



## RZN-25-30

### Rezoning Application

Status: Active

Submitted On: 6/13/2025





### Primary Location

446 Nease Road  
Guyton, GA 31312

### Owner

DICKERSON LAURIE Z  
AKA LAURIE STREGLES 721  
NEASE RD GUYTON, GA 31312

### Applicant

 Darrin Dickerson  
 912-313-9216  
 chaparral39@yahoo.com  
 721 Nease Rd  
Guyton, Ga 31312

## Staff Review

 Planning Board Meeting Date\*

07/08/2025

 Board of Commissioner Meeting Date\*

08/05/2025

 Notification Letter Description \*


To permitted uses in AR-2.

 Map #\*

374

 Parcel #\*

35A

 Staff Description

 Georgia Militia District

—

 Commissioner District\*

1st

 Public Notification Letters Mailed

06/16/2025

 Board of Commissioner Ads

07/16/2025

🏠 Planning Board Ads

06/18/2025

🏠 Request Approved or Denied

—

🏠 Plat Filing required\* ⓘ

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Darrin Dickerson

Applicant Email Address\*

chaparral39@yahoo.com

Applicant Phone Number\*

912-313-9216

Applicant Mailing Address\*

721 Nease Road

Applicant City\*

Guyton

Applicant State & Zip Code\*

Ga, 31312

## Property Owner Information

Owner's Name\*

Laurie Z. Dickerson

Owner's Email Address\*

Chaparral39@yahoo.com

Owner's Phone Number\*

912-313-9216

Owner's Mailing Address\*

446 Nease Rd

Owner's City\*

Guyton

Owner's 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 \*

374-35A

Road Name\*

Nease Road

Proposed Road Access\* ?

