



Record No:
RZN-26-36

Rezoning
Application

Status: Active

Submitted On:
6/24/2026

Primary Location

563 Keith Road
Guyton, GA 31312

Owner

PAULK HERSCHEL
AUBRY
155 LAKESHORE DR
GUYTON, GA 31312

Applicant

 Herschel Paulk

 155 Lakeshore Dr
Guyton, GA 31312

Staff Review

Planning Board Meeting Date* 

08/11/2026

Board of Commissioner Meeting Date* 

09/01/2026

Notification Letter Description * 

to allow for permitted uses in AR-2 & AR-3.

Staff Description 

Stipulations 

Map #* 

270

Parcel #* 

12

Georgia Militia District 

—

Commissioner District* 

3rd

Public Notification Letters Mailed 

07/20/2026

Board of Commissioner Ads 

08/12/2026

Planning Board Ads 

07/22/2026

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*

Herschel Paulk

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

155 Lakeshore Dr

Applicant City*

Guyton

Applicant 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 *

02700012

Road Name*

Keith Rd

Proposed Road Access* 

two existing driveways

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

One lot at 563 Keith Rd will be 1 acre under AR-2 and one lot at 591 Keith Rd will be 4 acres under AR-3

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

It already had two houses on it so I want to differentiate the two properties

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

North*

AR2

South*

AR1

East*

AR1

West*

AR2

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

personnel Home

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

yes. The property constrains a single family home and an old ADU that was a mobile home next door. The proposed Rezoning will allow for more efficient use of the land.

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

Creating two single family homes on two sites

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

Single Family Homes

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

There are 6-7 smaller 1-2 acre tracts on this road with single family homes.
Rezoning will stay within the rural setting of this road

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*

✓ Herschel Paulk
Jun 24, 2026

8914712675

7067927936

PARTICIPANT ID

BK:29 PG:323-323

P2022000084

FILED IN OFFICE

CLERK OF COURT

05/05/2022 01:52 PM

JASON E. BRAGG, CLERK

SUPERIOR COURT

EFFINGHAM COUNTY, GA

Jason E. Bragg

LEGEND

RF 3/4" REBAR FOUND

RS 1/4" REBAR SET

PL PROPERTY LINE

CLF CONC MON FOUND

PP NOW OR FORMERLY

PP POWER POLE

ELCIP USED TOTAL STATION

TOPCON 303

ERROR OF CLOSURE

124,000 FEET NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.

736 SANDY RIDGE ROAD

SYLVANIA, GEORGIA 30487

PH (912) 829 3972

NOTE: THIS 0.25 ACRE PARCEL TO BE RECOMBINED WITH MAP & PARCEL 02700012 AND CANNOT BE SOLD SEPARATELY. (PARCEL 3 OF 02700012)

NOTE: RECOMBINATION

02700012

FORMERLY 44.27 AC.

NOW 43.22 ACRES

ADOLPH N. MICHELIS & ASSO.

736 SANDY RIDGE ROAD

SYLVANIA, GEORGIA 30487

PH (912) 829 3972

SURVEYORS CERTIFICATION

As required by subsection 40 of O.C.G.A. Section 54-4-12, this plat has been prepared by a duly sworn and approved surveyor and is subject to the provisions of the Georgia Surveyors' Act. The surveyor certifies that the plat is a true and correct representation of the land surveyed and that the same has been surveyed and measured in accordance with the provisions of the Georgia Surveyors' Act. The surveyor further certifies that the plat is a true and correct representation of the land surveyed and that the same has been surveyed and measured in accordance with the provisions of the Georgia Surveyors' Act.



Adolph N. Michelis
3-29-22

REFERENCES:
PB-1 PAGE 263
PB-10 PAGE 244
PB-E PAGE 360
PB-13 PAGE 135

NOTE: SUBJECT PROPERTY IS A

DIVISION OF MAP & PARCEL 0270

00012 OF THE EFFINGHAM COUNTY

TAX ASSESSORS FILE. A 0.41 AC

PORTION OF THE PROPERTY HAS

BEEN TAKEN OUT OF THE ORIGINAL

17.54 ACRES FOR THE COUNTY ROAD.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY

ZONING ADMINISTRATOR.

