



**Record No: RZN-26-13**

Rezoning Application

Status: Active

Submitted On: 3/9/2026


**Primary Location**

489 Noel C Conaway Road  
Guyton, GA 31312


**Owner**

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

**Applicant**

 Lynn Jeffers Jr



 489 NOEL C CONWAY 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-2 & AR-2

Staff Description 

AR-1 to AR-2 & AR-2 to B-2

Stipulations 

Map #\* 

352

Parcel #\* 


73 & 74

Georgia Militia District 

—

Commissioner District\* 

1st

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\*  

Yes

Re-Application Date  

—

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Lynn Jeffers Jr

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

489 Noel C Conaway Rd.

Applicant City\*

Guyton


Applicant State & Zip Code\*

Ga, 31312

# Rezoning Information

How many parcels are you rezoning?\*

2

Present Zoning of Property\* 

AR-1 (Agricultural Residential 5 or More Acres)

Please List all Parcels Zonings\*

AR-1 to AR-2 & AR-2 to B-2

Proposed Zoning of Property\*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel \*

03520073 & 03520074

Road Name\*

Noel C Conaway Rd.

Proposed Road Access\* 

Noel C Conaway Rd.

Total Acres \*

6.99

Acres to be Rezoned\*

5.04

Lot Characteristics \*

One acre lot made from combining and then redividing the two parcels listed above.

Water Connection \*

Private Well

Sewer Connection\*

Private Septic System

**Justification for Rezoning Amendment \***

Would like to rezone to enable use of current building to be used for an automobile maintenance shop.

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

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

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

Property is currently used as a garage for homeowners at 489 Noel C Conaway Rd.

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

No

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

Proposed auto maintenance shop.

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

Residential Agricultural and a neighborhood across the highway.


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

Given the growth in our county and in our community and multiple new neighborhoods being developed nearby, rezoning will allow a service to be available to the residents on our end of the county. The building has been in place for some time so there would be minimal impact on the landscape of the area.

**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\***

 Lynn Jeffers Jr

Mar 5, 2026

**MOCK SURVEYING, INC.**  
 9134 OLD WOOD ROAD  
 BROOKLYN, GA 30115  
 PH (404) 637-4010  
 FAX (404) 637-4010  
 WWW.MOCKSURVEYING.COM

IN MY PROFESSIONAL OPINION THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE STATE OF GEORGIA AS SET FORTH IN CHAPTER 50-2-1 OF THE OFFICIAL CODE OF GEORGIA AND THE STANDARDS FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-2-747.