Nease Road

Total Acres \*

1.61

Acres to be Rezoned\*

1.61

Lot Characteristics \*

There is a home on the Property

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

Subdividing the property

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

North\*

AR-1

South\*

AR-2

East\*

AR-2

West\*

AR-1

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

there is a home on the property

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.\*

A family home that's lived in

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

Its open land

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

It's Open Land

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\*

✓ Darrin Dickerson  
Apr 1, 2025

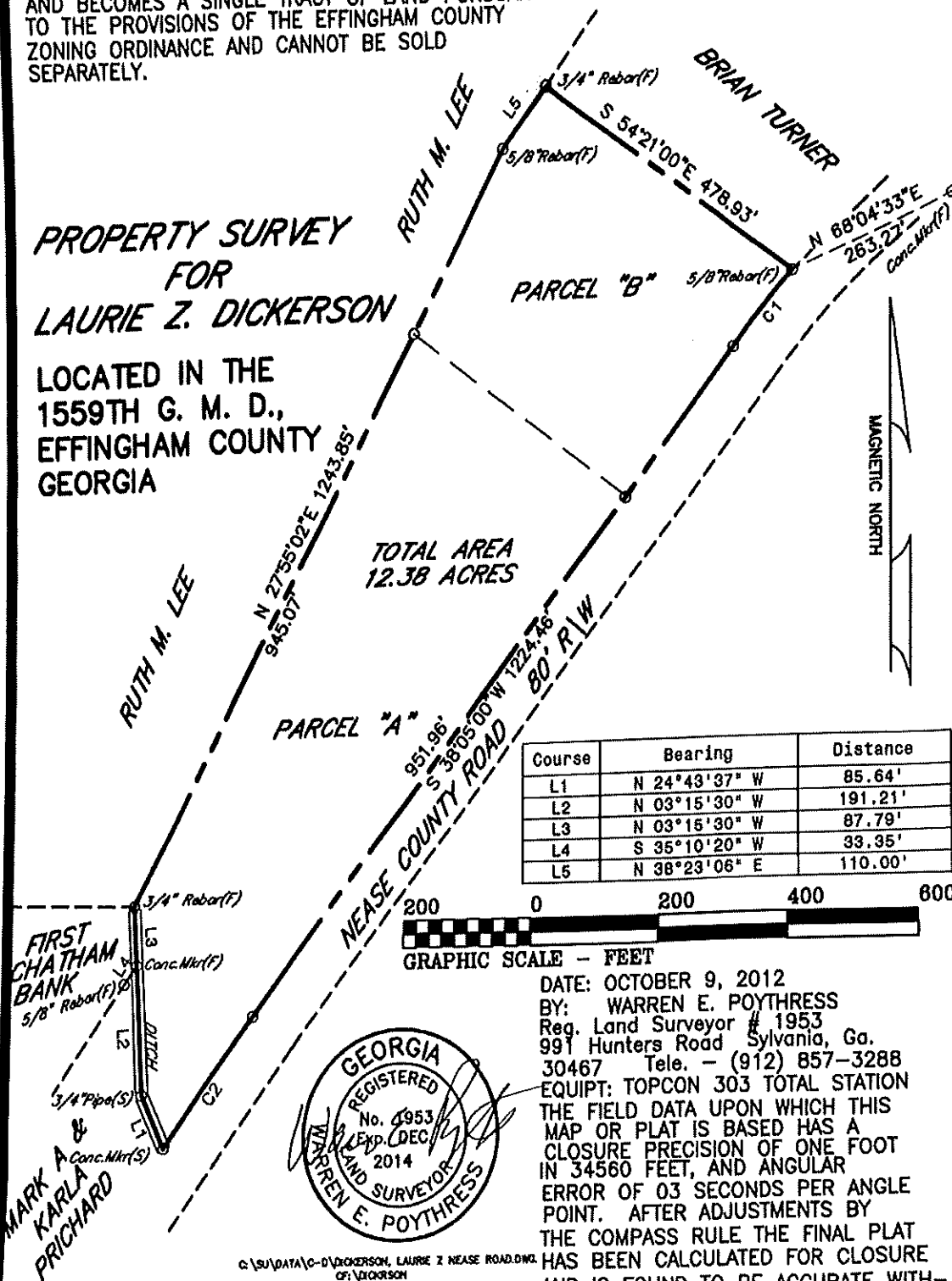
Curve	Radius	Tangent	Chord	Chord Bear.
C1	1098.02'	72.75'	145.18'	S 39°55'07" W
C2	7818.36'	116.90'	233.76'	S 36°42'53" W

PARCEL NUMBER "A" IS TO BE ADDED TO PARCEL "B",  
LANDS OF LAURIE Z. DICKERSON AS RECORDED IN DEED  
BOOK UNLOCATED AND PLAT BOOK 16 PAGE 213  
AND BECOMES A SINGLE TRACT OF LAND PURSUANT  
TO THE PROVISIONS OF THE EFFINGHAM COUNTY  
ZONING ORDINANCE AND CANNOT BE SOLD  
SEPARATELY.

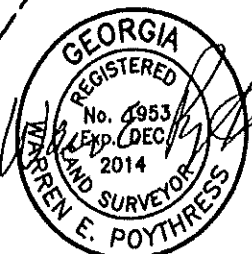
# PROPERTY SURVEY FOR LAURIE Z. DICKERSON