Adolph N. Michelis

DATE 4/12/2022

ZONING ADMINISTRATOR

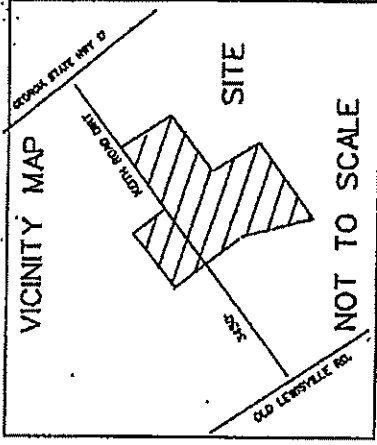
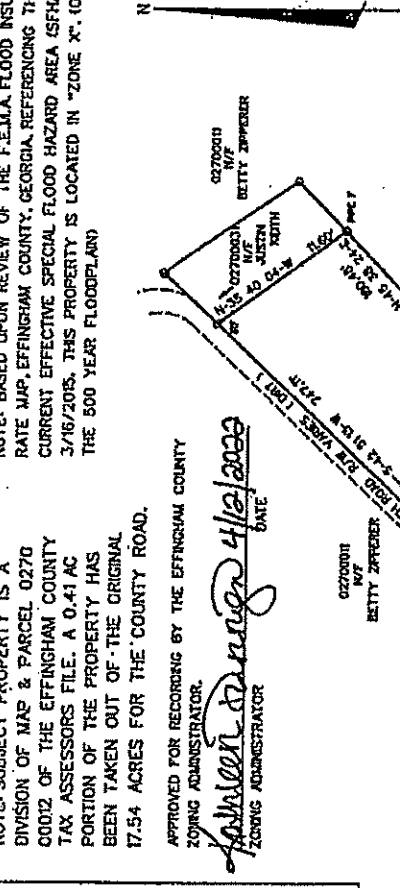
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE

RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING TO THE

CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED

3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE

THE 500 YEAR FLOODPLAIN



Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a portion of the plat as represented by the sold engineer/surveyor or facts that this plat complies with the OCSMS regulations for a hybrid site residence of 3 or 4 bedrooms with basic amenities. Each lot is to be constructed 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. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Adolph N. Michelis
4-11-22
Sponsoring Authority Title Date

MINOR SUBDIVISION
(SEE PLAT REFERENCE)

SURVEY FOR

VERA B KEITH ESTATE

SURVEY OF MAP & PARCEL

02700012

A 17.13 ACRE TRACT OF LAND

DIVIDED INTO 3 PARCELS

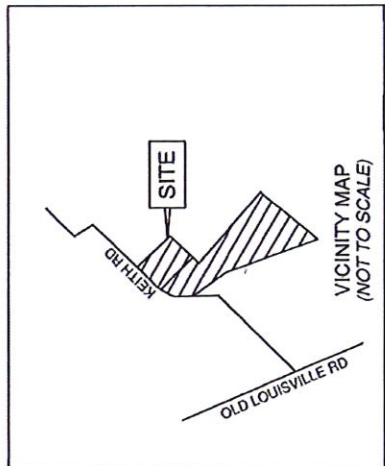
LOCATED IN THE 10TH G.M.D.

EFFINGHAM COUNTY, GEORGIA

SURVEYED FEB/MAR 2022

PLAT DRAWN MARCH 2022

VKTJLDCGN MAR2022



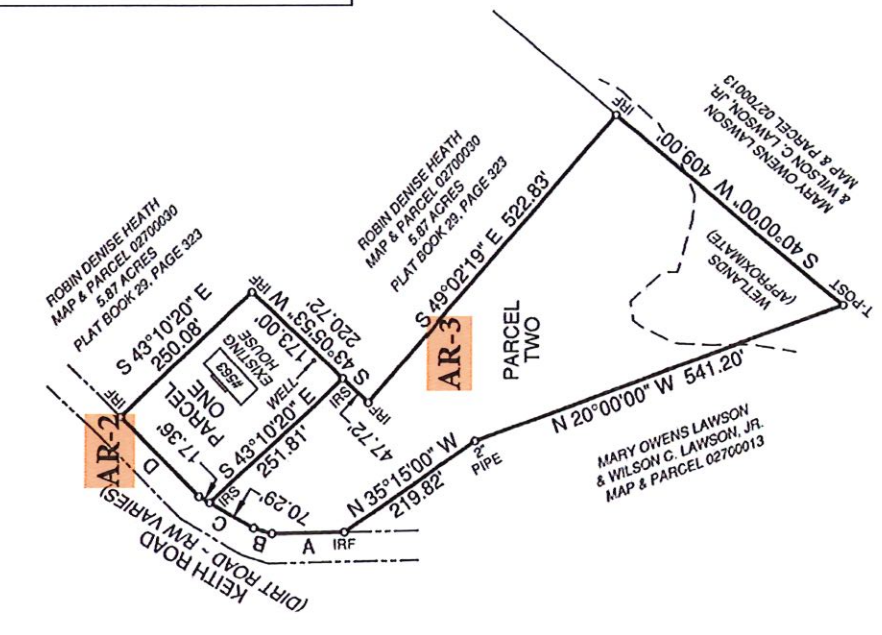
APPROVED FOR RECORDING BY THE
EFFINGHAM COUNTY ZONING ADMINISTRATOR.

