



**Record No: RZN-26-3**

Rezoning Application

Status: Active

Submitted On: 1/9/2026

**Primary Location**

32.231465, -81.328575

**Owner**

No owner information

**Applicant**

Randall Brewster



3175 Blue Jay Rd  
Guyton, Ga 31312

### Staff Review

**Planning Board Meeting Date\***

02/10/2026

**Board of Commissioner Meeting Date\***

03/03/2026

**Notification Letter Description \***

to allow for permitted uses in AR-2.

**Map #\***

373

**Parcel #\***

5F

**Staff Description**

**Georgia Militia District**

—

**Commissioner District\***

1st

**Public Notification Letters Mailed**

01/19/2026

**Board of Commissioner Ads**

02/11/2026

 Planning Board Ads

01/21/2026

 Request Approved or Denied

—

 Plat Filing required\* 

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Kristopher Dalton Brewster

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

3165 Blue Jay Rd

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 \*

373-5F

Road Name\*  
Midland Rd

Proposed Road Access\*   
Bluejay rd

Total Acres \*  
1

Acres to be Rezoned\*  
1

Lot Characteristics \*  
  
Field

Water Connection \*  
Private Well

Sewer Connection  
Private Septic System

Justification for Rezoning Amendment \*  
  
New home

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

North\*  
AR1

South\*  
AR1

East\*  
Ped

West\*  
AR1

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

Field

**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.\***

Personal home

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

Personal property

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

Home

**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\***

 **Randall Brewster**  
Jan 9, 2026

BR: 30 Pg: 238-238  
 Filed and Recorded  
 12-22-2025 12:25 PM  
 DOC# P2025-000202

WALT LAWSON  
 CLERK OF SUPERIOR COURT  
 EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELS & ASSO.  
 786 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 PH. (912) 828-9972

SURVEYORS CERTIFICATION

I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his authorized agent, and that the same has been compared with the original and found to be a true and correct copy thereof. I further certify that the same has been compared with the original and found to be a true and correct copy thereof. I further certify that the same has been compared with the original and found to be a true and correct copy thereof.



Adolph N. Michels  
 11-17-25

EQUIPMENT USED:  
 TOPCON 530 TOTAL STATION  
 ERROR OF CLOSURE:  
 1/24,000 (PLAT NOT ADJUSTED)

NOTE: BASED UPON REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, RETRODATING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARDOUS AREA (SFH-A) DATED 9/16/2016. THIS PROPERTY IS LOCATED IN ZONE "X" (OUTSIDE THE 500 YEAR FLOODPLAIN).

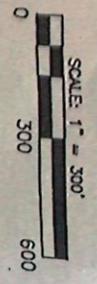
REFERENCE NORTH  
 (PLAT BOOK D144, PAGE C2)



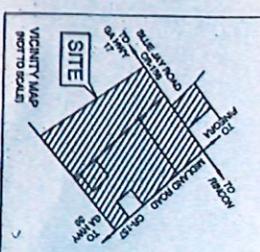
LEGEND:  
 IRF 5/8\"/>

A FAMILY DIVISION SURVEY FOR  
 RANDALL BREWSTER  
 & MELISSA THOMPSON

SURVEY TO DIVIDE 1.00 ACRE  
 FROM MAP & PARCEL 03730005F01,  
 ELIMINATE MAP & PARCEL 03730005F01  
 AND RECONFIGURE  
 MAP & PARCEL 03730005D00  
 AND ALSO TO SHOW  
 MAP & PARCEL 03730005D01,  
 AN EXISTING 1.96 ACRE PARCEL,  
 LOCATED IN THE 11539TH G.M.D.,  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 13 NOVEMBER 2025  
 PLAT DRAWN 13 NOVEMBER 2025



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY CLERK ADMINISTRATION.  
 Chantal F. Lawson  
 CLERK  
 DATE 12/18/25



NOTE: SUBJECT PROPERTY IS A RECONCILIATION OF MAP & PARCEL 03730005F01, MAP & PARCEL 03730005D01 AND MAP & PARCEL 03730005D00 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. THIS RECONCILIATION WILL ELIMINATE MAP & PARCEL 03730005F01 BY INCLUDING IT WITHIN MAP & PARCEL 03730005D01, MAP & PARCEL 03730005D00 WILL ALSO INCLUDE A PART OF MAP & PARCEL 03730005F01. THE RECONCILIATION OF MAP & PARCEL 03730005D00 WILL CREATE A NEW 1.00 ACRE PARCEL, AS SHOWN.  
 MAP & PARCEL 03730005D01 IS REVISED TO SHOW THE REMAINING PROPERTY AFTER A RIGHT-OF-WAY ACQUISITION BY EFFINGHAM COUNTY.



