

**Record No: RZN-26-11**

Rezoning Application

Status: Active

Submitted On: 3/7/2026


**Primary Location**


2698 Georgia Highway 119  
South  
Guyton, GA 31312

**Owner**

CADICHON DELENS  
3480 COURTHOUSE RD  
GUYTON, GA 31312

**Applicant**


 DELENS CADICHON

 3480 Courthouse Rd  
Guyton , Ga 31312

**Staff Review**

Planning Board Meeting Date\* 


05/12/2026

Board of Commissioner Meeting Date\* 

06/02/2026

Notification Letter Description \* 

To allow for permitted uses in B-1.

Map #\* 

294

Parcel #\* 

40


Staff Description 

Georgia Militia District 

—

Commissioner District\* 

3rd

Public Notification Letters Mailed 


04/13/2026

Board of Commissioner Ads 



05/13/2026

Planning Board Ads 

04/15/2026

Request Approved or Denied 

—

Plat Filing required\*  

No

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Delens Cadichon

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

3480 Courthouse Rd

Applicant City\*

Guyton

Applicant State & Zip Code\*

Georgia 31312

## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

AR-1 (Single Family Residential)

**Proposed Zoning of Property\***

B-1 (Neighborhood Commercial)

**Map & Parcel \***

2698 Ga Hwy 119 Guyton Ga

**Road Name\***

Ga Hwy 119

**Proposed Road Access\* **

Ga Hwy 119

**Total Acres \***

0.64

**Acres to be Rezoned\***

64

**Lot Characteristics \***

Square

**Water Connection \***

Public Water System

**Name of Supplier\***

City of Guyton

**Sewer Connection\***

Public Sewer System

**Name of Supplier\***

City of Guyton

**Justification for Rezoning Amendment \***

Iam requesting the rezoning of 2698 GA Highway 119 to match the commercial zoning of all surrounding properties. This change will ensure consistency with neighboring parcels and support future commercial development in the area.

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

North\*

Commercial B-2

South\*

Res Ar-1 vacant

East\*

Commercial B-2

West\*

Commercial C-1

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

Vacant lot,

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

yes. Office building

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

I am requesting that the property be rezoned to commercial, like all surrounding properties. This change will make the zoning map more consistent and support future development. Aligning the property's zoning with its neighbors will encourage business growth and benefit the community.

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

The Impact of Local Businesses on Community Well-Being

- Dollar General supports neighborhood nutrition by providing affordable and accessible food and household items.
- The Effingham County Doctor's Office promotes good health through convenient medical services for residents.
- The local pharmacy ensures easy access to necessary medications, supporting ongoing healthcare needs.
- The Mobile Tire Shop under construction will create new employment opportunities, boosting the local economy.

Together, these businesses strengthen the community by improving health, convenience, and economic growth.

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

My rezoning proposal office building will allow a use that is suitable in view of the uses and development of adjacent and nearby property and to promote employment opportunity.

**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?\***

The proposed zoning change for the office building will not alter its current use and aims to strengthen existing businesses in the area. This ensures that streets, transportation facilities, utilities, and schools will not experience excessive or burdensome demand. By keeping the property's use consistent, the plan supports local economic growth without straining community resources.

