



RZN-25-50

Rezoning Application

Status: Active

Submitted On: 10/2/2025

Primary Location

1899 Old Louisville Road
Guyton, GA 31312


Owner

DASHERS REALTY LLC
P O BOX 629 529 Dashers
Landing Rd ELLABELL, GA
31308

Applicant

 Michael Minard
 912-665-1885
 parkerm720@gmail.com
 529 Dashers Landing Rd
Ellabell, United States (+1)
31308

Staff Review

 Planning Board Meeting Date*

11/12/2025

 Board of Commissioner Meeting Date*

12/02/2025

 Notification Letter Description *

to allow for permitted uses in AR-3.

 Map #*

252

 Parcel #*

21

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

10/13/2025

 Board of Commissioner Ads



11/12/2025

 Planning Board Ads

10/15/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Michael Minard

Applicant Email Address*

parkerm720@gmail.com

Applicant Phone Number*

(912)665-1885

Applicant Mailing Address*

PO Box 629

Applicant City*

Ellabell

Applicant State & Zip Code*

GA 31308

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-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

Parcel #02520021

Road Name*

Old Louisville

Proposed Road Access* ?

Existing Easement

Total Acres *

11.43

Acres to be Rezoned*

11.43

Lot Characteristics *

The property currently contains one mobile home served by a private well and septic tank. Access is provided by a 60 foot wide easement along one side of the property, in addition to direct road frontage on Old Louisville Road.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

On 9/29, we met with the Technical Review Committee to seek advice and clarification regarding subdivision of the property. The Committee recommended pursuing an AR-3 rezoning if we wished to create additional lots. They further advised that each lot should be greater than 2.5 acres and that the easement used to serve new parcels without direct road frontage cannot service more than five parcels (parcels without road frontage) total. Our proposal complies with these requirements.

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

North*

AR1

South*

AR1

East*

AR1

West*

AR1

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

Residential

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

Yes, the property currently has a reasonable economic use under its existing residential zoning, as it supports two single family homes (Two tracts greater than 5 acres). However, given the size of the parcel at 11.43 acres, this represents a significant underutilization of the land. The current zoning restricts the property from being developed to its highest and best use. Rezoning would allow the parcel to be subdivided into multiple residential lots, creating additional housing opportunities consistent with some surrounding and nearby parcels.

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

Single family residential

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

Single family residential

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

Adjacent properties are developed with single family homes on parcels as small as 1.00 acre, with another neighboring parcel at 2.00 acres (per QPublic records). Additionally, property located approximately 700 yards away is zoned to AR-2, with tracts as small as 1.25 acres (Parcel No. 02520028, QPublic). In comparison, our proposal for parcels greater than 2.5 acres is consistent with surrounding residential development patterns, maintains a lower density than some nearby properties, and is conservative in nature by requesting lot sizes larger than the minimum standard observed in 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, the proposed zoning change will not create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposal would result in a total of four residential homes on 11.43 acres, with only two new allowable residences being added since the property can support 2 residences as is currently.