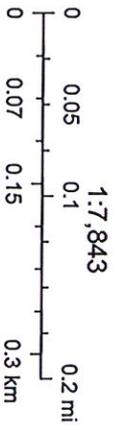
# 373-5F



1/20/2026

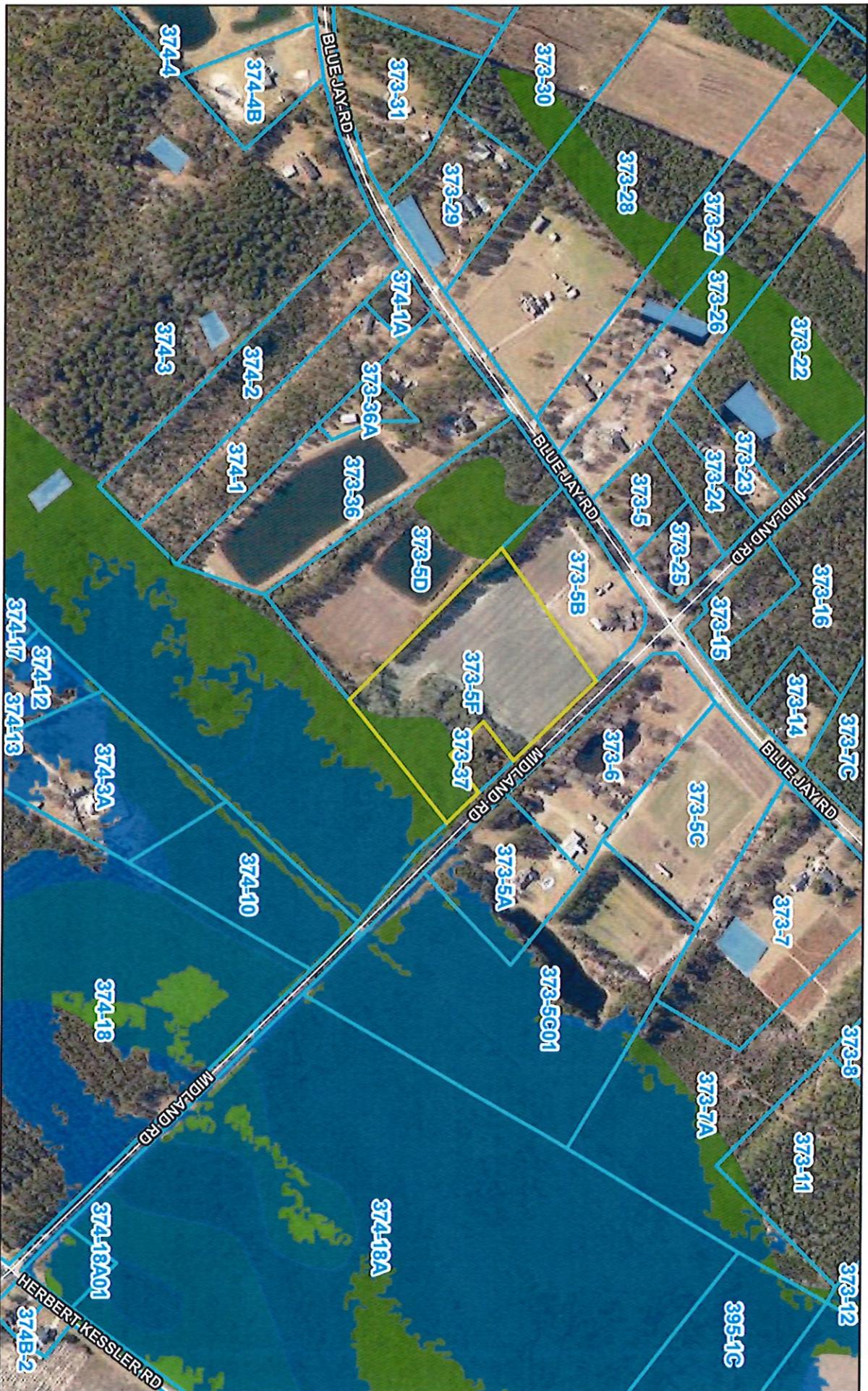
- Roads
- Parcels
- Zoning
- AR-1
- AR-2
- R-1
- B-2
- PD

Citations



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

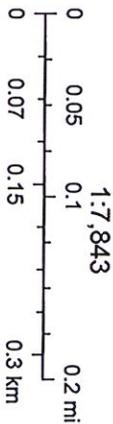
# 373-5F



1/20/2026

- ▬ Roads
- Parcels
- ▬ Wetlands
- ▬ FEMA Flood Zone
- ▬ A
- ▬ Freshwater Emergent Wetland
- ▬ Freshwater Forested/Shrub Wetland
- ▬ Freshwater Pond
- ▬ Riverine
- ▬ Citations