LOCATED IN THE  
1559TH G. M. D.,  
EFFINGHAM COUNTY  
GEORGIA

TOTAL AREA  
12.38 ACRES



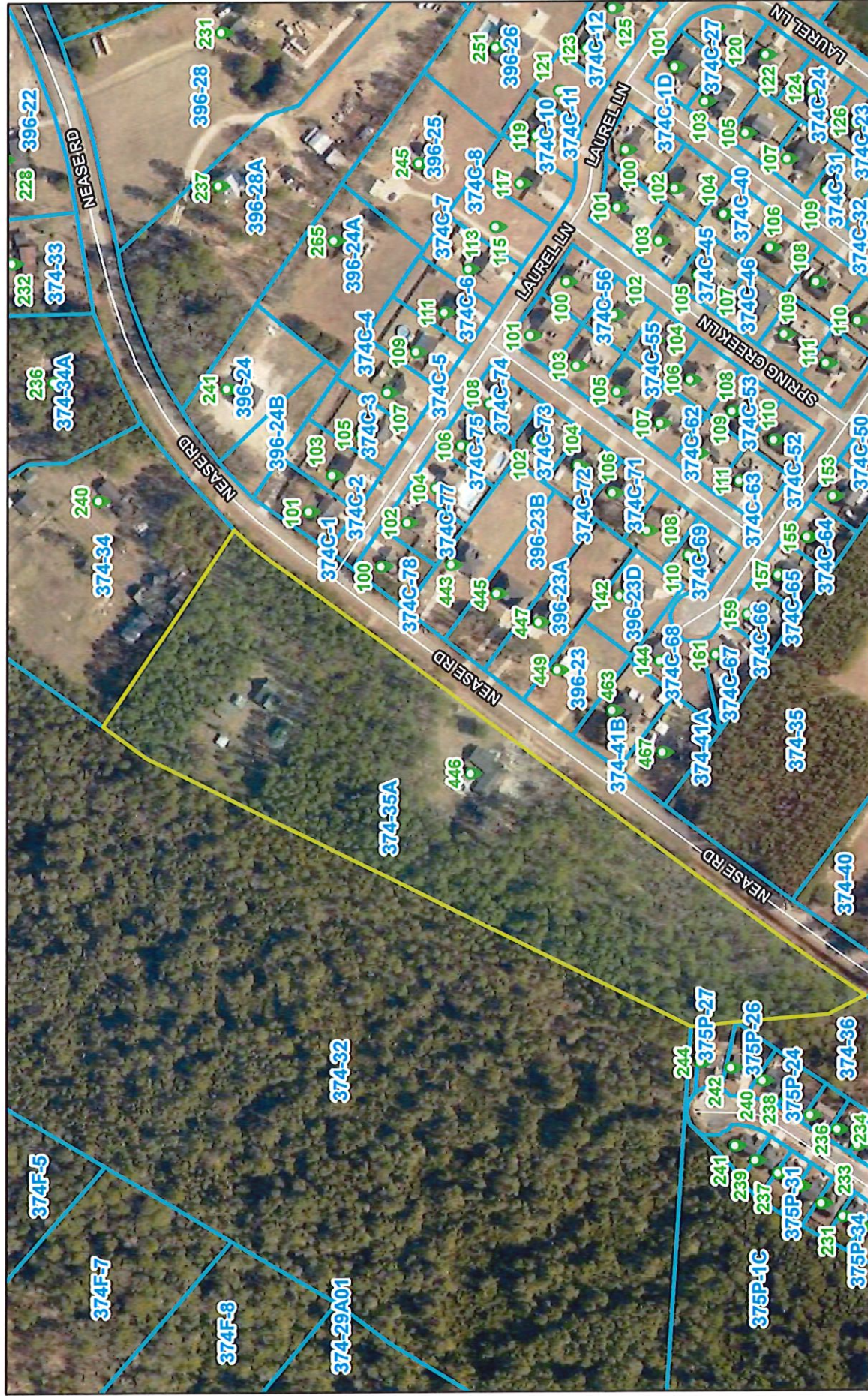
Course	Bearing	Distance
L1	N 24°43'37" W	85.64'
L2	N 03°15'30" W	191.21'
L3	N 03°15'30" W	87.79'
L4	S 35°10'20" W	33.35'
L5	N 38°23'06" E	110.00'





C:\SU\DATA\0-D\ICKERSON, LAURIE Z NEASE ROAD.DWG  
OF: DICKERSON



# 374-35A



6/13/2025

-  Addresses
-  Parcels
- Roads
- Citations

1:4,013

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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



# 374-35A



6/13/2025

1:4,013

0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.18 km  
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



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 AS

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by **Darrin Dickerson as agent for Laurie Dickerson (Map # 374 Parcel # 35A)** from AR-1 to AR-2 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?

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*Rezoning for  
purpose to give  
land to son  
Condition to not  
split any further.*



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There is  
Already a home  
on the lot.  
Just cut it out.

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?

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*[Handwritten signature]*

*N.B.*