



**Record No:**  
**RZN-26-17**

**Primary Location**

**Applicant**

Rezoning Application

32.510268, -81.416792

Layton Stone

Status: Active

**Owner**



Submitted On: 3/27/2026

No owner information

1700 Nixon Chapel Road  
Springfield, Ga 31329

### Staff Review

Planning Board Meeting Date\*

Board of Commissioner Meeting Date\*

05/12/2026

06/02/2026

Notification Letter Description \*

to allow for permitted uses in AR-2.

Map #\*

Parcel #\*

262

21A

Staff Description

Georgia Militia District

Commissioner District\*

—

3rd

Public Notification Letters Mailed


Board of Commissioner Ads

04/20/2026



05/13/2026

Planning Board Ads 

04/22/2026

Request Approved or Denied 

—

Plat Filing required\*  

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Layton Stone

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

1700 Nixon Chapel Road

Applicant City\*

Springfield

Applicant State & Zip Code\*

GA 31329

## 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 \*

0262002

**Road Name\***

Nixon Chapel road

**Proposed Road Access\* ②**

the survey has an access road listed but the buyer will be using his own drive way to access

**Total Acres \***

54.441

**Acres to be Rezoned\***

1.06

**Lot Characteristics \***

has some trees on lot

**Water Connection \***

Private Well

**Sewer Connection\***

Private Septic System

**Justification for Rezoning Amendment \***

it made me answer the water and sewer question above but there will not be any water or sewer added to the 1.06 acres, I want to make the 1.06 acres separate from the 54.441 so we can sell it to Jesse Goldwire which his property is directly in front of the 1.06 acres, once we get the 1.06 acres rezoned, we will sell to Mr. Goldwire then he will rezone his property with the 1.06 acres included with his property. Mr Goldwire is only wanting to buy the 1.06 acres to extend his back yard and in the future put a small pole barn on it as we have a notarized letter from Mr Goldwire stating the use of the 1.06 acres. We made this agreement to ensure no housing would be put on the 1.06 acres

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

North*	South*
AR-2	AR-1
East*	West*
AR-1	AR-1

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

forested

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

n/a

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

I want to make the 1.06 acres separate from the 54.441 so we can sell it to Jesse Goldwire which his property is directly in front of the 1.06 acres, once we get the 1.06 acres rezoned, we will sell to Mr. Goldwire then he will rezone his property with the 1.06 acres included with his property. Mr Goldwire is only wanting to buy the 1.06 acres to extend his back yard and in the future put a small pole barn on it as we have a notarized letter from Mr Goldwire stating the use of the 1.06 acres. We made this agreement to ensure no housing would be put on the 1.06 acres

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

n/a

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

n/a

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\*

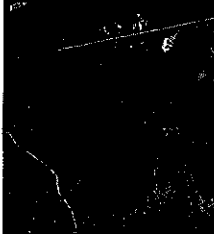
 Layton Stone  
Mar 23, 2026

BK: 30 PG: 35-35  
 Filed and Recorded  
 01-30-2025 12:09 PM  
 DOC# P2025-000017

WALT LAWSON  
 CLERK OF SUPERIOR COURT  
 EFFINGHAM COUNTY

RESERVED FOR THE CLERK OF COURT  
 1. THE FIELD DATA WAS COLLECTED USING A TOPCON - CARLSON BR66- GPS.  
 2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.L.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 ADJACENT LOCATIONS ARE AS SHOWN BY COURSE DISTANCES AND MONUMENT LOCATIONS ARE AS SHOWN BY THIS SURVEY AND MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE 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 (O.C.G.A.) (16-4-97) 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 HEREON. THIS SURVEY IS BASED ON FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE TO ME AT THE TIME OF THE SURVEY. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.  
 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.

VICINITY MAP (NOT TO SCALE)



**SURVEY OF THE REMAINING PORTION OF PARCEL #:  
 (02620021) LOCATED IN THE 12th G.M. DISTRICT OF  
 EFFINGHAM COUNTY, GEORGIA**