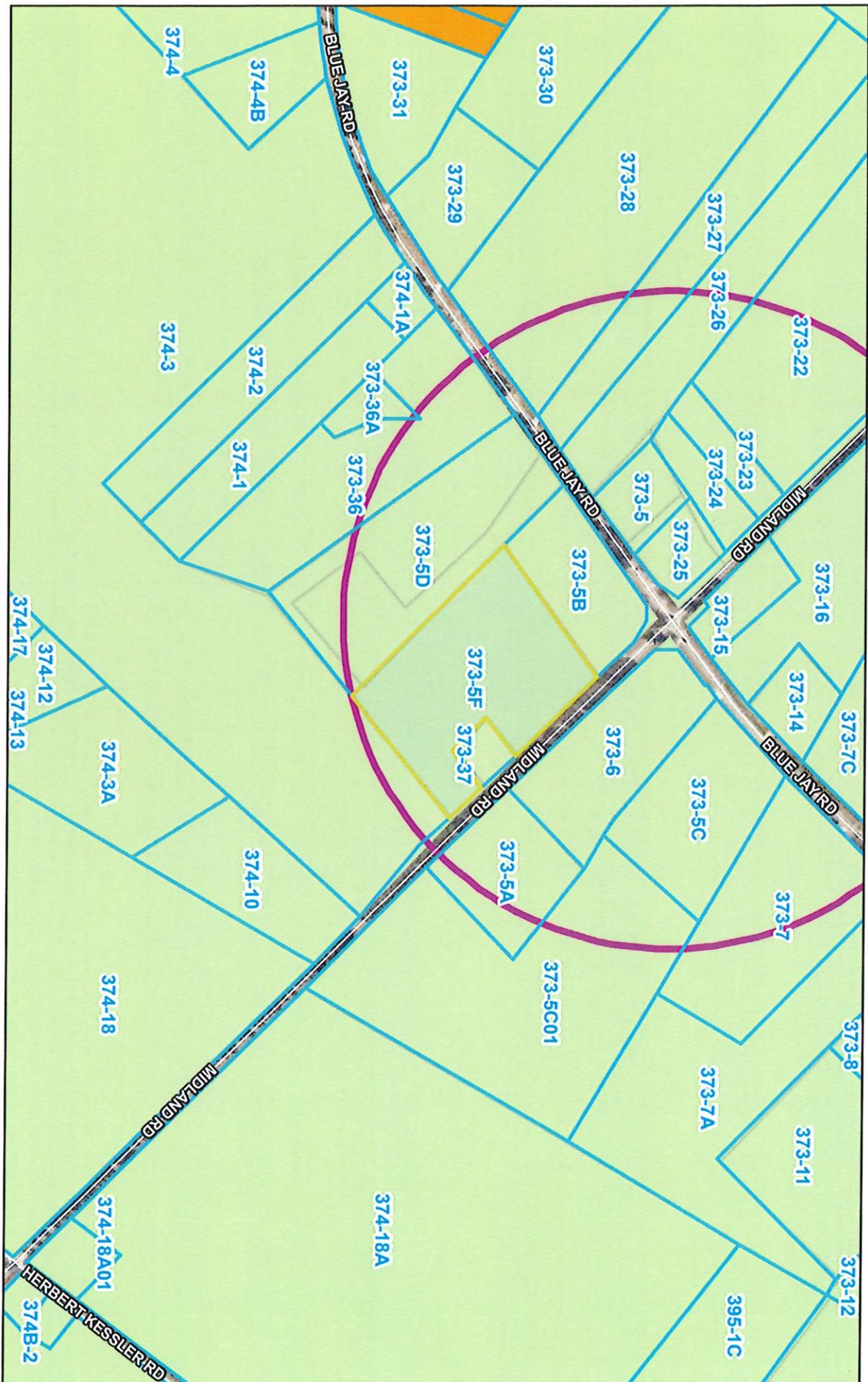
X, AREA OF MINIMAL FLOOD HAZARD



1:7,843

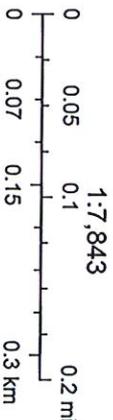
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# 373-5F



1/20/2026

- Character Areas
- Development-Suburban Node
- FLUM Areas
- Agricultural-Residential
- Roads
- Parcels
- Utility
- Citations



1:7,843  
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, **Kristopher Dalton Brewster (Map # 373 Parcel # 5F)** from **AR-1 to AR-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? ~~Yes~~ 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?

*J.P.*

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*DAD wants  
1 ac. for bld  
home. Next  
to PD.  
Don't see  
an issue*

*Nik.*