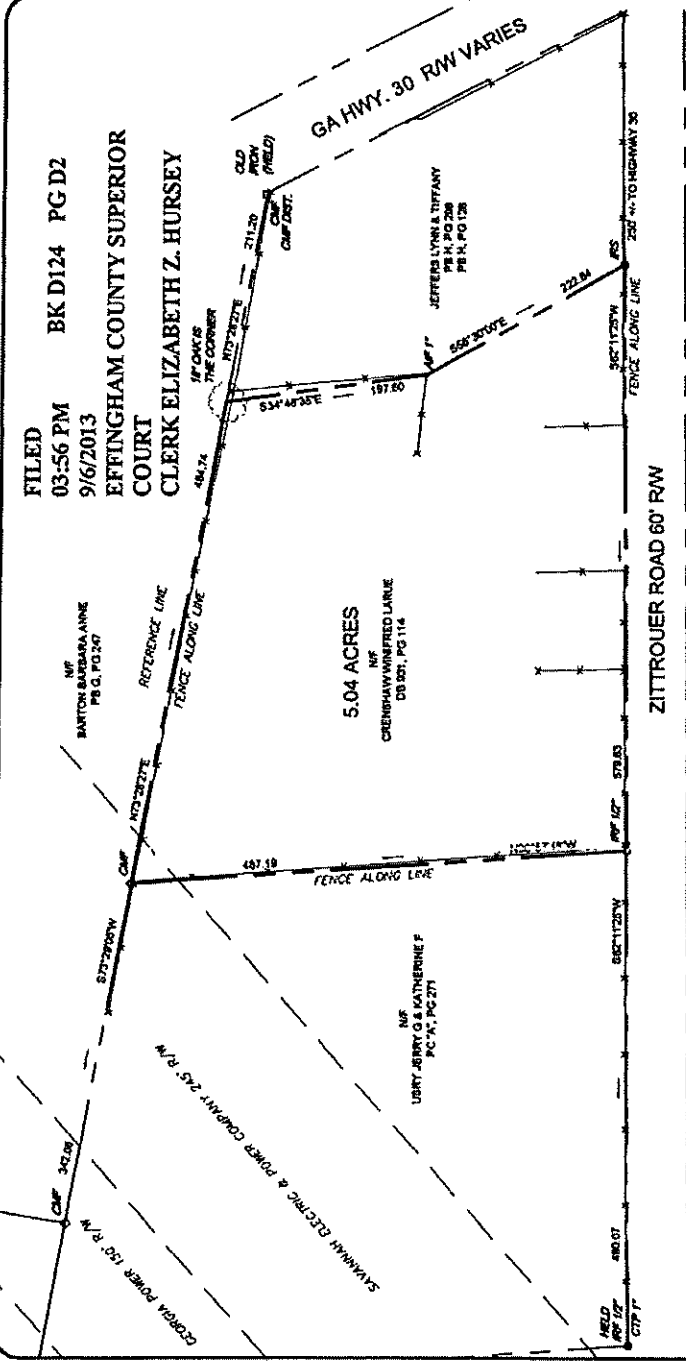


**A BOUNDARY SURVEY  
 OF P.I.N. 03520074  
 5.04 ACRES**

15559th G.M.D.  
 EFFINGHAM COUNTY,  
 GEORGIA  
 PREPARED  
 FOR  
 LYNN JEFFERS

PROJECT NO.: 15019  
 DRAWN BY: JMM  
 SURVEYED BY: JMM  
 SURVEY DATE: 05-13  
 CHECKED BY: JMM  
 SCALE: 1" = 100'  
 DATE: 06-13

**SHEET 1 OF 1**



1. THIS PROPERTY MAY BE INCUMBED BY EASEMENTS THAT WERE NOT PLOTTABLE.
2. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE OF WETLANDS.
3. BASED ON MY OBSERVATION A PORTION OF THIS LOT IS LOCATED IN ZONE X, AND IS NOT IN A WETLANDS AREA PER FEMA MAP NUMBER 131000000, COMPILED NUMBER 130078 MAP DATED DECEMBER 17, 2010.
4. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES. IT IS THE SURVEYOR'S DUTY TO BE PENALTY BY LAW FOR DISTURBING WETLANDS PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
5. IMPROVEMENTS EXIST BUT WERE NOT SHOWN AS PART OF THIS SURVEY.

I CERTIFY THAT THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-2-67(D) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

**LEGEND**

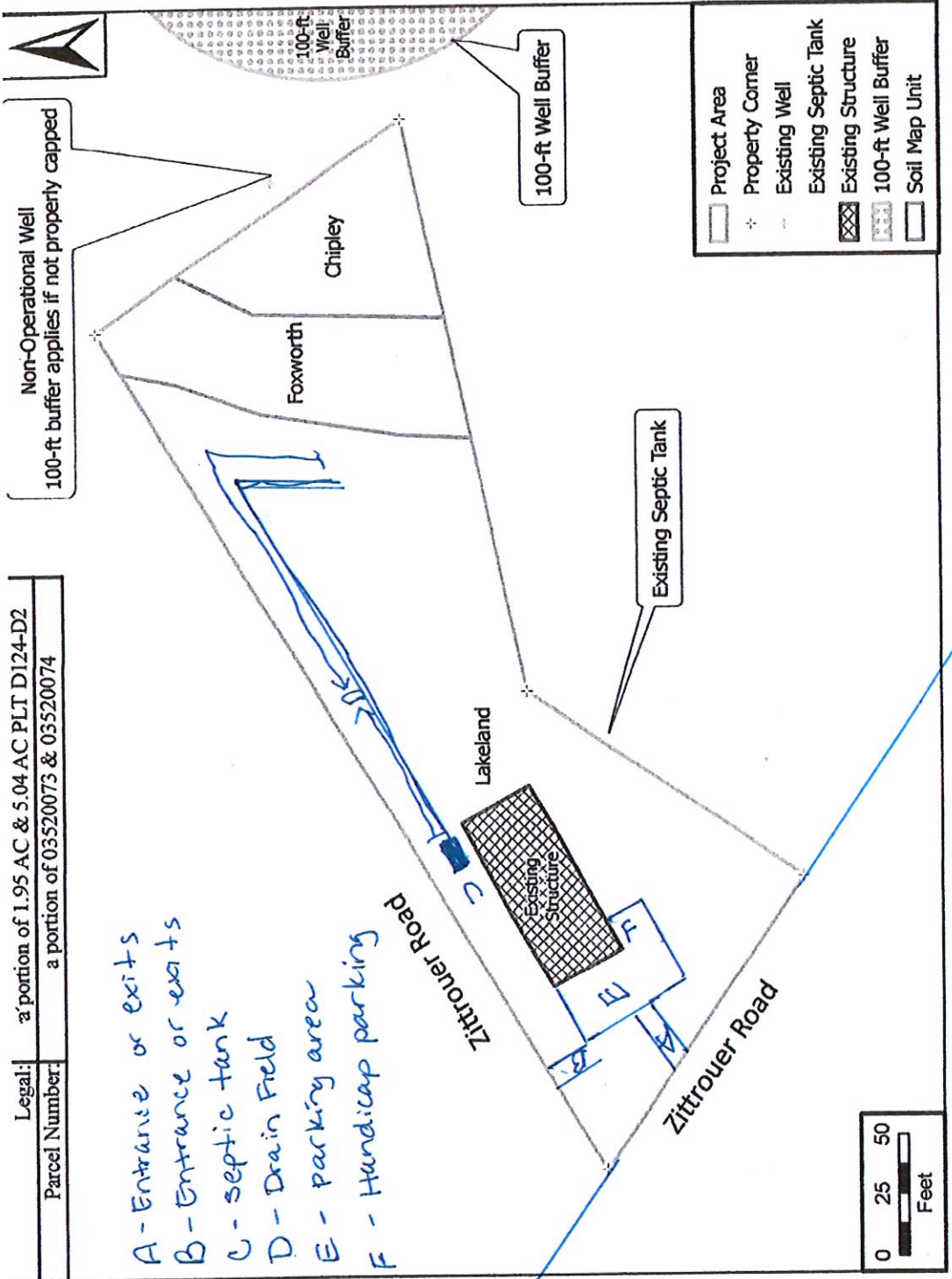
- ◯ CIP
- CIP
- IRON REBAR SET 150'
- "PC" WALL SET
- IRON REBAR FOUND
- IRON PIPE FOUND
- FULLROAD IRON FOUND
- CONCRETE MONUMENT FOUND
- CIP

**REFERENCES:**  
 1. PB 7, PG 190  
 2. PB 12, PG 190  
 3. PB G, PG 247  
 4. PC A, PG 271  
 5. DB 021, PG 114  
 6. DB 100, PG 486

**E.O.C. FIELD: 1746085**  
**FIELD: 1746085**  
**ANGULAR ERROR: 20.00" PER ANGLE FT.**  
**ADJUSTED BY: COMPASS RULE**  
**EQUIPMENT USED: TOPCON 273 313**  
**FIELD WORK PERFORMED ON: 06/13/13**

Legal: a portion of 1.95 AC & 5.04 AC PLT D124-D2  
 Parcel Number: a portion of 03520073 & 03520074

- A - Entrance or exits
- B - Entrance or exits
- C - septic tank
- D - Drain Field
- E - parking area
- F - Handicap parking

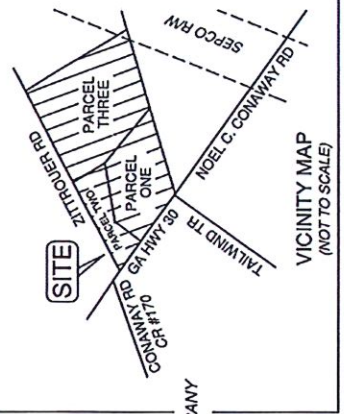


APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

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 CSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic amenities. 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.

*Heidi E. Hen* 3/12/26  
 SIGNATURE 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



RESERVED FOR CLERK OF COURT

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0353E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN).

