



Record No: RZN-26-13

Rezoning Application

Status: Active

Submitted On: 3/9/2026


Primary Location

489 Noel C Conaway Road
Guyton, GA 31312


Owner

JEFFERS LYNN JR
489 NOEL C CONAWAY
ROAD GUYTON, GA 31312

Applicant

 Lynn Jeffers Jr




 489 NOEL C CONWAY RD
Guyton, GA 31312

Staff Review

Planning Board Meeting Date* 

05/12/2026

Board of Commissioner Meeting Date* 

06/02/2026


Notification Letter Description * 

to allow for permitted uses in B-2 & AR-2

Staff Description 

AR-1 to AR-2 & AR-2 to B-2

Stipulations 

Map #* 

352

Parcel #* 

73 & 74

Georgia Militia District 

—

Commissioner District* 

1st

Public Notification Letters Mailed 


04/13/2026

Board of Commissioner Ads 

05/13/2026

Planning Board Ads 

04/15/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Lynn Jeffers Jr

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

489 Noel C Conaway Rd.

Applicant City*

Guyton


Applicant State & Zip Code*

Ga, 31312

Rezoning Information

How many parcels are you rezoning?*

2

Present Zoning of Property* 

AR-1 (Agricultural Residential 5 or More Acres)

Please List all Parcels Zonings*

AR-1 to AR-2 & AR-2 to B-2

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

03520073 & 03520074

Road Name*

Noel C Conaway Rd.

Proposed Road Access* 

Noel C Conaway Rd.

Total Acres *

6.99

Acres to be Rezoned*

5.04

Lot Characteristics *

One acre lot made from combining and then redividing the two parcels listed above.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Would like to rezone to enable use of current building to be used for an automobile maintenance shop.

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

North*	South*
AR-1	R
East*	West*
AR-1	AR-1

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

Property is currently used as a garage for homeowners at 489 Noel C Conaway Rd.

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.*

Proposed auto maintenance shop.

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

Residential Agricultural and a neighborhood across the highway.


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

Given the growth in our county and in our community and multiple new neighborhoods being developed nearby, rezoning will allow a service to be available to the residents on our end of the county. The building has been in place for some time so there would be minimal impact on the landscape of the area.

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*

 Lynn Jeffers Jr

Mar 5, 2026

MOCK SURVEYING, INC.
 8134 OLD WOOD ROAD
 BROOKLYN, GA 30613
 PH (478) 632-4010
 FAX (478) 632-4010
 WWW.MOCKSURVEYING.COM

IN MY PROFESSIONAL OPINION THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE STATE OF GEORGIA AS SET FORTH IN CHAPTER 50 OF THE OFFICIAL CODE OF GEORGIA AND THE STANDARDS FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-67-67.