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S35°33'10"E	126.20'	L12	S82°21'06"E	227.88'
L2	N62°56'11"W	48.50'	L13	N71°48'47"E	171.32'
L3	S78°58'37"W	251.34'	L14	N58°39'55"E	120.46'
L4	N78°59'36"E	251.27'	L15	S11°12'44"W	42.60'
L5	S11°00'10"E	194.28'	L16	S68°39'55"W	110.41'
L6	S79°06'55"W	110.66'	L17	S71°48'47"W	185.10'
L7	S78°58'39"W	113.69'	L18	N82°21'06"W	202.18'
L8	N87°49'40"W	223.86'	L19	S33°26'25"E	199.17'
L9	S10°58'58"E	186.06'	L20	S11°00'23"E	346.65'
L10	N71°43'59"E	75.00'	L21	S31°00'21"E	368.77'
L11	N57°20'14"E	90.57'	L22	N11°12'44"W	1074.26'



BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED TRACT 2 IS NOT AFFIXED HERETO. THIS SURVEY IS BASED ON THE BEST AVAILABLE INFORMATION FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC HEALTH, CHAPTER 81-3-1. THIS APPROVAL IS VOID IF THIS PLAT IS NOT RECORDED WITHIN A YEAR OF THE DATE BELOW.

1/27/25 DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR,  
 ZONING ADMINISTRATOR

N/F  
 CATHY DANIELS &  
 MICHOLE MADDOX  
 PARCEL #:(02620022)  
 (DB 2768 PG 302)  
 (PB 22 PG 81)

REVISION: 01/08/2025  
 ADDED WOODS ROAD EASEMENT

SURVEY FOR:	
CHRISTINA REARDON	
COUNTY: EFFINGHAM	STATE: GEORGIA
G.M.D.: 12th	
DATE: 01/08/2025	SCALE: 1" = 400'
FILE NUMBER: 24398A	DRAWN BY: KJ
TOTAL AREA: = 80.023 AC.	
FIELD SURVEY DATE: 11/04/2024	

LEGEND	
■	CMF
●	IRON PIN FOUND
○	IRON PIN SET

REFERENCES:  
 1. DB 2912 PG 983  
 2. PB 8105 PG E

N/F  
 RALPH JACKSON/ETAL  
 PARCEL #:(02620018)  
 (DB 330 PG 638)  
 (PB K PG 183)

N/F  
 JGW PLACE LLC  
 PARCEL #:(02440012)  
 (DB 2640 PG 285)  
 (PB B152 PG 18)

TRACT # 2  
 AREA =  
 54.441 ACRES

N/F  
 ISAAH WALLACE  
 PARCEL #:(02620019)  
 (DB 213 PG 448)  
 (PB 17 PG 114)

N/F  
 LAYTON STONE &  
 TAYLOR MORGAN  
 PARCEL #:(02620027)  
 (DB 2828 PG 243)  
 (PB 1 PG 18)

N/F  
 SYLVESTER &  
 JOYCE LOUNDRY &  
 CHEANEASE HALL  
 PARCEL #:(02620023)  
 (DB 2828 PG 240)  
 (PB 23 PG 240)

NIXON CHAPEL ROAD/  
 CO. R.D. # 31 (R/W UNKNOWN)

PREPARED BY:

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 51864  
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
 RINCON: 012 828 - 8283 CLAXTON: 0123 282 - 7882  
 WWW.WILLIAMMARKGLISSON.COM



