

Record No: RZN-25-61

Rezoning Application

Status: Active

Submitted On: 12/11/2025

Primary Location

506 Sisters Ferry Road
Springfield, GA 31329

Owner

L AND P PROPERTY
MANAGEMENT LLC
3443 SEED TICK RD
ELLABELL, GA 31308

Applicant

 Stephen Lanier



 170 Miriam street
Guyton, Ga 31312

Staff Review

 Planning Board Meeting Date*

01/13/2026

 Board of Commissioner Meeting Date*

02/17/2026

 Notification Letter Description *

to allow for permitted uses in AR-2.

 Map #*

386

 Parcel #*

43

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

Public Notification Letters Mailed

12/15/2025

Board of Commissioner Ads

01/21/2026

Planning Board Ads

12/17/2025

Request Approved or Denied

—

Plat Filing required*

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Stephen Ianier

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

170 Miriam street

Applicant City*

guyton

Applicant State & Zip Code*

ga

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 *

386-43

Road Name*

Sisters ferry Road

Proposed Road Access* 

Sisters Ferry Road

Total Acres *

5.431

Acres to be Rezoned*

0.209

Lot Characteristics *

homes located on both parcels

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

510 Sisters Ferry Road is currently 5.64 and 506 Sisters Ferry Rd is currently 1 acre. I will be taking .209 from 510 sisters ferry to add to 506 Sisters Ferry to make front yard bigger

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

North*

AR1

South*

AR1

East*

West*

AR2

AR1

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

residence

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

yes

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

510 Sisters Ferry Rd is currently 5.64 and 506 Sister Ferry Rd is currently 1 acre. I will be taking .209 from 510 Sisters Ferry to add to 506 Sisters Ferry to make front yard bigger

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

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?*

no change

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*

 Stephen Ianier
Dec 10, 2025

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S52°45'46"E	100.59'	L8	N64°21'35"W	159.41'
L2	S31°35'28"E	127.89'	L9	S61°18'23"E	111.92'
L3	S65°35'10"W	135.65'	L10	S22°31'32"W	35.05'
L4	S30°20'05"W	231.64'	L11	N22°31'32"E	50.46'
L5	N48°46'24"W	139.89'	L12	S23°13'02"W	95.67'
L6	N26°52'55"W	77.61'	L13	S26°30'40"W	123.18'
L7	N8°56'16"W	67.93'	L14	N16°50'19"E	290.87'

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE OSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APPURTENANCES. EACH LOT 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 THIS APPROVAL

SIGNING AUTHORITY TITLE DATE

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRx6+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

FLOOD INFORMATION:
 FEMA FLOOD MAP :(13103C0175E)
 EFFECTIVE DATE:(3/16/2015)
 THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA

FLOOD ZONE:
 "X" AREA OF MINIMAL FLOOD HAZARD

SURVEYOR CERTIFICATION

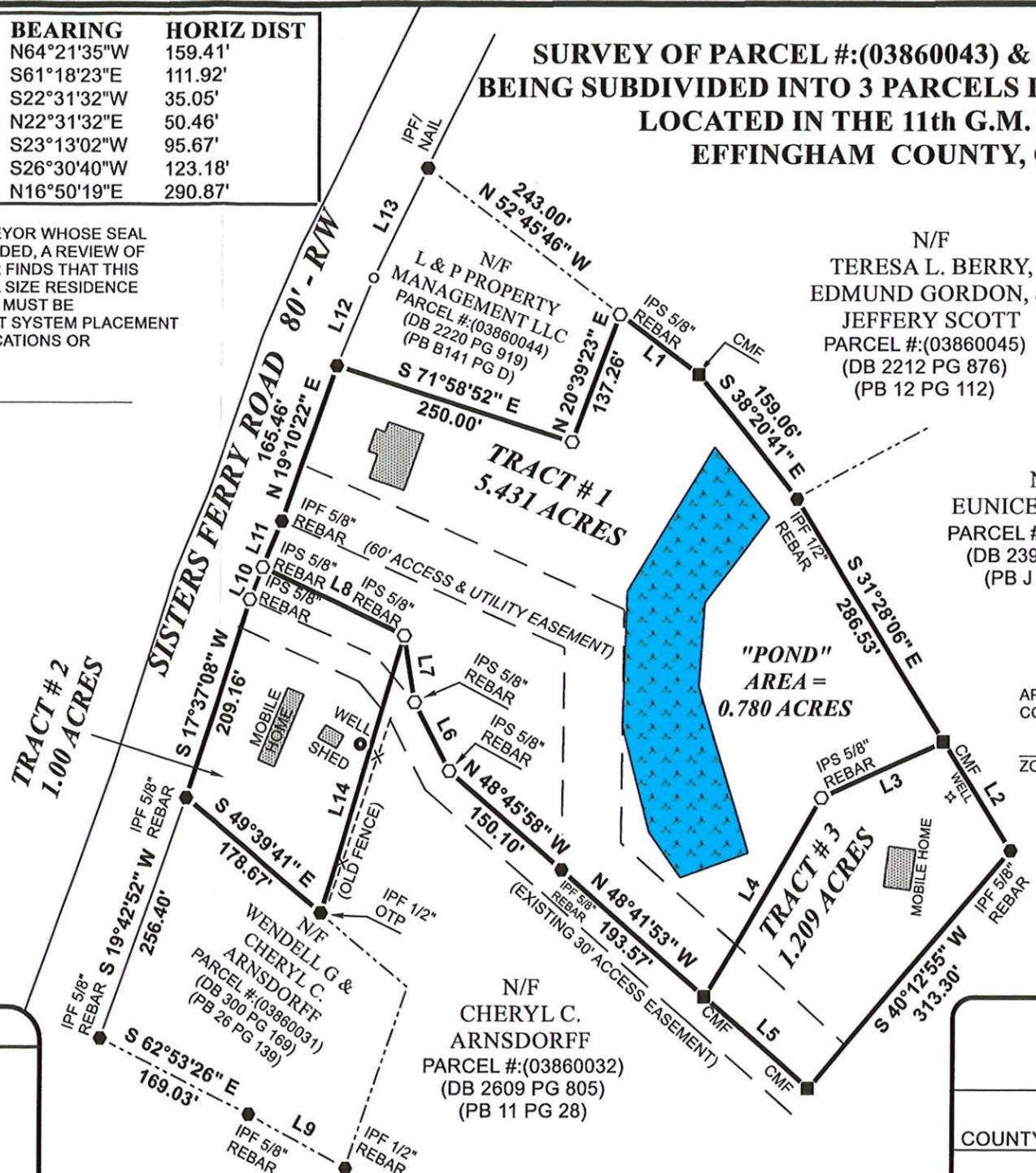
AS REQUIRED BY SUBSECTION (d) OF O.C.C.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF 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.C.A. SECTION 15-6-67

William Mark Glisson 11/24/2025
WILLIAM MARK GLISSON RLS #3316 DATE



STATE OF GEORGIA
 LSF # 1404

**SURVEY OF PARCEL #:(03860043) & PARCEL #:(03860036),
 BEING SUBDIVIDED INTO 3 PARCELS FROM PARCEL (03860036),
 LOCATED IN THE 11th G.M. DISTRICT OF
 EFFINGHAM COUNTY, GEORGIA**



N/F
 TERESA L. BERRY,
 EDMUND GORDON, &
 JEFFERY SCOTT
 PARCEL #:(03860045)
 (DB 2212 PG 876)
 (PB 12 PG 112)

N/F
 EUNICE B. HAWK
 PARCEL #:(03860042)
 (DB 2394 PG 682)
 (PB J PG 383)

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

- REFERENCES:**
1. DB 2373 PG 600
 2. DB 1730 PG 122
 3. PB H PG 20
 4. PB F PG 252

SURVEY FOR:
**L & P PROPERTY
 MANAGEMENT LLC**

COUNTY:EFFINGHAM STATE: GEORGIA

GMD:11th

DATE: 11/24/2025 SCALE: 1" = 150'

FILE NUMBER:24134 DRAWN BY:SG

TOTAL AREA: =6.64 ac.