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 as represented by the said engineer/surveyor finds that this plat complies with the OCSMS 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

**SIMPLE DIVISION SURVEY FOR
AUBRY HERSCHEL PAULK**
TO DIVIDE 1.00 ACRES FROM
MAP & PARCEL 02700012
LOCATED IN THE 10TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 12 MAY 2026
PLAT PREPARED 22 MAY 2026



REFERENCE:
PLAT BOOK 29, PAGE 323

LEGEND:
IRS - 1/2" IRON REBAR SET
IRS - 5/8" IRON REBAR FOUND
M&P - MAP & PARCEL
R/W - RIGHT OF WAY

REFERENCE NORTH
(PLAT BOOK 29, PAGE 323)

A N 01°25'31" W
100.21'

B N 16°36'30" E
26.59'

C N 30°06'38" E
87.65'

D N 45°09'58" E
156.09'

PARCEL ONE
M&P 02700012
FORMERLY 5.00 ACRES
NOW 1.00 ACRE

PARCEL TWO
FORMERLY PART OF
M&P 02700012
NOW 4.00 ACRES

EQUIPMENT USED: TOPCON 303 TOTAL STATION
ERROR OF CLOSURE: 1:169,174 (PLAT NOT ADJUSTED)

SCALE: 1" = 200'

0 200 400

BASED UPON REVIEW OF THE F.E.M.A. FLOOD
INSURANCE RATE MAP 13103C0235E, EFFINGHAM
COUNTY, GEORGIA, REFERENCE THE CURRENT
EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA)
DATED MARCH 16, 2015. THIS PROPERTY IS
LOCATED IN MAP ZONE X.

RESERVED FOR CLERK OF COURT

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

SURVEYORS CERTIFICATION

As required by subsection (6) of O.C.G.A. Section 15-4-67, the undersigned hereby certifies that the survey was conducted by all applicable local jurisdictions for recording as evidenced by approved certification, signatures, stamps, or statements hereon.

Such appropriate or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the plat. The undersigned hereby certifies that the survey was conducted in accordance with the minimum technical standards for property surveys in Georgia as set forth in O.C.G.A. Section 15-4-67.

Land surveyors and as set forth in O.C.G.A. Section 15-4-67.

Adolph N. Michelis
DA Reg. Lic. No. 1323 DATE 5-21-26

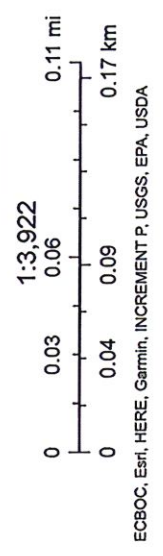
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270-12