STATE OF GEORGIA  
 LSF # 1404

**SURVEYOR CERTIFICATION**

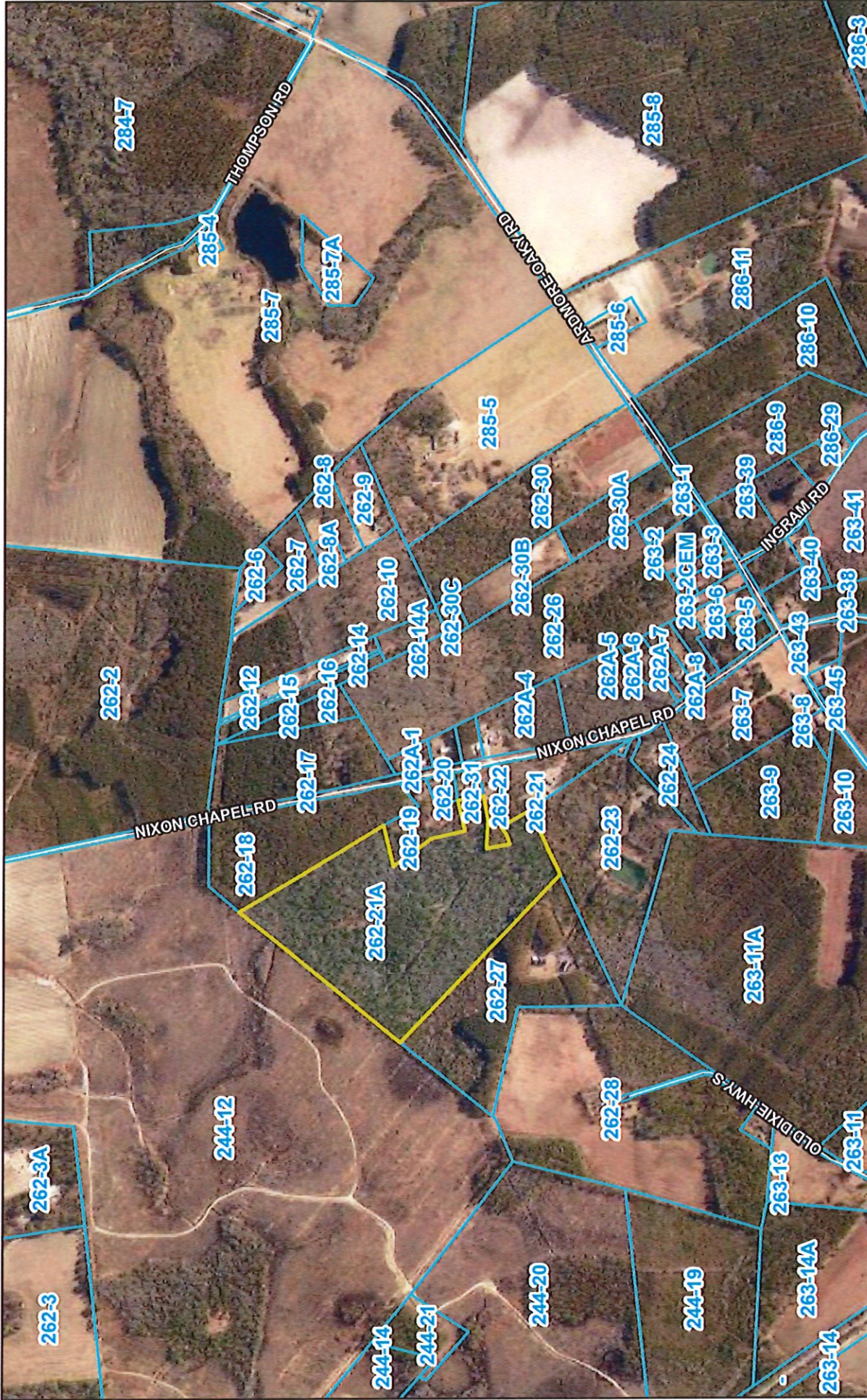
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-4-97, THIS PLAT HAS BEEN PREPARED AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS SHOWN BY THE SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES 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 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 15-4-97.