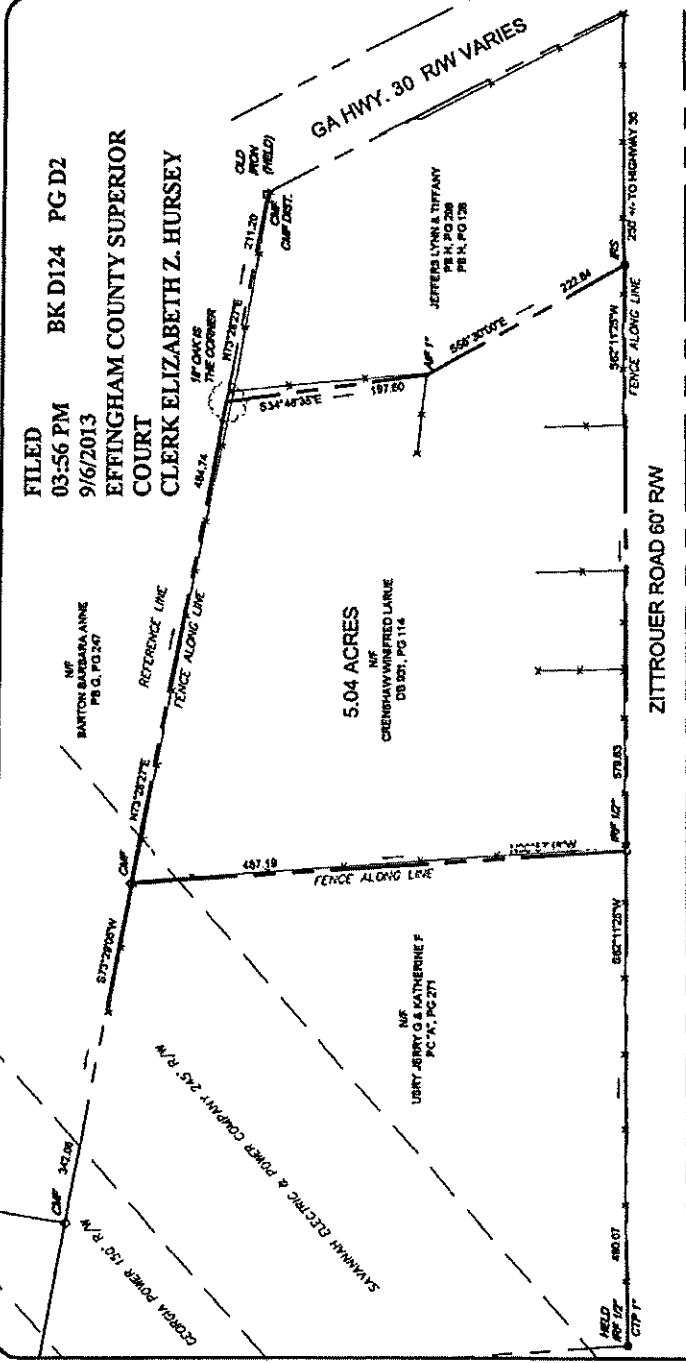


**A BOUNDARY SURVEY
 OF P.I.N. 035200074
 5.04 ACRES**

15559th G.M.D.
 EFFINGHAM COUNTY,
 GEORGIA
 PREPARED
 FOR
 LYNN JEFFERS

PROJECT NO.: 15019
 DRAWN BY: JMM
 SURVEYED BY: JMM
 SURVEY DATE: 05-13
 CHECKED BY: JMM
 SCALE: 1" = 100'
 DATE: 06-13

SHEET 1 OF 1



GA HWY. 30 RW VARIES

ZITTROUER ROAD 60' RW

5.04 ACRES

CLERK ELIZABETH Z. HURSEY

EFFINGHAM COUNTY SUPERIOR COURT

BK D124 PG D2

FILED 03:56 PM 9/16/2013

REFERENCES:

1. P.E.T. PG 190
 2. P.E.T. PG 191
 3. P.E.G. PG 247
 4. P.C.A. PG 271
 5. D.E. 931, PG 114
 6. D.E. 150, PG 486

E.O.C. FIELD: 1746895
FIELD: 1746895
ANGULAR ERROR: 20.00" PER ANGLE FT.
ADJUSTED BY: COMPASS RULE
EQUIPMENT USED: TOPCON 273 313
FIELD WORK PERFORMED ON: 10/13/13