FIELD SURVEY DATE:11/01/2025

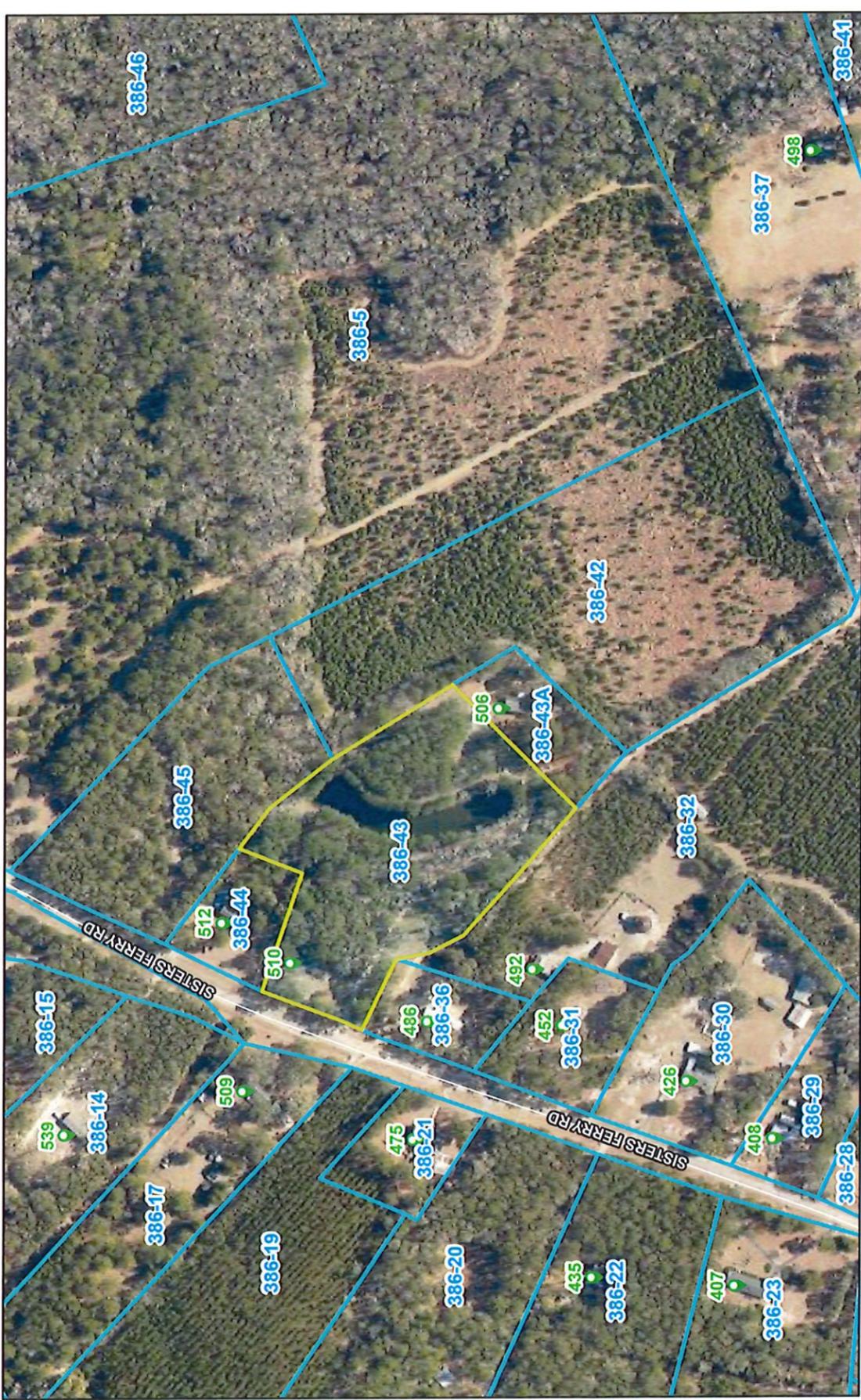


PREPARED BY:
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
 WMGLISSON@BELLSOUTH.NET