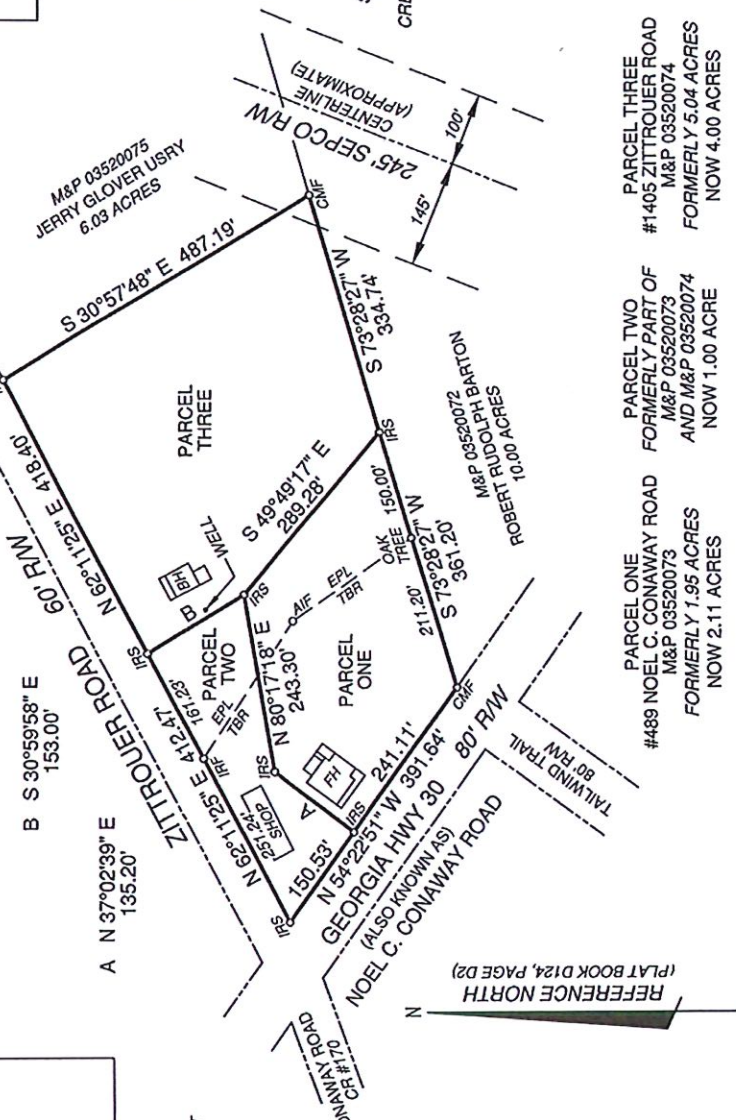
ADOLPH N. MICHELIS & ASSO.  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 PH. (912) 829-3972

SURVEYORS CERTIFICATION

As required by subsection (f) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording of a plat of land. Such copies were or will be furnished to the appropriate local jurisdictions for recording of a plat of land. This plat is to be used for the purpose of subdividing or otherwise conveying an interest in land. The surveyor certifies that the 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 Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.

*Adolph N. Michelis*  
 NO. 13323  
 ADOLPH N. MICHELIS  
 SURVEYOR

DATE 1-04-26



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

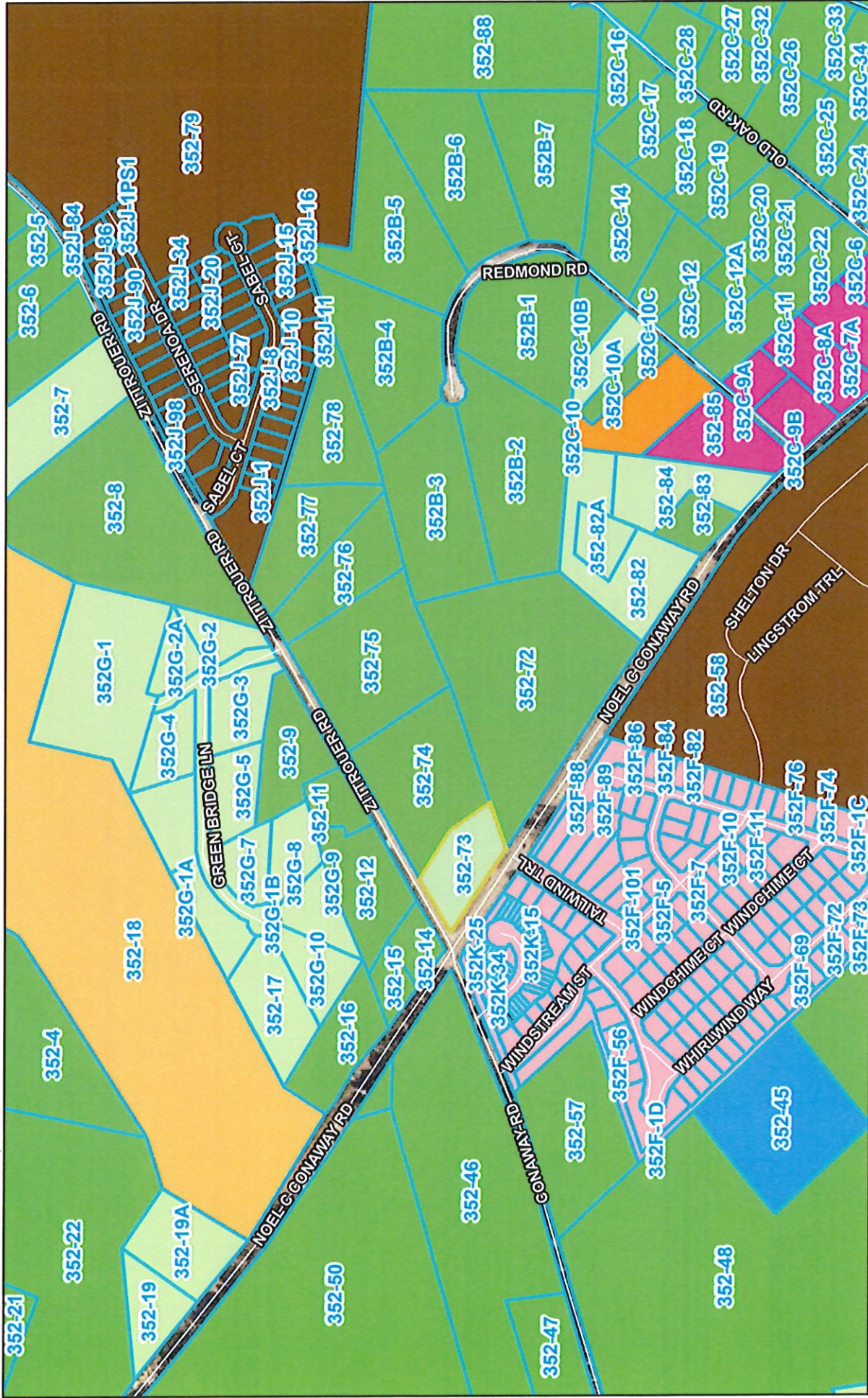
EQUIPMENT USED:  
 TOPCON 303 TOTAL STATION  
 ERROR OF CLOSURE  
 1: 946.425 (PLAT NOT ADJUSTED)

SCALE: 1" = 200'



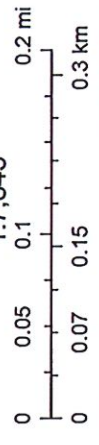


# 352-73



3/18/2026

1:7,843



- Roads
- Parcels
- AR-1
- AR-2
- AR-3
- AR-4
- R-1
- R-2
- R-3
- R-4
- R-6
- B-2
- PD
- Citations

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, 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, **Lynn Jeffers Jr. (Map # 352 Parcel # 73 & 74) from AR-1 to AR-2 & AR-2 to B-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?

*Recused*

*S.S.*

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL *[Signature]*

DISAPPROVAL \_\_\_\_\_

Of the rezoning request, Lynn Jeffers Jr. (Map # 352 Parcel # 73 & 74) from AR-1 to AR-2 & AR-2 to B-2 zoning.

*Already have built completely around him. NO one complained with an issue*

Yes  No ? 1. Is this proposal inconsistent with the county's master plan?

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? (MAYBE)  Yes  No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

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*N.K.*

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APPROVAL

DISAPPROVAL

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CHECK LIST:

The Effingham County Planning Commission recommends:

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

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*Handwritten signatures: TAZ and K.S.*

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The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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*Handwritten initials: JP.*