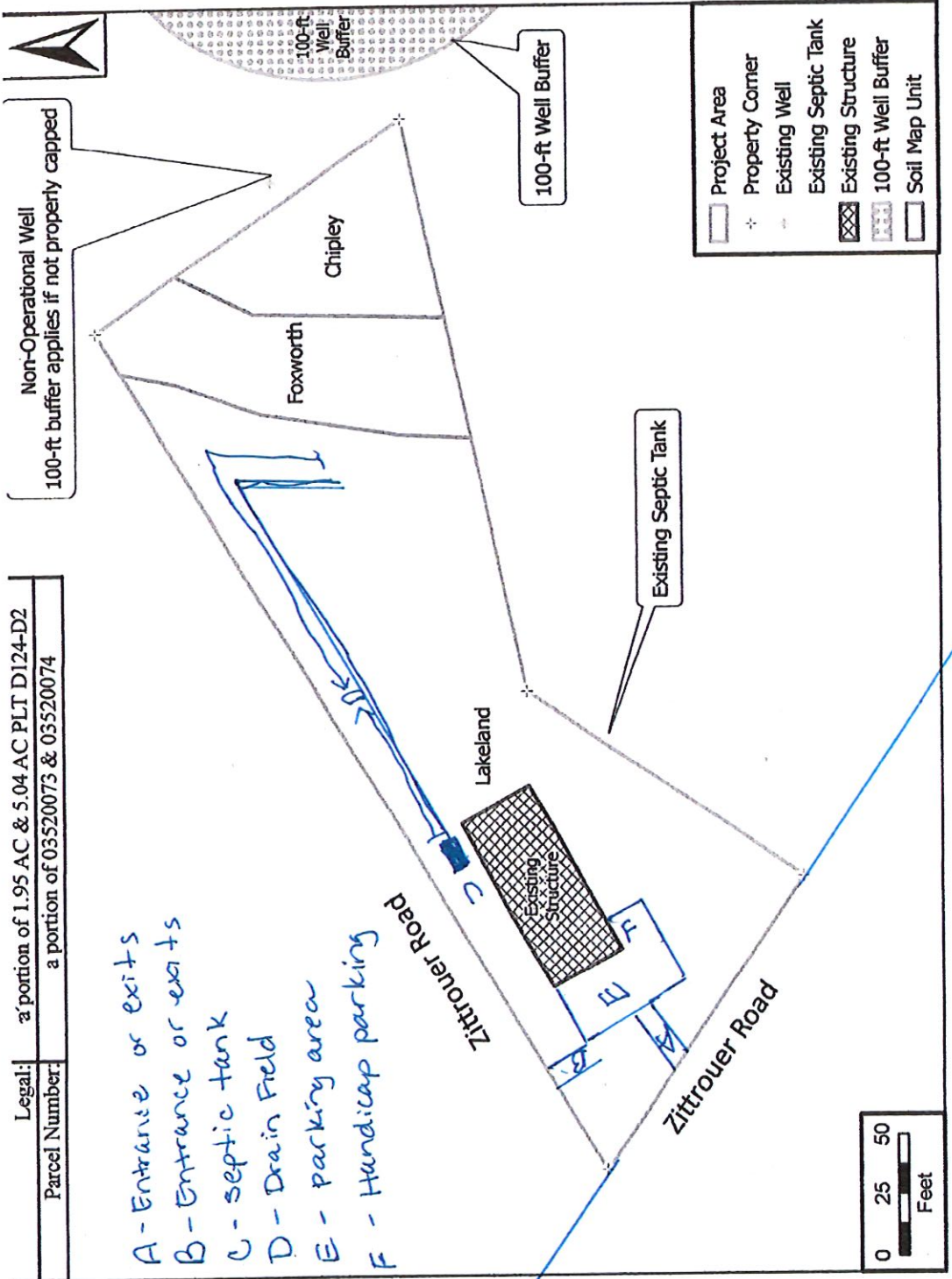
LEGEND

CHANGED TOP PIPE ○ C/P
 IRON REBAR SET 150' ● R/S
 "PC" NAIL SET ● N/S
 IRON REBAR FOUND ● R/F
 IRON PIPE FOUND ● P/F
 FULLROAD IRON FOUND ● F/F
 CONCRETE MONUMENT FOUND □ C/M

1. THIS PROPERTY MAY BE INCUMBERED BY EASEMENTS THAT WERE NOT PLOTTABLE.
 2. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE OF WETLANDS.
 3. BASED ON MY OBSERVATION A PORTION OF THIS LOT IS LOCATED IN ZONE X, AND IS NOT IN A WETLANDS AREA PER FEMA MAP NUMBER 131000000, COMPILED NUMBER 130078 MAP DATED DECEMBER 17, 2010.
 4. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES. ANY PROJECT TO BE CONDUCTED IN THESE AREAS MUST BE IN ACCORDANCE WITH THE REGULATIONS AND APPROVAL APPLICATION AND APPROVAL.
 5. IMPROVEMENTS EXIST BUT WERE NOT SHOWN AS PART OF THIS SURVEY.

Legal: a portion of 1.95 AC & 5.04 AC PLT D124-D2
 Parcel Number: a portion of 03520073 & 03520074

- A - Entrance or exits
- B - Entrance or exits
- C - septic tank
- D - Drain Field
- E - parking area
- F - Handicap parking

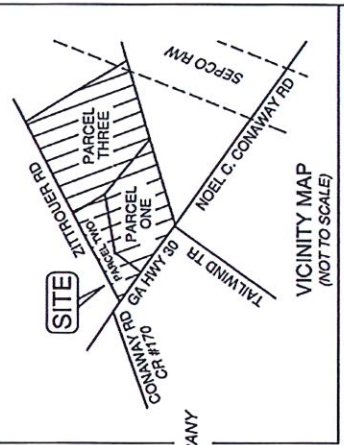


APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____
 Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat complies with the CSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic amenities. Each parcel must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a Construction Permit. Modifications or changes in-site designation may void the approval.