**Digital Signature\***



Delens Cadichon

Feb 28, 2026

Filed for Record *ngw*

Book *A 365* Page *D1*  
Date *10/17/1996*



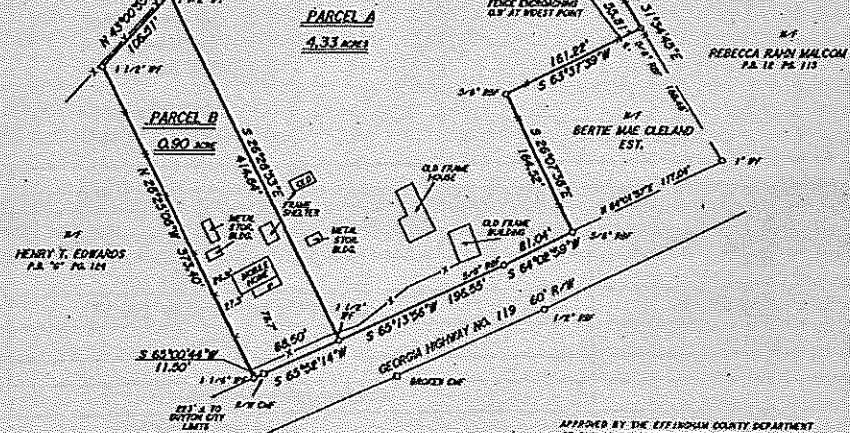
FIELD EOC = 1" IN 31.818'  
ANGULAR ERROR = 00" P.A. 31"  
ADJUSTED BY COMPASS RULE  
PLAT EOC = 1" IN 879.017' & 89.000'  
EQUIPMENT USED:  
TOPCON 817-500  
PC-18 DATA COLLECTOR  
MAGNETIC LOCATION

**REFERENCE**  
P.A. 81 Pgs. 34 & 35  
P.A. 331 Pgs. 261  
P.A. 31 Pgs. 104  
PLAT OF L&S AGENTS FOR  
CHARLES E. CLELAND BY  
WILLIAM WELLS, S.A. S.A.C.  
NO. 1258, BEING MAY 18, 1906.

ACCORDING TO THE F. J. S. M. MAP, COMMUNITY  
PANEL NO. 13003-018-C EFFECTIVE DATE  
SEPT. 2, 1994, SUBJECT PROPERTY IS NOT IN AN  
AREA REQUIRING SPECIAL FLOOD HAZARD.

**LEGEND**  
C CONCRETE  
CM CONCRETE MORTAR FOUND  
IP IRON PIPE FOUND  
N/NW CORNER  
R/R ROAD FOUND  
R/W RIGHT OF WAY

SUBJECT PROPERTY IS ZONED AN-1.



**SURVEYED BY:**  
NEVIL LAND SURVEYING, INC.  
318 MILLER ST., EXT.  
STATESBORO, GA. 30428  
PHONE: 912-764-9008  
FAX: 912-764-9100  
ACH FILE: 912-442-7351  
MADE IN NEVIL, GA. R.L.S. NO. 2524

**REMARKS:**  
2 PARCELS OF LAND WITH IMPROVEMENTS  
IN THE 10<sup>TH</sup> C.M. DISTRICT OF  
EFFINGHAM COUNTY, GEORGIA.

**RECORDED BY:**  
JACK L. SANDERS, JR.

DATE: OCTOBER 10, 1996, REVISED 10-17-96 TO SHOW 2 PARCELS  
SCALE: 1" = 100'



APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT  
OF PUBLIC DIVISION OF ENGINEERING  
AND SANITATION  
*James Wilkerson* 10-17-1996  
DIRECTOR DATE

APPROVED FOR RECORDING BY THE EFFINGHAM  
COUNTY RECORDING ADMINISTRATION.  
*James J. Davis* 10/17/96  
CLERK DATE



IN MY OPINION, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND  
HAS BEEN PREPARED IN CONFORMITY WITH  
THE MINIMUM STANDARDS AND REQUIREMENTS  
OF LAW.

F.N. 961010S

294-40



3/12/2026

1:980

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.02 0.04 km

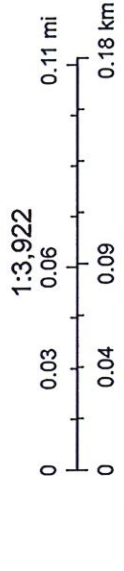
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# 294-40



3/12/2026

- Addresses
- Parcels
- G1-1
- G2-49
- R-1
- AR-1
- AR-2
- Municipal Boundaries
- Citations



ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, 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   *X*  

DISAPPROVAL       

Of the rezoning request, **Delens Cadichon (Map # 294 Parcel # 40)** from **AR-1 to B-1 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?

*He is surrounded by business anyways. NOT SUITABLE for residential.*

*N.K.*

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DISAPPROVAL

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W.B

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APPROVAL X

DISAPPROVAL \_\_\_\_\_

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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*J.P.*