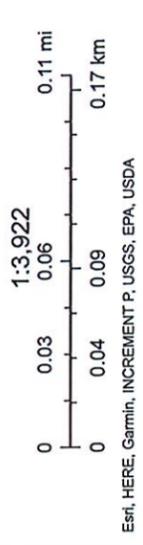


386-43 & 386-43A

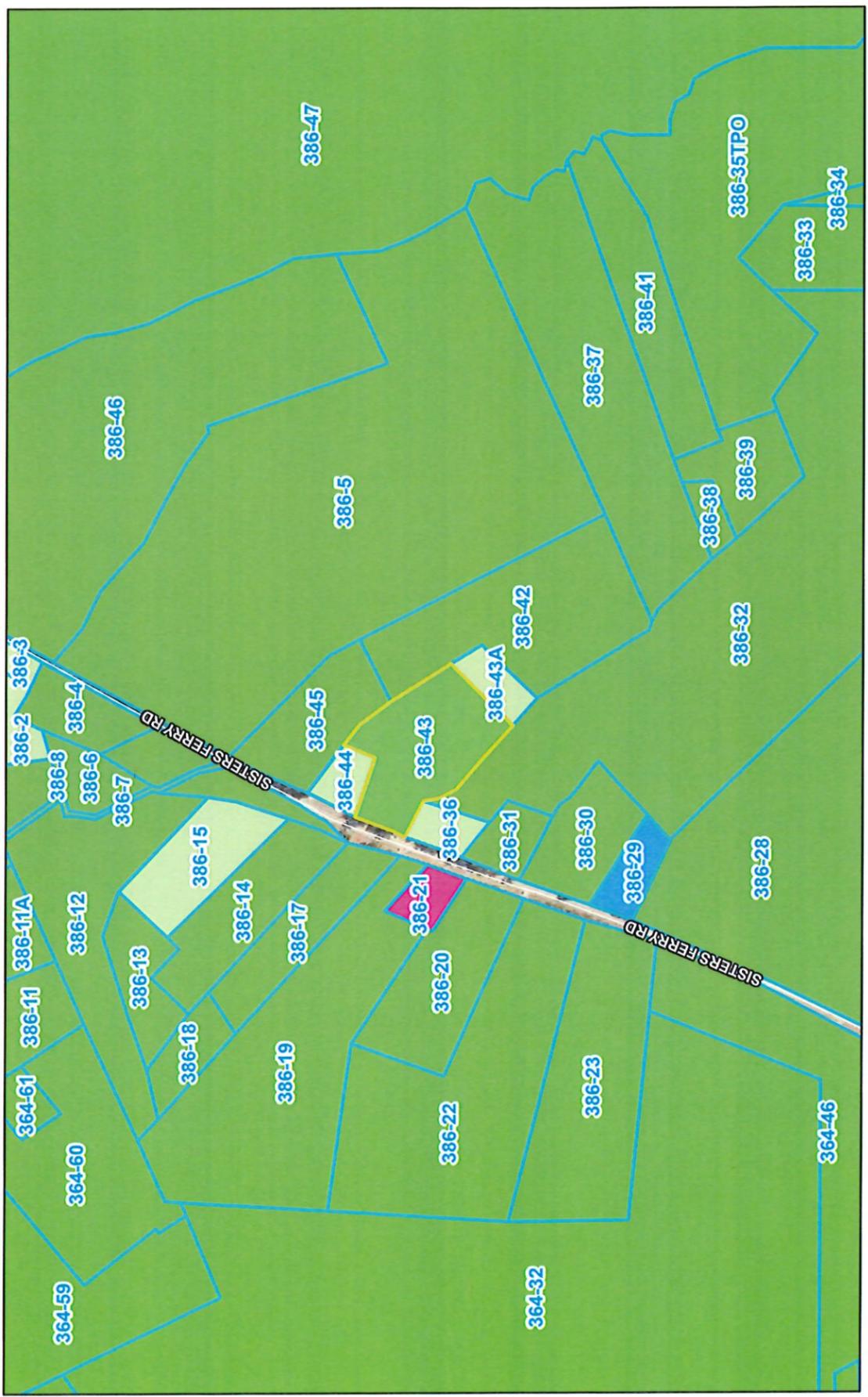


12/11/2025

- Addresses
- Parcels
- Roads
- Citations



386-43 & 386-43A



12/11/2025

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

1:7,843
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, 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

DISAPPROVAL

Of the rezoning request **Stephen Lanier (Map # 386 Parcel # 43)** 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?

R.T.

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*JUST MARRIAGE
1 of 100*

N.K.