Heidi E. Hen 3/12/26
 SIGNATURE DATE

- LEGEND:
- BH - BRICK HOUSE
 - CMF - CONCRETE MONUMENT FOUND
 - EPL - EXISTING PROPERTY LINE
 - FH - FRAME HOUSE
 - IRF - 1/2" REBAR FOUND
 - IRS - 1/2" REBAR SET
 - M&P - MAP & PARCEL
 - R/W - RIGHT OF WAY
 - SEPCO - SAVANNAH ELECTRIC & POWER COMPANY
 - TBR - TO BE REMOVED



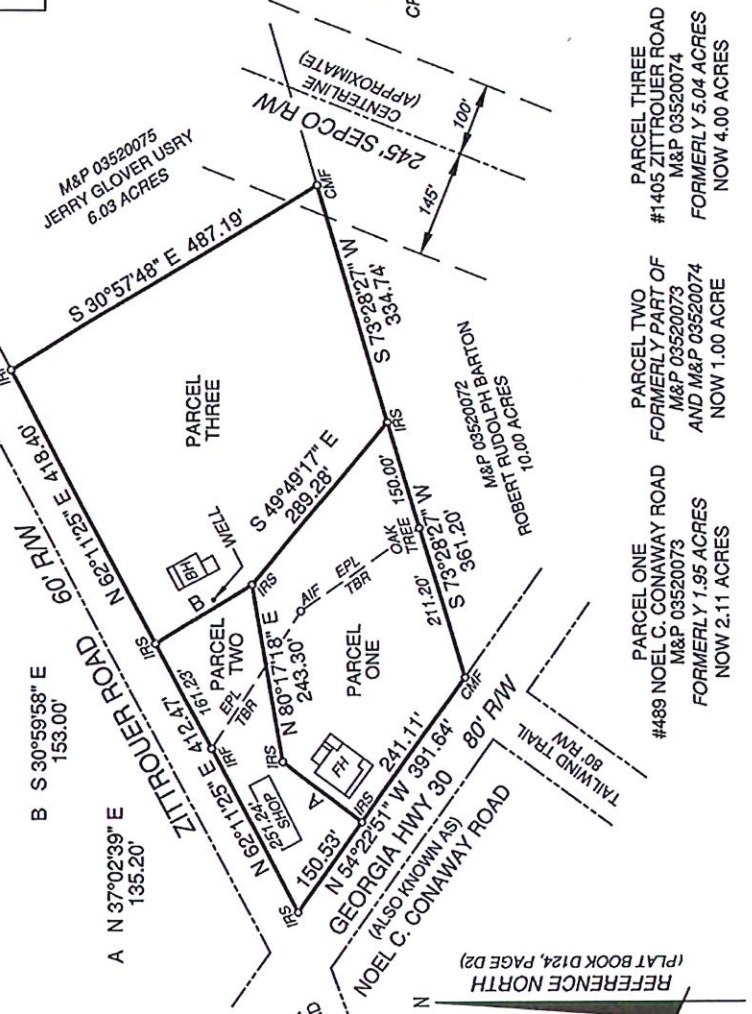
REFERENCES:
 PLAT BOOK D124, PAGE D2
 PLAT BOOK C159, PAGE B
 PLAT BOOK 26, PAGE 3

NOTE: PARCEL ONE AND PARCEL THREE HAVE EXISTING SEPTIC TANKS AND WELLS.

SURVEY FOR
**LYNN JEFFERS, JR.
 & TIFFANY JEFFERS**

SURVEY TO RECOMBINE AND THEN DIVIDE M&P 03520073 AND M&P 03520074 CREATING THREE PARCELS AS SHOWN HEREON LOCATED IN THE 1559TH G.M.D. EFFINGHAM COUNTY, GEORGIA
 SURVEYED 29 JANUARY 2026
 PLAT DRAWN 2 FEBRUARY 2026

EQUIPMENT USED:
 TOPCON 303 TOTAL STATION
 ERROR OF CLOSURE
 1: 946.425 (PLAT NOT ADJUSTED)



RESERVED FOR CLERK OF COURT

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0353E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN).

ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829-3972

SURVEYORS CERTIFICATION

As required by subsection (f) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording of a plat of land. Such copies were or will be furnished to the appropriate local jurisdictions, together with the original plat, for their use in the event of any dispute. Furthermore, the surveyor certifies that the plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.



Adolph N. Michelis
 SURVEYOR
 NO. 13323
 STATE OF GEORGIA

DATE 1-04-26

PARCEL ONE
 #489 NOEL C. CONAWAY ROAD
 M&P 03520073
 FORMERLY 1.95 ACRES
 NOW 2.11 ACRES

PARCEL TWO
 FORMERLY PART OF
 M&P 03520073
 AND M&P 03520074
 NOW 1.00 ACRE

PARCEL THREE
 #1405 ZITTRUER ROAD
 M&P 03520074
 FORMERLY 5.04 ACRES
 NOW 4.00 ACRES

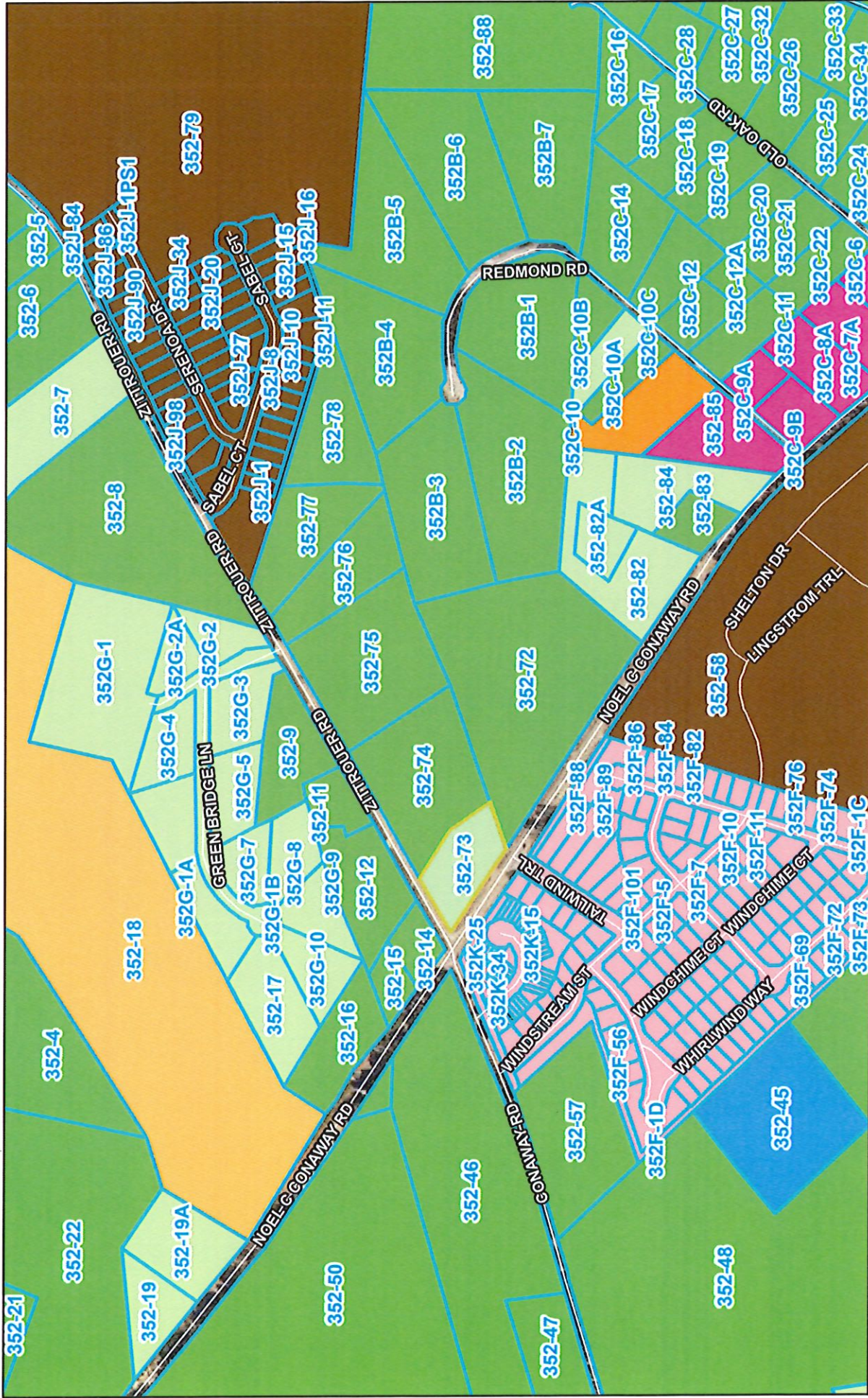
352-73 & 74



4/20/2026

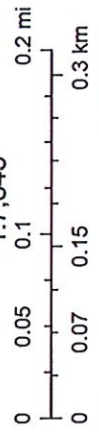
1:3,922
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

352-73



3/18/2026

1:7,843



- Roads
- AR-1
- AR-2
- AR-3
- AR-4
- R-1
- R-2
- R-3
- R-4
- R-6
- PD
- Citations

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

