Record No: RZN-26-43

Rezoning Application

Status: Active

Submitted On: 8/21/2026

Primary Location

32.419106, -81.459421

Owner

No owner information

Applicant

Joshua Maynard

[redacted]

6022 clyo kildare road
Newington, Ga 30446

Staff Review

Planning Board Meeting Date* 🔒

10/13/2026

Board of Commissioner Meeting Date* 🔒

11/03/2026

Notification Letter Description * 🔒

to allow for permitted uses in AR-2

Staff Description 🔒

Stipulations 🔒

Map #* 🔒

235A

Parcel #* 🔒

6C

Georgia Militia District 🔒

–

Commissioner District* 🔒

3rd

Public Notification Letters Mailed

09/21/2026

Board of Commissioner Ads

10/14/2026

Planning Board Ads

09/23/2026

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*

Joshua Maynard

Applicant Email Address*

[redacted]

Applicant Phone Number*

[redacted]

Applicant Mailing Address*

6022 clyo kildare road

Applicant City*

newington

Applicant State & Zip Code*

ga 30446

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 *

0235A006C00

Road Name*

CLARK ROAD

Proposed Road Access*

EXSISTING ACCESS

Total Acres *

2.43

Acres to be Rezoned*

2.43

Lot Characteristics *

High, flat, dry ground. Favorable soil survey completed. Fairly square lot.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Lot is currently in violation of AR1 acreage minimum. I would like to rezone to AR2, split into 2 equal sized lots(attached sketch).

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

North*

AR1, AR1

South*

AR1

East*

AR1

West*

AR2

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

Currently the land is vacant with relatively new growth vegitation

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.*

I wish to divide the property into 2 lots, 1.21acre each, install a mobile home on one of the new lots and build a stick built home on the other lot. Private septic and well will be installed on each new parcel, soil survey is attached showing more than ample allocation for this proposal.

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

residential home sites and agricultural 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?*

These lots will be the same size or larger and used in the same manner as the adjacent lots.

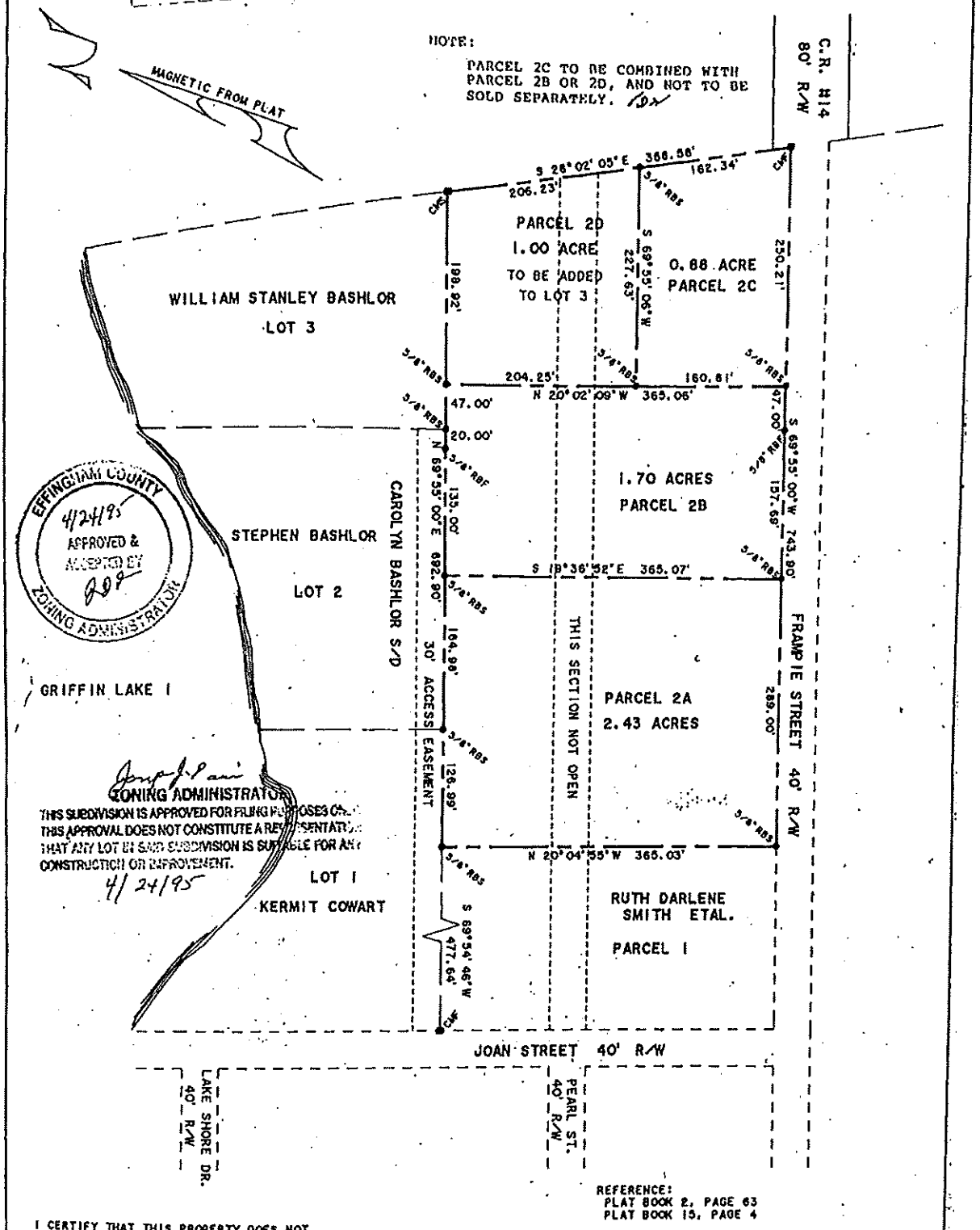
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No. This proposal creates minimal new traffic and will create two new tax generating properties.

Digital Signature*

Joshua Maynard
Aug 21, 2026

Filed for Record
Book A318 Page B2
Date 5/19/1995



EFFINGHAM COUNTY
4/24/95
APPROVED & ACCEPTED BY
ZONING ADMINISTRATOR

ZONING ADMINISTRATOR
THIS SUBDIVISION IS APPROVED FOR FILING PURPOSES ONLY. THIS APPROVAL DOES NOT CONSTITUTE A REPRESENTATION THAT ANY LOT IN SAID SUBDIVISION IS SUITABLE FOR ANY CONSTRUCTION OR IMPROVEMENT.
4/24/95

REFERENCE:
PLAT BOOK 2, PAGE 63
PLAT BOOK 15, PAGE 4

I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0075-B, DATED MARCH 18, 1987.

Paul D. Wilder
PAUL D. WILDER R.L.S. #1559

ERROR OF CLOSURE:
FIELD DATA 1/72,264'
ANGULAR ERROR 01" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/199,963'
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER

GEORGIA REGISTERED NO. 1559 LAND SURVEYOR PAUL D. WILDER

PLAT OF

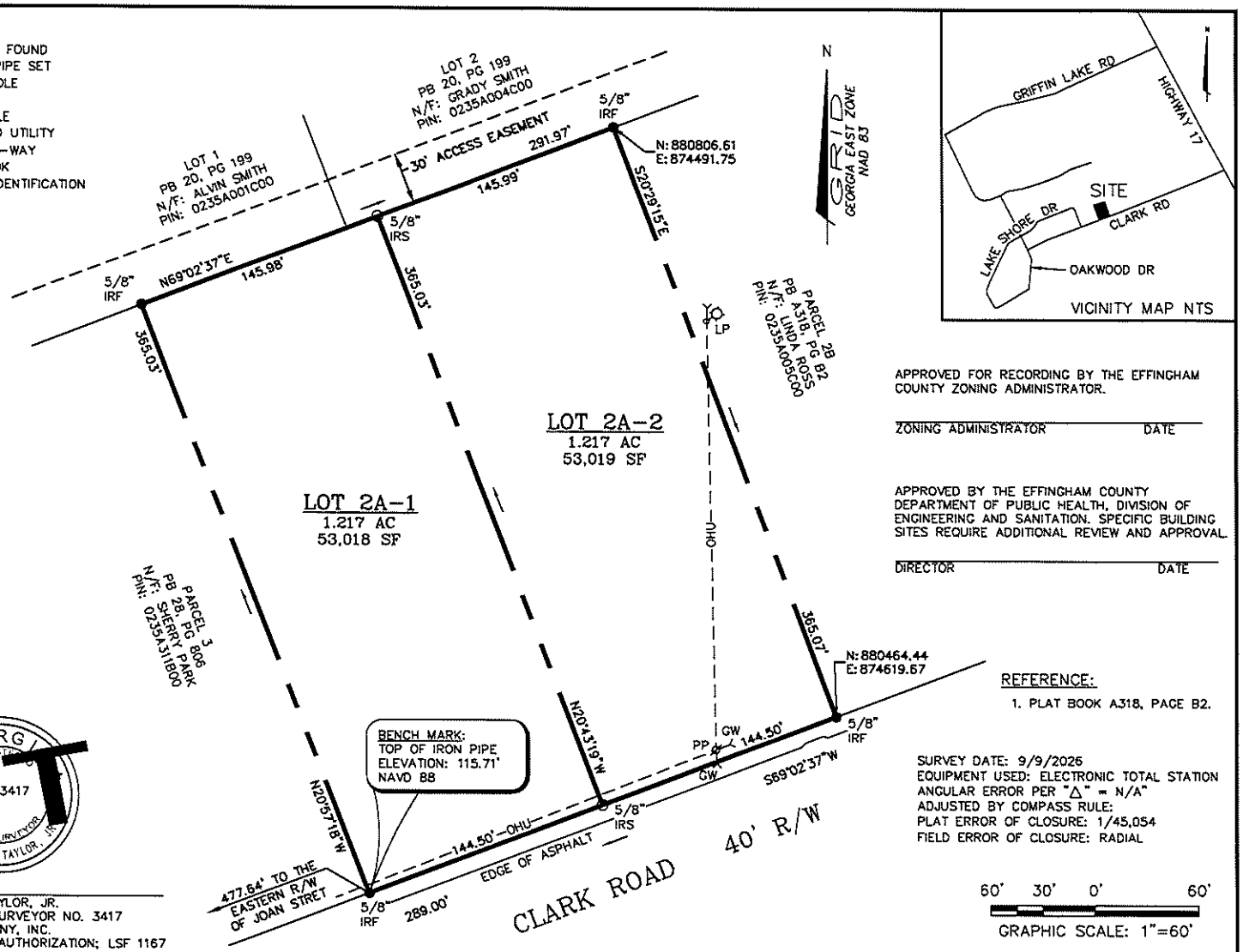
DIVISION OF PORTION OF GRIFFIN LAKE SUBDIVISION PROPERTY OF GRADY R. SMITH

LOCATION: G.M.D. 12, EFFINGHAM COUNTY, GEORGIA
SCALE: 1 INCH = 100 FEET
0 100 200
DATE: SEPT. 15, 1994 FILE NO. 4081

WILDER SURVEYING & MAPPING
(912) 826-5412, PO BOX 369 RINCON, GA 31326

LEGEND

IRF	●	IRON ROD FOUND
IPS	○	1" IRON PIPE SET
PP	⌀	POWER POLE
GW	^	GUY WIRE
LP	⌀☼	LIGHT POLE
--OHU--		OVERHEAD UTILITY
R/W		RIGHT-OF-WAY
PB		PLAT BOOK
PIN		PARCEL IDENTIFICATION NUMBER



NOTES:

1. PARENT PARCEL IDENTIFICATION NUMBER: 0235A005C00
3. THIS PROPERTY IS CURRENTLY ZONED AR-1.
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13103C0150E, EFFECTIVE DATE: 3/16/2015.