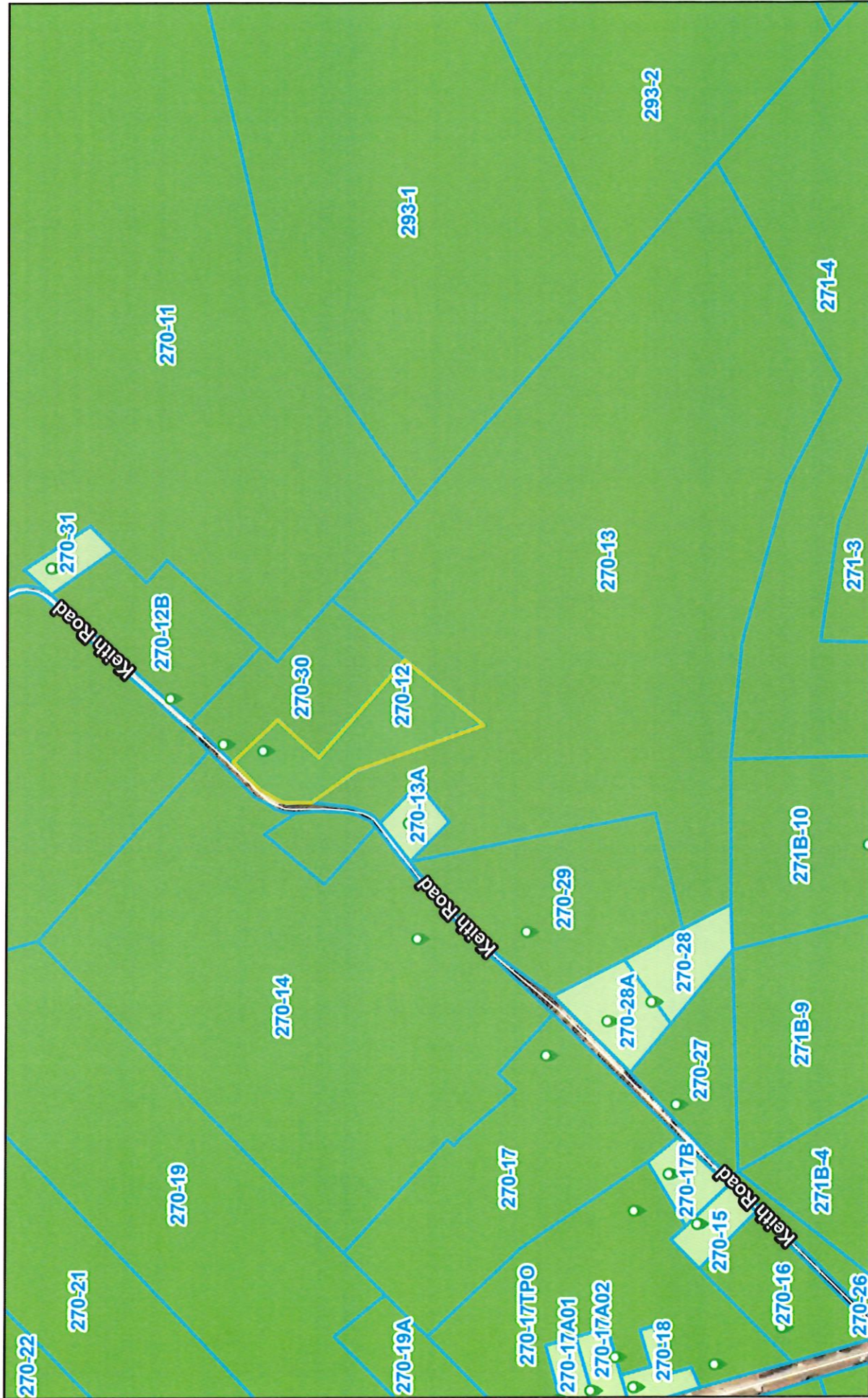


6/30/2026

- Addresses
- Parcels
- Roads
- Citations



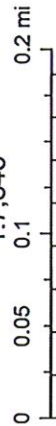
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6/30/2026

