



Record No: VAR-26-15

Variance Application

Status: Active

Submitted On: 3/31/2026


Primary Location

489 Noel C Conaway Road
Guyton, GA 31312


Owner

JEFFERS LYNN JR
489 NOEL C CONAWAY
ROAD 489 NOEL C
CONWAY RD GUYTON, GA
31312


Applicant

 Lynn Jeffers Jr



 489 NOEL C CONWAY RD
Guyton, GA 31312


Staff Review

Board of Commissioner Meeting Date* 

06/02/2026

Notification Letter Description* 

decrease in required buffers in B-2.

Public Notification Letters Mailed* 

05/11/2026

Location Information* 

489 Noel C Conaway Road

Staff Description 


Stipulations 

Board of Commissioner Ads 

05/13/2026

Commissioner District* 


1st

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

352-

Parcel#* 

73

Applicant Name* 

Tiffany and Lynn Jeffers

Applicant Information

Applicant Name*

Applicant Phone Number*

Applicant Email*

Applicant Address*

City*

State*

Zip Code*

General Information

Zoning District*

AR-2

Map/Parcel Number*

352-73

Is this concurrent with a Rezoning? *

Rezoning Submittal Date*

Yes

03/12/2026

Describe why the variance is needed*

When we applied for the permit years ago for the existing building to be built, we were given the distances that the building had to be from the road and that is what we followed. Regarding the side of the building that faces Zittrouer, there is a ditch between the wire fence on our property line and the road that keeps pedestrians from getting close to the property. We currently have a split rail fence on the Noel C Conaway frontage and you would have to drive through a gate to access the business property therefore patrons would be in an enclosed area. The property sits on the corner of Zittrouer and Noel C Conaway (a state hwy) and both are quite rural with no sidewalks anywhere on either. This is not a "Commercial" district where pedestrians are walking to commute or shop like for example: downtown Springfield or downtown Guyton. Also, regarding landscaping and greenspace, I can not grow anything in this dry sandy soil. I have accepted the fact that what God has made cannot be improved upon.

Water Connection*

Sewer Connection*

Private Well

Private Septic System

Who is applying for variance request?*

Owner

Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

✓ Lynn Jeffers Jr
Mar 31, 2026

Applicant Information

Applicant Name* 

Tiffany Jeffers

Applicant Phone Number* 

[REDACTED]

Applicant Email Address* 

[REDACTED]

Applicant Address* 

489 Noel C Conaway Rd

City* 

Guyton

State* 

GA

Zip Code* 

31312

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 complies with the OCSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appliances. Each parcel 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 the approval.

SIGNATURE _____ TITLE _____ DATE _____

LEGEND:

- BH - BRICK HOUSE
- CMF - CONCRETE MONUMENT FOUND
- EPL - EXISTING PROPERTY LINE
- FH - FRAME HOUSE
- IRF - 1/2" REBAR FOUND
- IRS - 1/2" REBAR SET
- M&P - MAP & PARCEL
- R/W - RIGHT OF WAY
- SEPCO - SAVANNAH ELECTRIC & POWER COMPANY
- TBR - TO BE REMOVED

A N 37°02'39" E
135.20'

B S 30°59'58" E
153.00'

ZITTROUER ROAD 60' R/W
N 62°11'25" E 418.40'

N 62°11'25" E 412.47'

M&P 03520075
JERRY GLOVER USRY
6.03 ACRES

S 30°57'48" E 487.19'

N 80°17'18" E
243.30'

S 49°40'17" E
289.28'

S 75°28'27" W
334.74'

S 75°28'27" W
361.20'

N 54°22'51" W 391.64'

80' R/W

PARCEL THREE

PARCEL TWO

PARCEL ONE

WELL

OAK TREE

TAILWIND TRAIL 80' R/W

245' SEPCO R/W
(APPROXIMATE)
CENTERLINE

M&P 03520072
ROBERT RUDOLPH BARTON
10.00 ACRES

NOEL C. CONAWAY ROAD

100'

745'

NOEL C. CONAWAY ROAD

PARCEL THREE

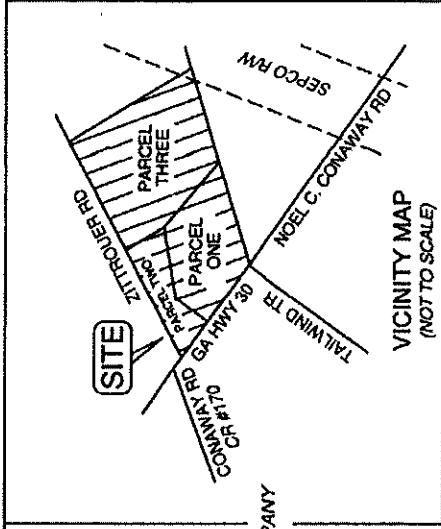
PARCEL TWO

PARCEL ONE

#1405 ZITTROUER ROAD
M&P 03520074
FORMERLY 5.04 ACRES
NOW 4.00 ACRES

FORMERLY PART OF
M&P 03520073
AND M&P 03520074
NOW 1.00 ACRE

#489 NOEL C. CONAWAY ROAD
M&P 03520073
FORMERLY 1.95 ACRES
NOW 2.11 ACRES



REFERENCES:
PLAT BOOK D124, PAGE D2
PLAT BOOK C159, PAGE B
PLAT BOOK 26, PAGE 3

NOTE: PARCEL ONE AND PARCEL THREE
HAVE EXISTING SEPTIC TANKS AND WELLS.

SURVEY FOR

**LYNN JEFFERS, JR.
& TIFFANY JEFFERS**

SURVEY TO RECOMBINE AND THEN DIVIDE
M&P 03520073 AND M&P 03520074
CREATING THREE PARCELS AS SHOWN HEREON

LOCATED IN THE 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

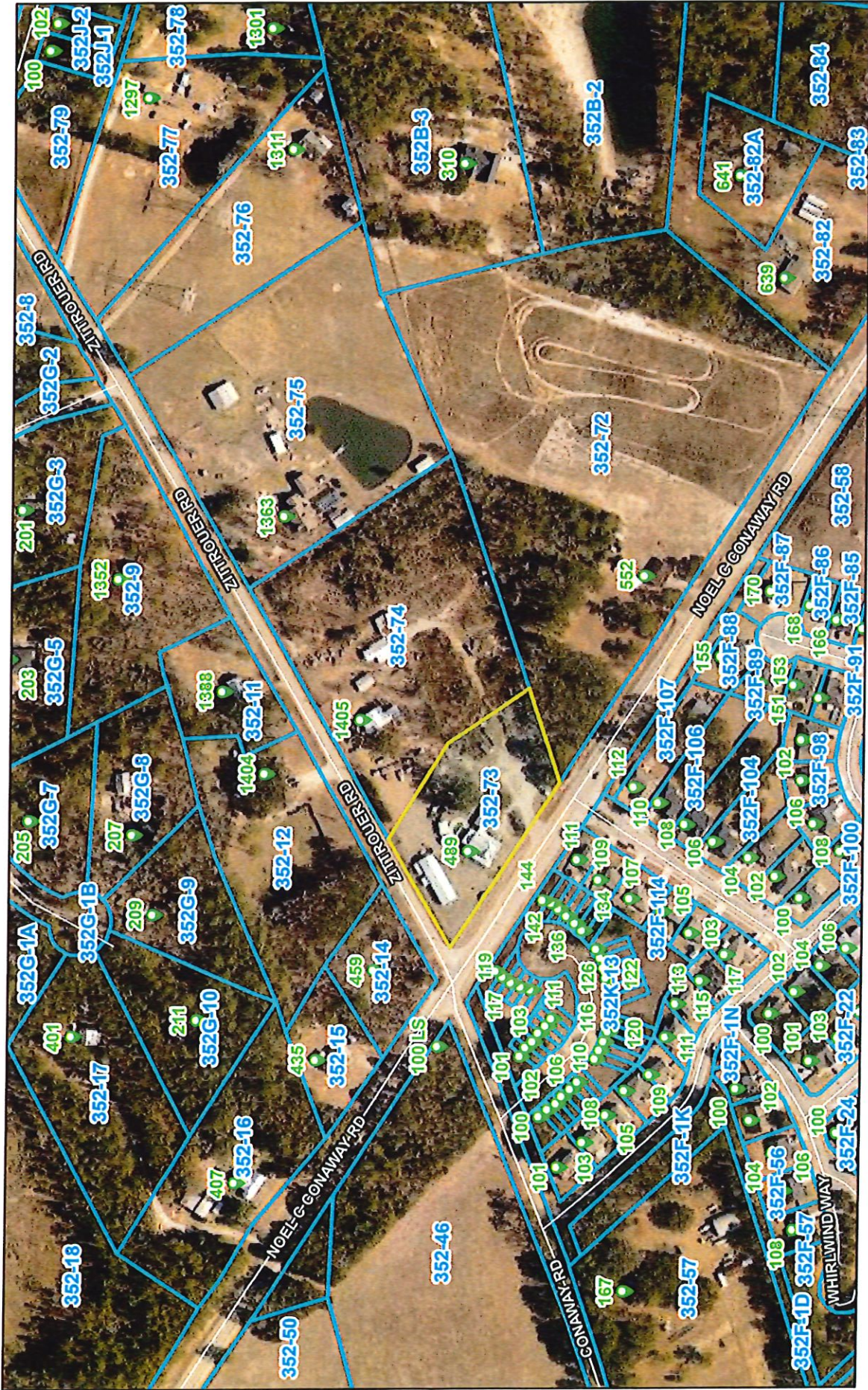
SURVEYED 29 JANUARY 2026
PLAT DRAWN 2 FEBRUARY 2026