Digital Signature*

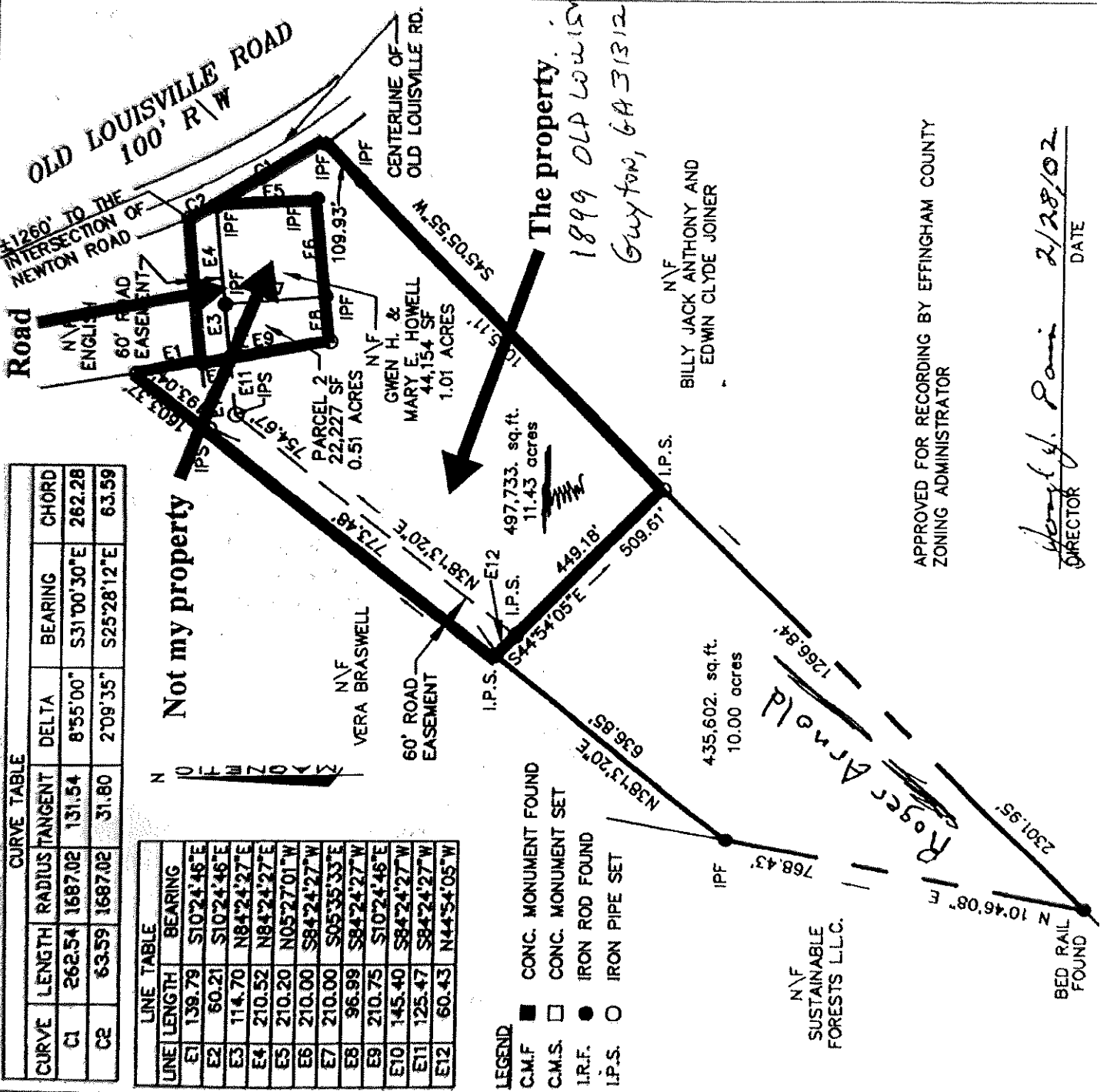
 Michael Minard
Sep 29, 2025

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C1	262.54	1687.02	131.54	8'55"00"
C2	63.59	1687.02	31.80	2'09"35"

LINE TABLE	
LINE	BEARING
E1	S10°24'46"E
E2	S10°24'46"E
E3	N84°24'27"E
E4	N84°24'27"E
E5	N05°27'01"W
E6	S84°24'27"W
E7	S05°35'33"E
E8	S84°24'27"W
E9	S10°24'46"E
E10	S84°24'27"W
E11	S84°24'27"W
E12	N44°54'05"W