APPROVED FOR SUBDIVISION BY:

JDM OPERATIONS LLC DATE
JOSH MAYNARD (OWNER)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION. SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

DIRECTOR DATE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

DRAFT

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

REFERENCE:

1. PLAT BOOK A318, PAGE B2.

SURVEY DATE: 9/9/2026
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = N/A"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/45,054
FIELD ERROR OF CLOSURE: RADIAL

60' 30' 0' 60'
GRAPHIC SCALE: 1"=60'

SHEET#: 1/1

JOB NUMBER: 26-26
DATE: 9/18/2026
SCALE: 1"=60'

A MINOR SUBDIVISION PLAT OF PARCEL 2A,

BEING A DIVISION OF A PORTION OF
GRIFFIN LAKE PROPERTY OF GRADY R. SMITH,
12TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
PREPARED FOR: JDM OPERATIONS LLC

DON E. TAYLOR
407 Morgan Street
Pooler, Georgia
(912) 346-5746
donetaylor@comcast.net

235A-6C



9/4/2026

Addresses Parcels

Roads Citations

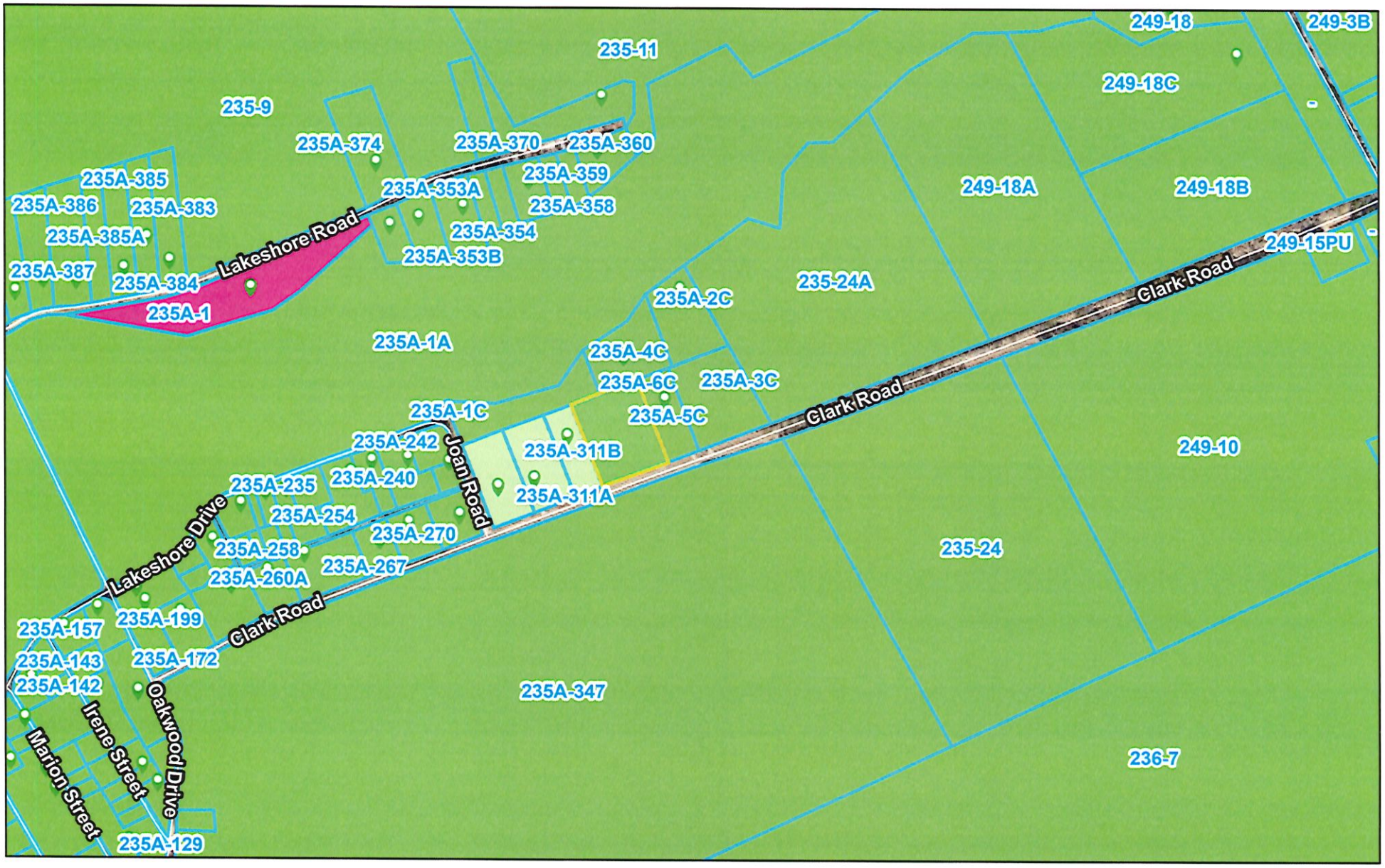
1:2,007

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

235A-6C



9/4/2026

Addresses | Parcels | AR-2 | Citations

Roads | Zoning | R-1

AR-1

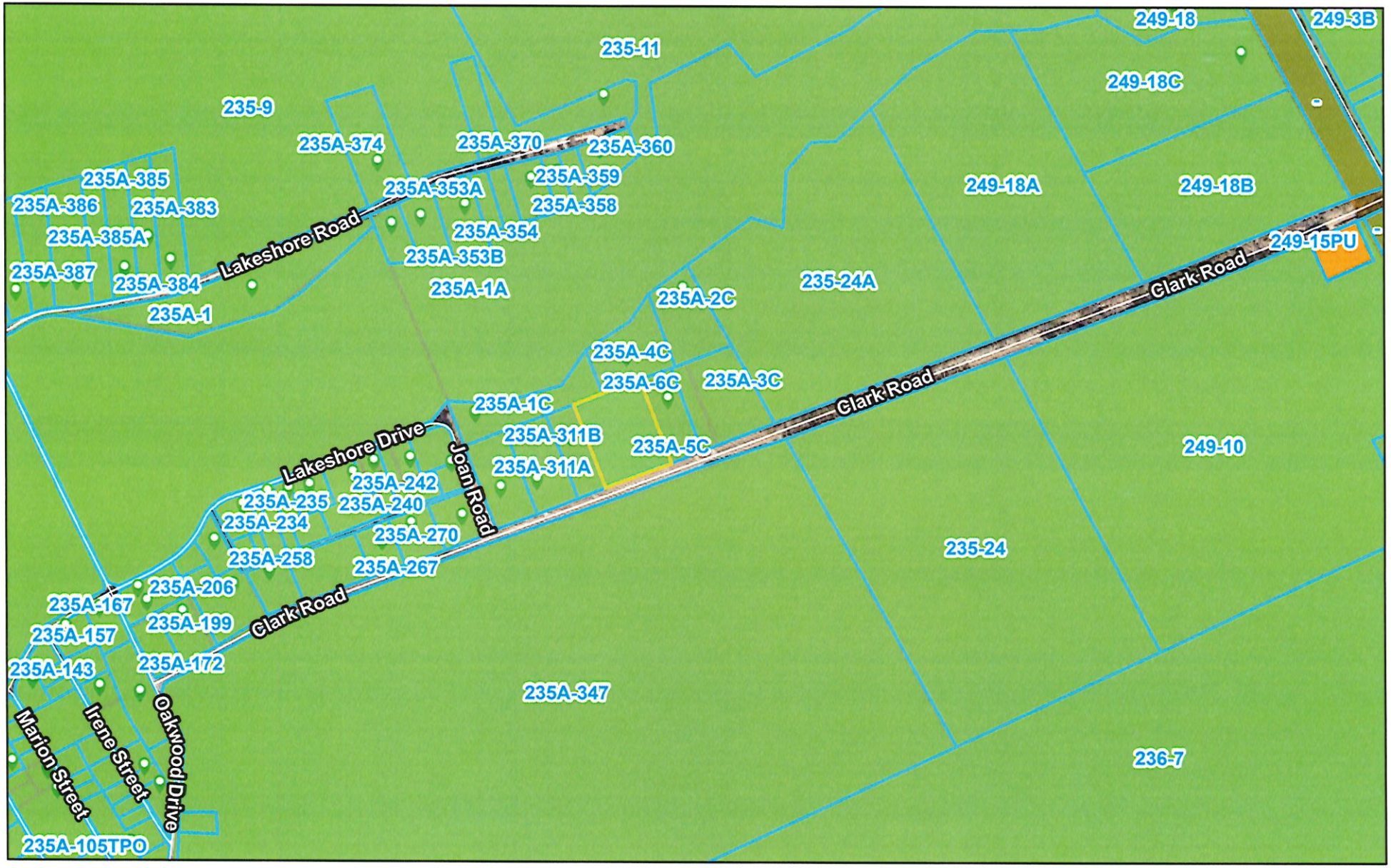
1:8,026

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

235A-6C



9/4/2026

1:8,026

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Addresses
Roads
Parcels

Character Areas
Parks-Recreation

FLUM Areas
Agricultural
Utility

Citations

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

County:	Effingham	Date:	8/11/2026
Point of Contact:	JDM Operations LLC c/o Josh Maynard	SWC Project #:	S26-188
Site Location:	Clark Road, Guyton GA 31312	Phone Number:	706-254-9759
Legal:	2.43 AC PAR 2-A	Email:	Josh@georgiaexportscompany.com
Parcel Number:	0235A006C00	Mail:	6022 Clyo Kildare Road, Newington GA 30446
Scale	1 inch = 50 feet	Intensity Level :	Level 3

Soil Series	Slope % (range)	Depth to Seasonal High Water Table (inches)	Absorption Rate at Recommended Trench Depth (min/in)	Recommended Trench Depth (inches)	Suitability Code and installation information	Recommended Height of Mound (inches)		Depth of Topsoil (inches)
						with 12-in system height	with 9-in system height	
Bonifay	0-2	48	25	24	A	0	0	10-12
Blanton	1-3	42	25	18	C	6	3	10-12

All recommendations are based off existing soil surface.

Area utilized for absorption fields should be shaped for rapid runoff

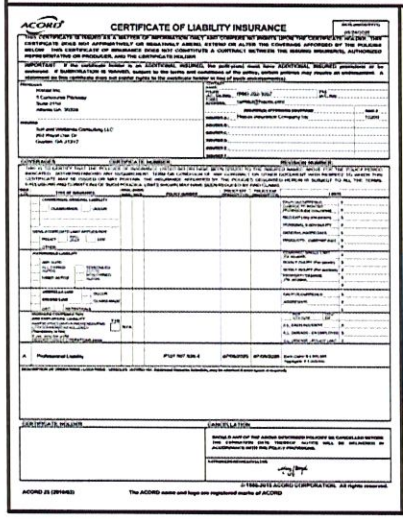
Soil Suitability Codes

A	These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance.
C	Because of shallow water tables these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation.

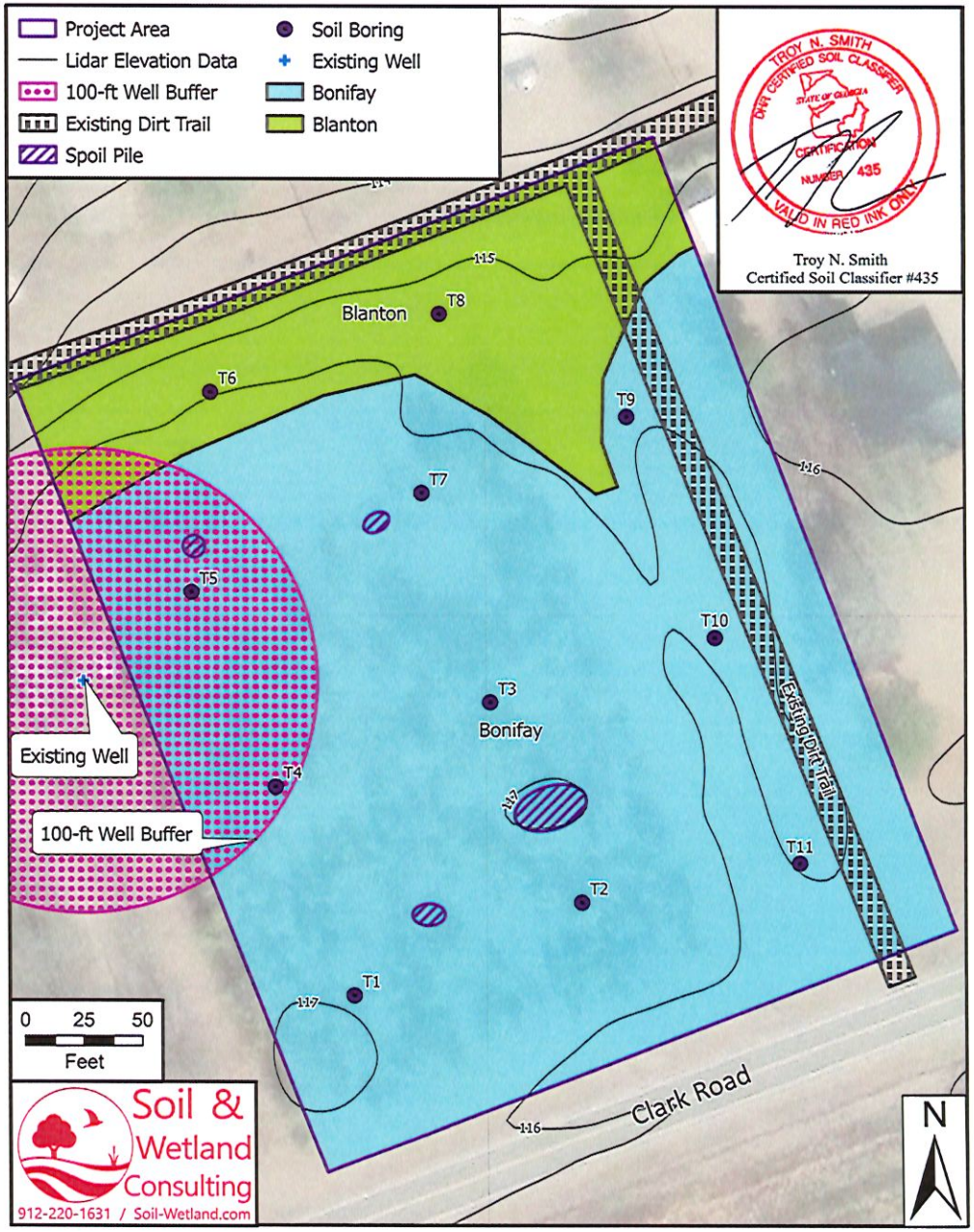
Site Specific Notes

- Within areas proposed for septic installation, all soil disturbances should be completed by a Department of Public Health (DPH) licensed septic installer. Site alterations by anyone else will void this report.
- All soils have a <20 min/in adsorption rate in the upper 12 inches of the soil profile.
- The Project Area Displayed on this drawing is derived from public data and is not a boundary survey. Areas and acreages shown are an estimation and should be adjusted if a boundary survey is completed.
- Different products could affect the recommended trench depth and/or mound height.
- The absorption field should not be installed during wet periods. This could result in reduced system performance due to damaged soil structure.
- Keep heavy equipment from parking and driving on the septic area which could cause compaction of the soils.
- No bedrock was encountered within 60 inches of the existing soil surface.