EQUIPMENT USED:
TOPCON 303 TOTAL STATION
ERROR OF CLOSURE
1: 9+6.425 (PLAT NOT ADJUSTED)

SCALE: 1" = 200'

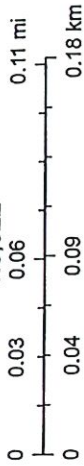


352-73 & 74



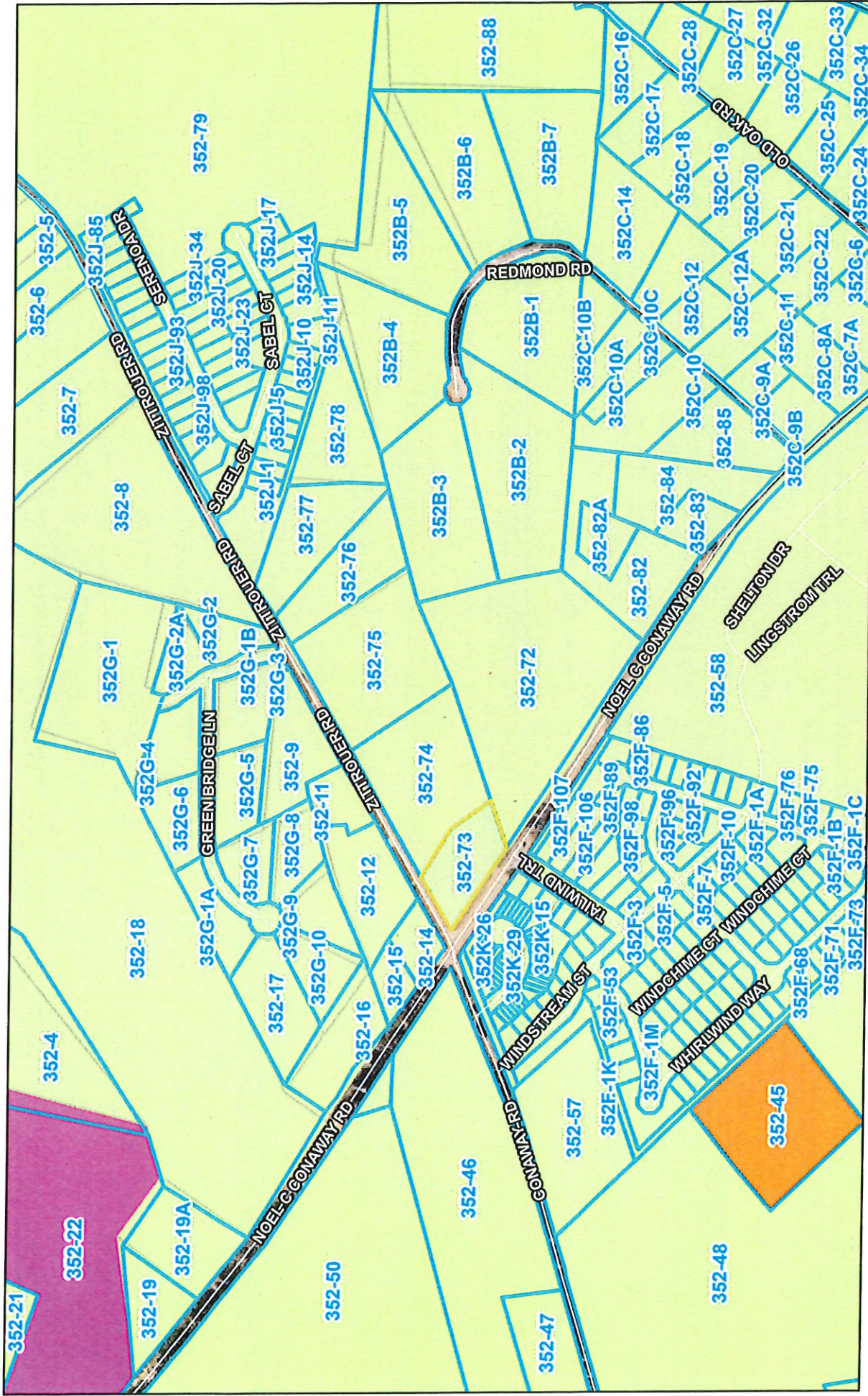
4/20/2026

1:3,922



ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

352-73



3/18/2026

1:7,843

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Roads
 Parcels
 Utility
 Agricultural-Residential
 Assembly Area
 Citations

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