WILLIAM MARK GLISSON RLS #3316  
 DATE: 1/27/25





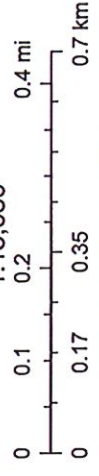
# 262-21A



4/3/2026

Roads  Parcels  Citations

1:15,686



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





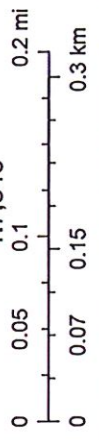
# 262-21A



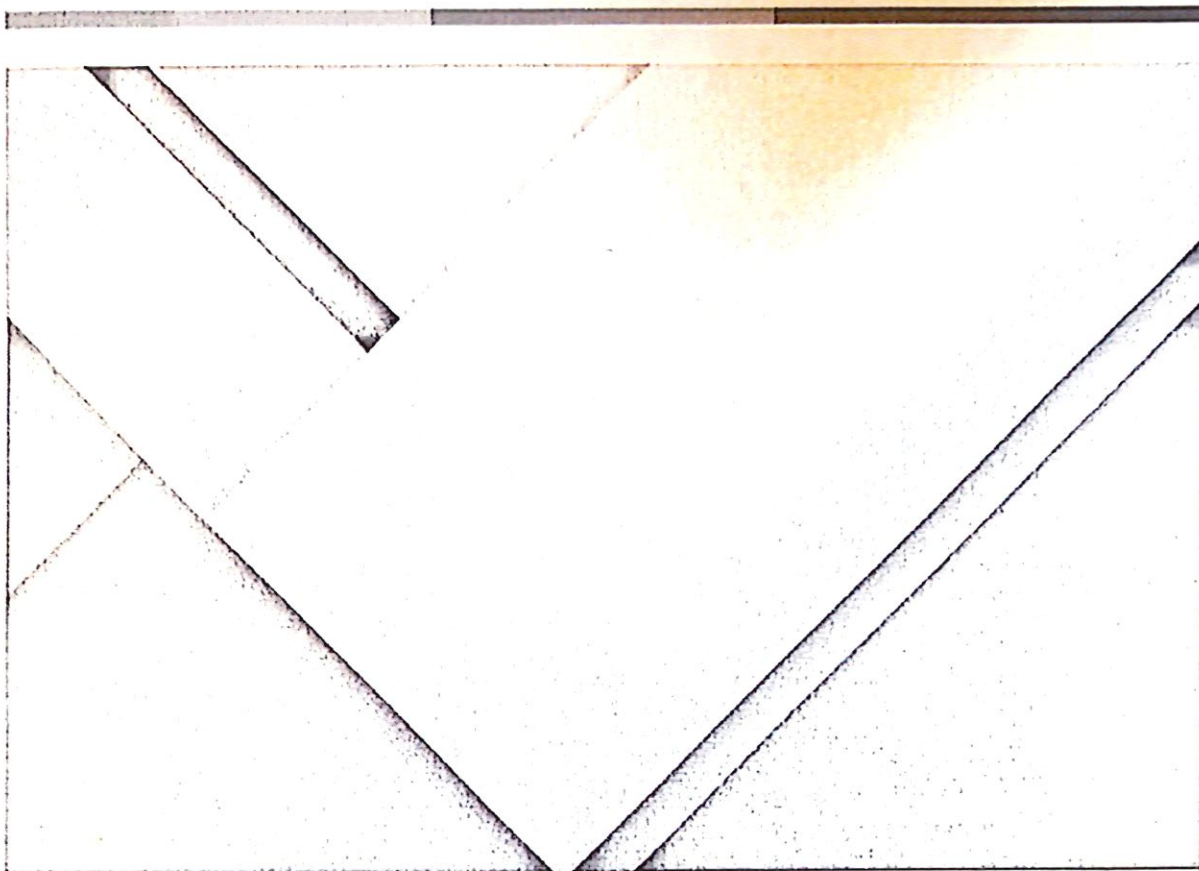
4/3/2026

- Roads
- Wetlands
  - Freshwater Forested/Shrub Wetland
- Parcels
- Citations

1:7,843



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



# Jesse Goldwire

1552 Nixon Chapel Road  
Springfield, GA 31329

03.27.26

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Layton Stone  
1700 Nixon Chapel Road  
Springfield, GA 31329

### Overview

We want to sell 1.06 acres to Jesse Goldwire, once the property is re-zoned then Mr. Goldwire will apply to have his property and 1.06 acres zoned all together

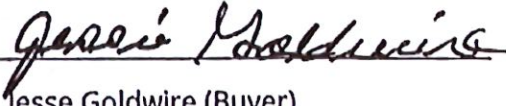
### Goals

- 1. Have 1.06 acres re-zoned to AR-2
- 2. Sell 1.06 acres to Jesse Goldwire
- 3. Once the closing is done on the selling of property, Mr. Goldwire will apply to have his current property and the 1.06 acres re-zoned all together

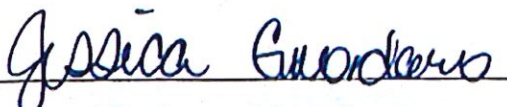
### Specifications

Mr. Goldwire is wanting to buy the 1.06 acres just to extend his back yard for storage and a small pole barn in the future. No other dwellings will be put on the 1.06 acres and/or when he has his property re-zoned to include the 1.06 acres

  
 \_\_\_\_\_  
 Layton Stone (Seller)

  
 \_\_\_\_\_  
 Jesse Goldwire (Buyer)

Sworn and subscribed before me this 27th day of March, 2026

  
 \_\_\_\_\_  
 Notary Public, State of Georgia





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, **Layton Stone (Map # 262 Parcel # 21A) from AR-1 to AR-2 zoning.**

*VERY KIND  
TO give your  
Neighbor a little  
more land for  
buffer.*

- 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?

*N.K*

9.5

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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APPROVAL X DISAPPROVAL \_\_\_\_\_

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*TS*

9.5

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APPROVAL ✓ DISAPPROVAL \_\_\_\_\_

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*J.P.*

*JP*