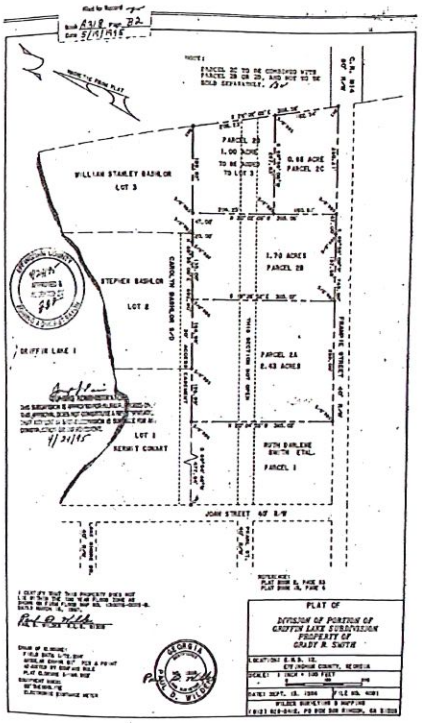
The information in this soils report is based on pedons classified in the field by hand auger borings. Soil borings were located using a sub-meter GPS using real-time SBASS correction. S&W produces soils surveys that meet or exceed all standards in the Manual for On-Site Sewage Management System, published by the GA-DPH. Soil boundary lines should be considered as a transition zone where one soil type transitions into another soil type, not an exact boundary. System should not be placed within 10-feet of unsuitable boundary line. Recommendations are site specific and if not followed will void this report. Recommendations are based on installation from the original soil surface unless otherwise stated. Any changes or alterations made to this soil map or interpretations without written consent of S&W voids the seal of the Soil Scientist. If the site is disturbed from cutting or filling after the date of site visit, the Soil Scientist's seal and his recommendations are null and void. Your local Health Department holds full authority in the permitting of on-site disposal systems and may view the soil conditions differently than the Soil Classifier and will have the final say in their county. S&W does not design, install, maintain or permit on-site disposal systems.

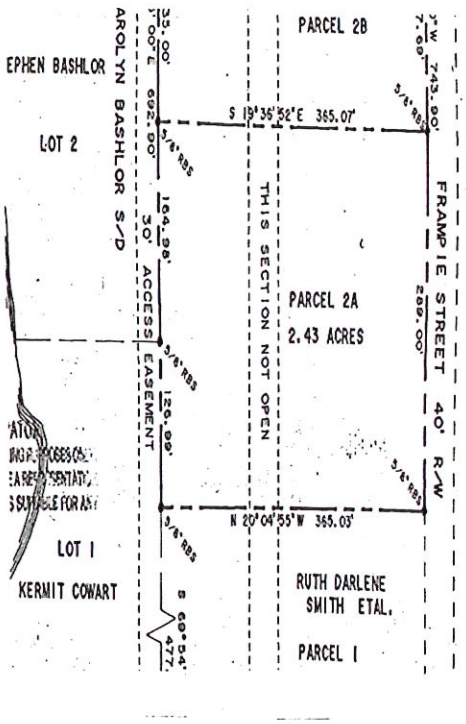

CERTIFICATE OF LIABILITY INSURANCE



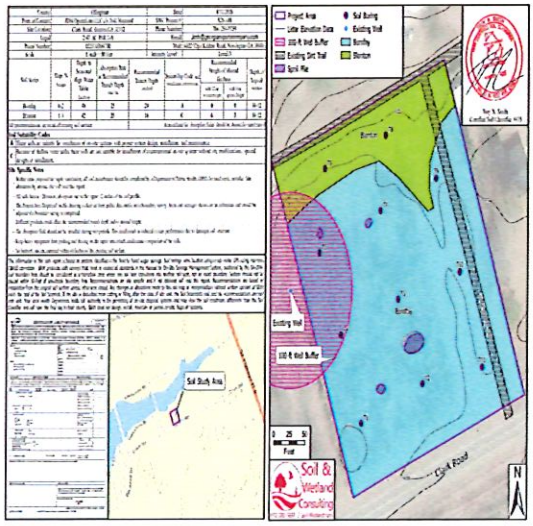


Troy N. Smith
Certified Soil Classifier #435





Level 3 Soil Study & Requested Action



The Level 3 soil investigation supports development with an appropriately designed onsite wastewater system in accordance with the report recommendations.

Requested Action
Approve rezoning from AR■1 to AR■2 subject to applicable county and health department requirements.