LEGEND

■ CONC. MONUMENT FOUND
 □ CONC. MONUMENT SET
 ● IRON ROD FOUND
 ○ IRON PIPE SET

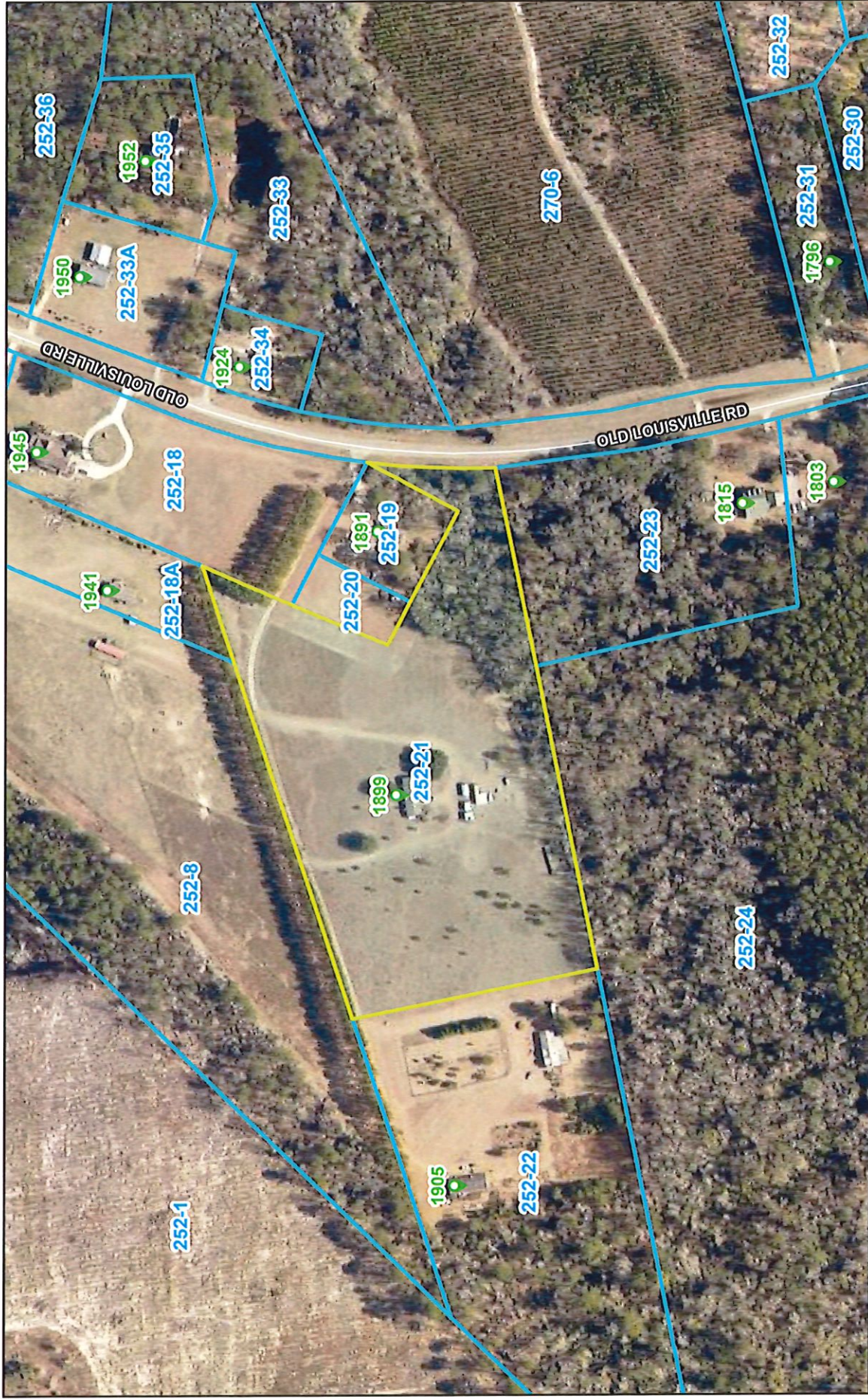


APPROVED FOR RECORDING BY EFFINGHAM COUNTY
 ZONING ADMINISTRATOR



Joseph. Pami 2/28/02
 DIRECTOR DATE

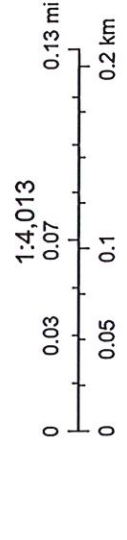
2/28/02
Approved

252-21



10/6/2025

-  Addresses
-  Parcels
- Roads
- Citations






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

The map displays a series of land parcels, primarily in the 252 and 270 ranges. The parcels are outlined in blue, with some specific areas highlighted in yellow. The roads shown are Newton Rd and Old Louisville Rd. The lot numbers are as follows:

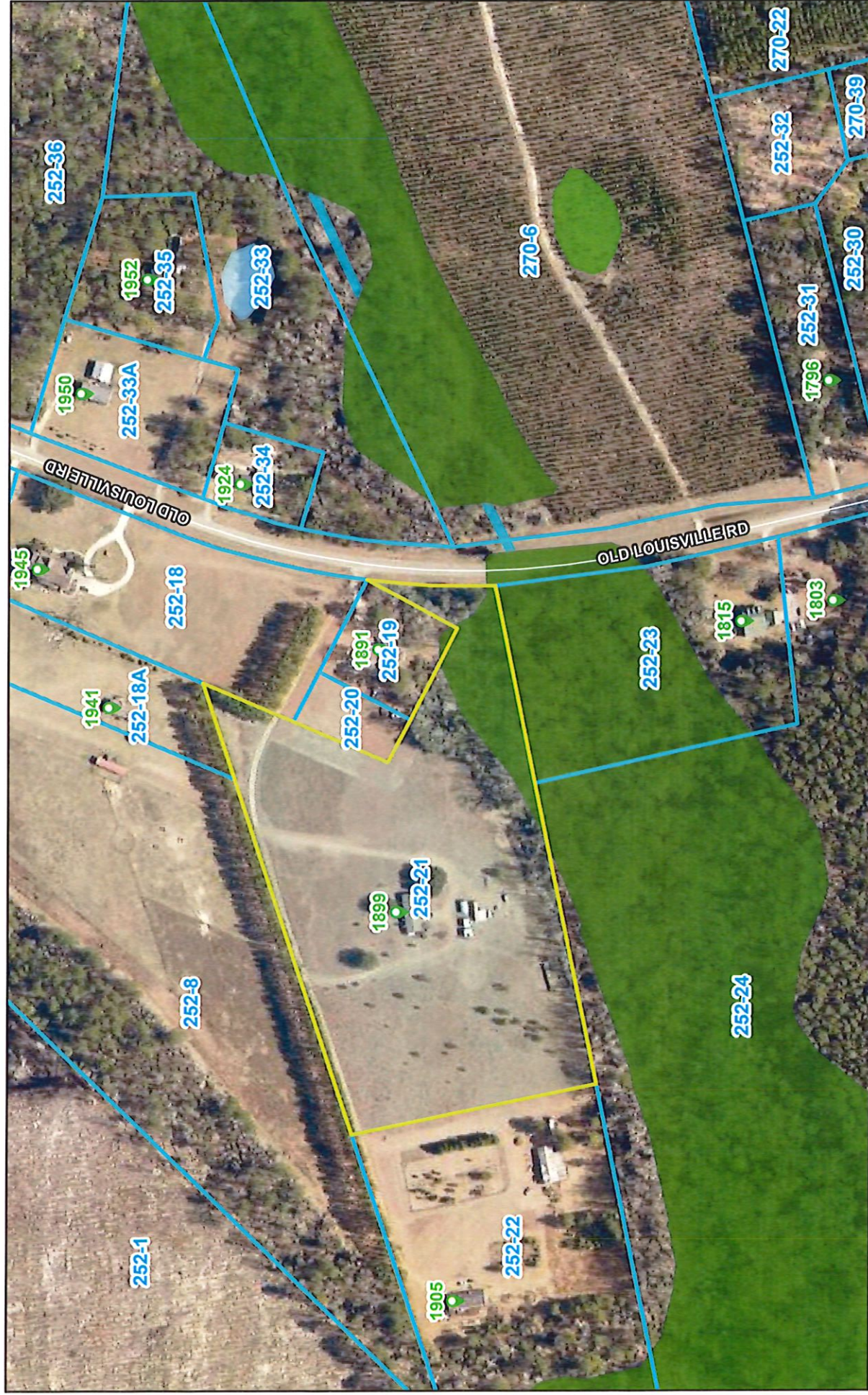
- 252 Range:** 252-1A, 252-1, 252-8, 252-18A, 252-18, 252-33A, 252-35, 252-34, 252-33, 252-20, 252-21, 252-22, 252-23, 252-24, 252-25, 252-25A, 252-25B, 252-16, 252-17, 252-37, 252-36, 252-2, 252-5, 252-7, 252-6, 252-14, 252-8A, 252-15.
- 270 Range:** 270-4, 270-6, 270-22, 270-21, 270-19, 270-20A, 270-20, 270-39, 252-31, 252-30, 252-29, 252-28, 252-27.

The map also shows the intersection of Newton Rd and Old Louisville Rd. The parcels are numbered in white text, and the roads are labeled in black text.

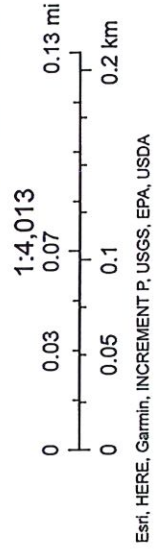
	Roads	Zoning	AR-2	AR-1	Citations
					

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

252-21



10/6/2025



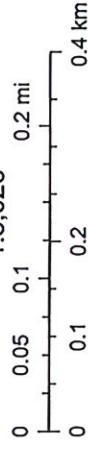
252-21



10/6/2025

- Roads
- FLUM Areas
- Parcels
- Agricultural
- Assembly Area
- Citations

1:8,026



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA