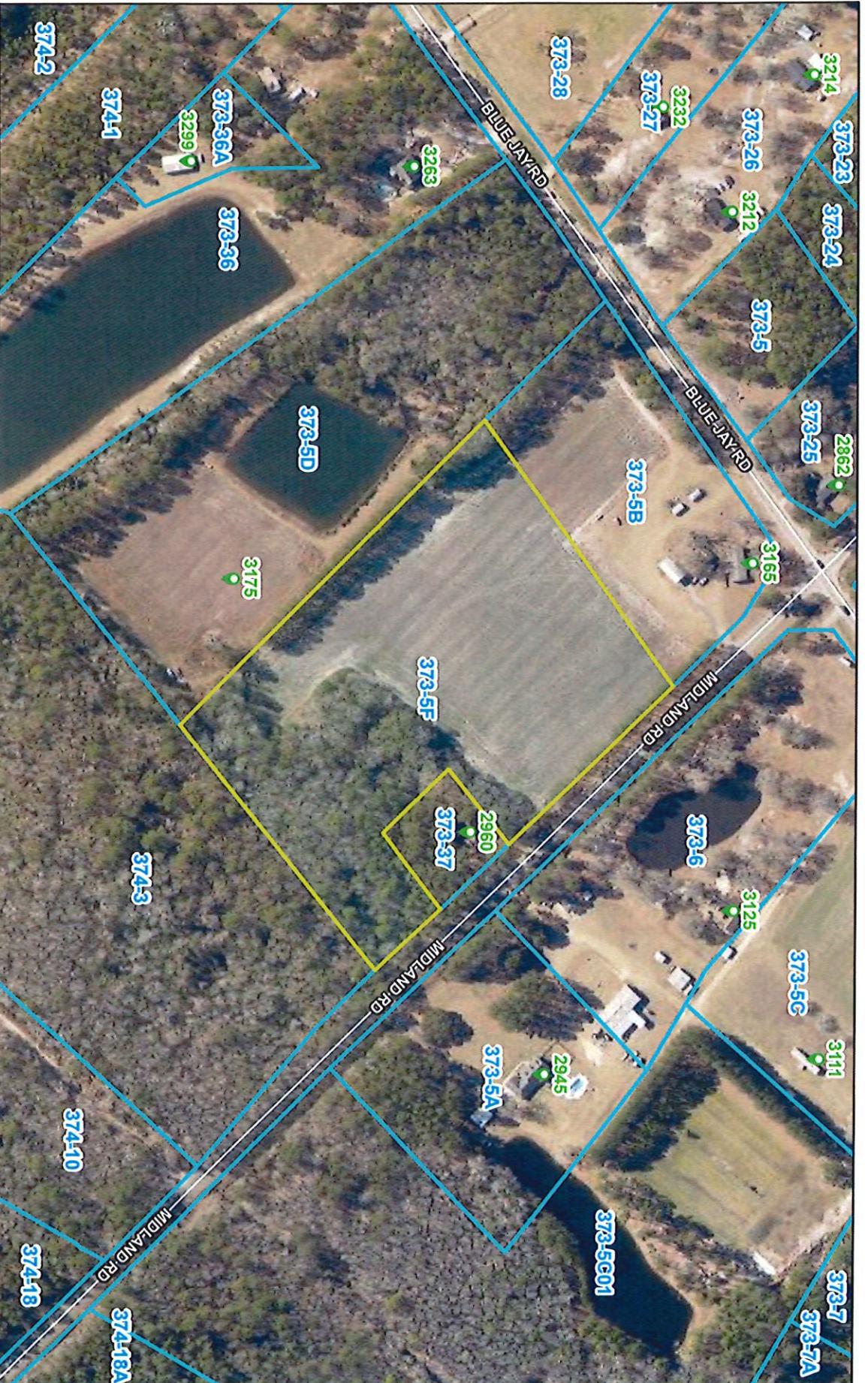
NOTE: SUBJECT PROPERTY IS A RECONCILIATION OF MAP 4 PARCELS 02730005F00, MAP 5 PARCELS 02730005F01 AND MAP 6 PARCELS 02730005F02 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. THIS RECONCILIATION WILL ELIMINATE MAP 5 PARCELS 02730005F01 BY INCLUDING IT WITHIN MAP 6 PARCELS 02730005F00, MAP 6 PARCELS 02730005F01 WILL ALSO INCLUDE A PART OF MAP 6 PARCELS 02730005F00. NEW 1.00 ACRE PARCELS, 02730005F00 AND 02730005F01 WILL CREATE A MAP 6 PARCELS 02730005F00 IS REVISED TO SHOW THE REMAINING PROPERTY AFTER A RIGHT-OF-WAY ACQUISITION BY EFFINGHAM COUNTY.

A FAMILY DIVISION SURVEY FOR
 RANDALL BREWSTER
 & MELISSA THOMPSON

SURVEY TO DIVIDE 1.00 ACRE
 FROM MAP 6 PARCELS 02730005F00,
 ELIMINATE MAP 5 PARCELS 02730005F01
 AND RECONFIGURE
 MAP 6 PARCELS 02730005F00
 AND ALSO TO SHOW
 MAP 6 PARCELS 02730005F00,
 AN EXISTING 1.96 ACRE PARCEL
 LOCATED IN THE 11539TH G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 13 NOVEMBER 2025
 PLAT DRAWN 13 NOVEMBER 2025

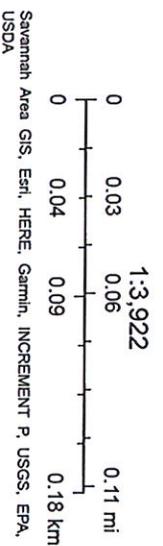
SCALE: 1" = 300'

373-5F



1/20/2026

- Addresses 
- Parcels 
- Roads 
- Citations 



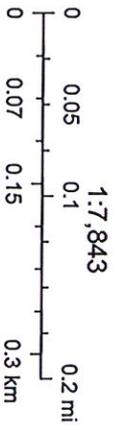
373-5F



1/20/2026

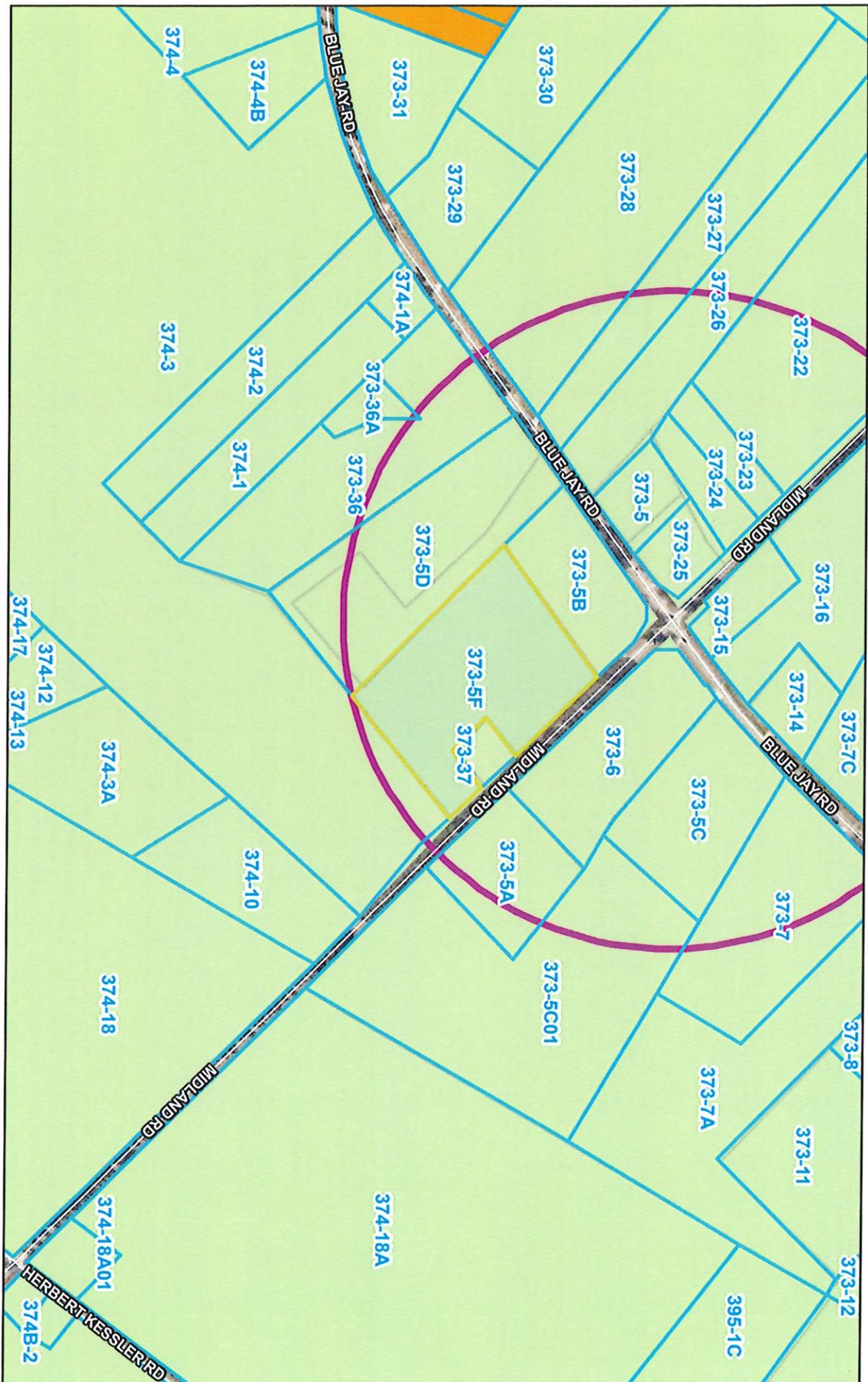
- Roads
- Parcels
- Zoning
- AR-1
- AR-2
- R-1
- B-2
- PD

Citations



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

373-5F



1/20/2026