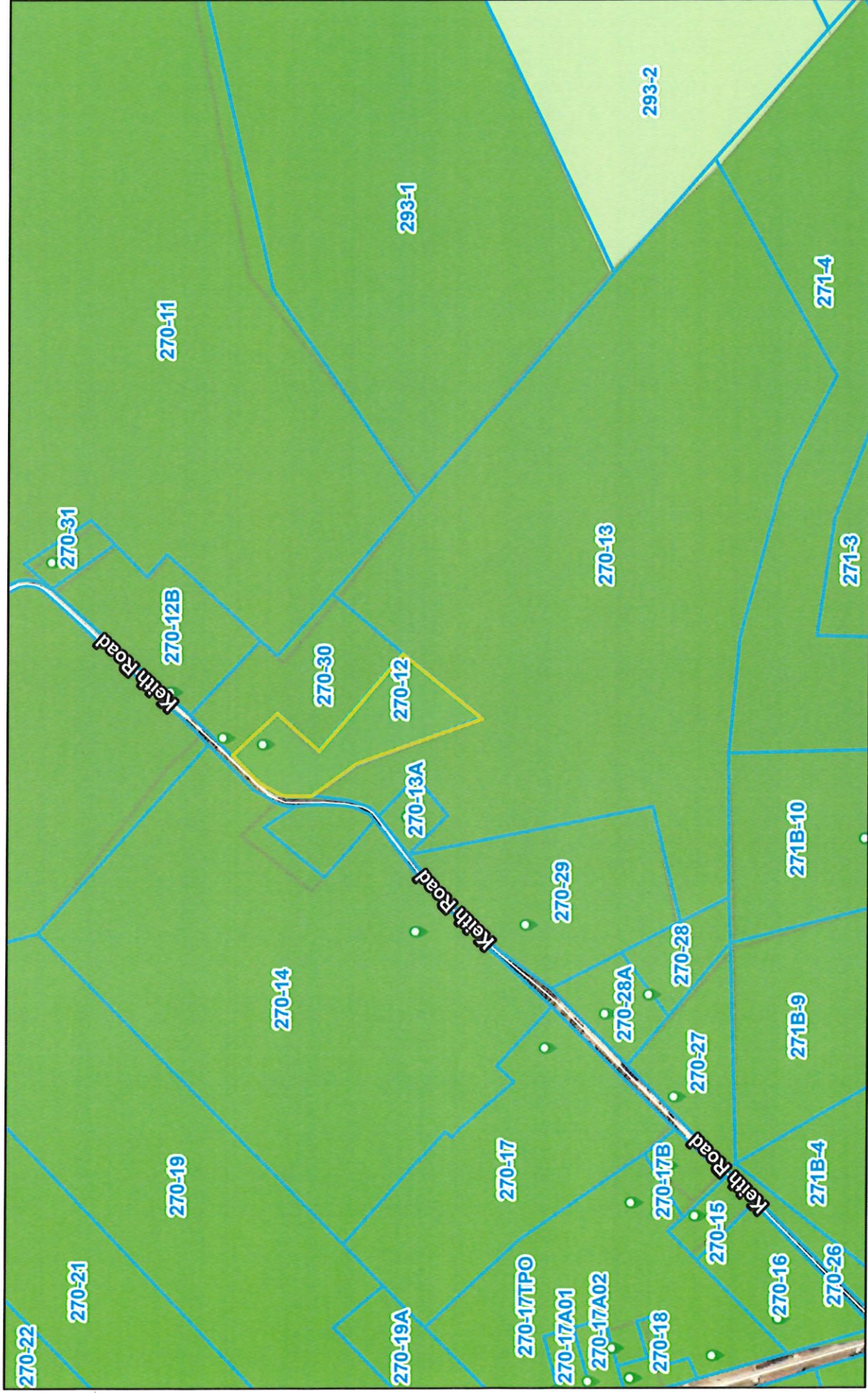
- Addresses Zoning Citations
- Roads
- Parcels
- AR-1
- AR-2
- Citations

1:7,843



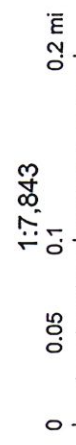
ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

270-12



6/30/2026

- Addresses FLUM Areas
- Roads
- Parcels
- Agricultural
- Agricultural-Residential
- Citations
- Citations



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

270-12



6/30/2026

- Addresses
- Roads
- Parcels
- FEMA Flood Zone
- Wetlands
- Freshwater Forested/Shrub Wetland
- Citations

1:3,922
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.17 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

X, AREA OF MINIMAL FLOOD HAZARD



0 50 100 Feet

Figure Title:
Preliminary Wetland
Assessment

Project Name:
563 Keith Road
Parcel # 02700012

Prepared For:
Scheldon Paulk

Effingham County
Georgia

- Project Area
- Property Corner
- Existing Well
- Existing Septic Tank
- Existing Structure
- Driveway
- Removed Home
- 100-ft Well Buffer
- Estimated Wetland (±1.7-ac)
- 50-ft Wetland Buffer (±0.3-ac)
- Upland (±1.9-ac)

Project Number: S26-096

Figure Number: 1

Edit Date: 4/27/2026

1 inch equals 100 feet



Note: This Sketch represents an approximation of the limits of aquatic resources within the project site. The boundaries of the aquatic resources have not been formally delineated, surveyed or field verified by the U.S. Army Corps of Engineers.

Microsoft, Vantor