



## RZN-25-50

Rezoning Application

Status: Active

Submitted On: 10/2/2025

### Primary Location

1899 Old Louisville Road  
Guyton, GA 31312

### Owner

DASHERS REALTY LLC  
P O BOX 629 529 Dashers  
Landing Rd ELLABELL, GA  
31308

### Applicant

 Michael Minard  
 912-665-1885  
 parkerm720@gmail.com  
 529 Dashers Landing Rd  
Ellabell, United States (+1)  
31308

## Staff Review

 Planning Board Meeting Date\*

11/12/2025

 Board of Commissioner Meeting Date\*

12/02/2025

 Notification Letter Description \*

to allow for permitted uses in AR-3.

 Map #\*

252

 Parcel #\*

21

 Staff Description

 Georgia Militia District

—

 Commissioner District\*

3rd

 Public Notification Letters Mailed

10/13/2025

 Board of Commissioner Ads



11/12/2025

 Planning Board Ads

10/15/2025

 Request Approved or Denied

—

 Plat Filing required\* 

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Michael Minard

Applicant Email Address\*

parkerm720@gmail.com

Applicant Phone Number\*

(912)665-1885

Applicant Mailing Address\*

PO Box 629

Applicant City\*

Ellabell

Applicant State & Zip Code\*

GA 31308

## 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-3 (Agricultural Residential 2.5 or more Acres)

**Map & Parcel \***

Parcel #02520021

**Road Name\***

Old Louisville

**Proposed Road Access\* ?**

Existing Easement

**Total Acres \***

11.43

**Acres to be Rezoned\***

11.43

**Lot Characteristics \***

The property currently contains one mobile home served by a private well and septic tank. Access is provided by a 60 foot wide easement along one side of the property, in addition to direct road frontage on Old Louisville Road.

**Water Connection \***

Private Well

**Sewer Connection**

Private Septic System

**Justification for Rezoning Amendment \***

On 9/29, we met with the Technical Review Committee to seek advice and clarification regarding subdivision of the property. The Committee recommended pursuing an AR-3 rezoning if we wished to create additional lots. They further advised that each lot should be greater than 2.5 acres and that the easement used to serve new parcels without direct road frontage cannot service more than five parcels (parcels without road frontage) total. Our proposal complies with these requirements.

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

North\*

AR1

South\*

AR1

East\*

AR1

West\*

AR1

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

Residential

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

Yes, the property currently has a reasonable economic use under its existing residential zoning, as it supports two single family homes (Two tracts greater than 5 acres). However, given the size of the parcel at 11.43 acres, this represents a significant underutilization of the land. The current zoning restricts the property from being developed to its highest and best use. Rezoning would allow the parcel to be subdivided into multiple residential lots, creating additional housing opportunities consistent with some surrounding and nearby parcels.

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

Single family residential

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

Single family residential

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

Adjacent properties are developed with single family homes on parcels as small as 1.00 acre, with another neighboring parcel at 2.00 acres (per QPublic records). Additionally, property located approximately 700 yards away is zoned to AR-2, with tracts as small as 1.25 acres (Parcel No. 02520028, QPublic). In comparison, our proposal for parcels greater than 2.5 acres is consistent with surrounding residential development patterns, maintains a lower density than some nearby properties, and is conservative in nature by requesting lot sizes larger than the minimum standard observed in 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, the proposed zoning change will not create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposal would result in a total of four residential homes on 11.43 acres, with only two new allowable residences being added since the property can support 2 residences as is currently.

**Digital Signature\***



Michael Minard

Sep 29, 2025

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C1	262.54	1687.02	131.54	8'55"00"
C2	63.59	1687.02	31.80	2'09"35"

LINE TABLE	
LINE	BEARING
E1	S10°24'46"E
E2	S10°24'46"E
E3	N84°24'27"E
E4	N84°24'27"E
E5	N05°27'01"W
E6	S84°24'27"W
E7	S05°35'33"E
E8	S84°24'27"W
E9	S10°24'46"E
E10	S84°24'27"W
E11	S84°24'27"W
E12	N44°54'05"W

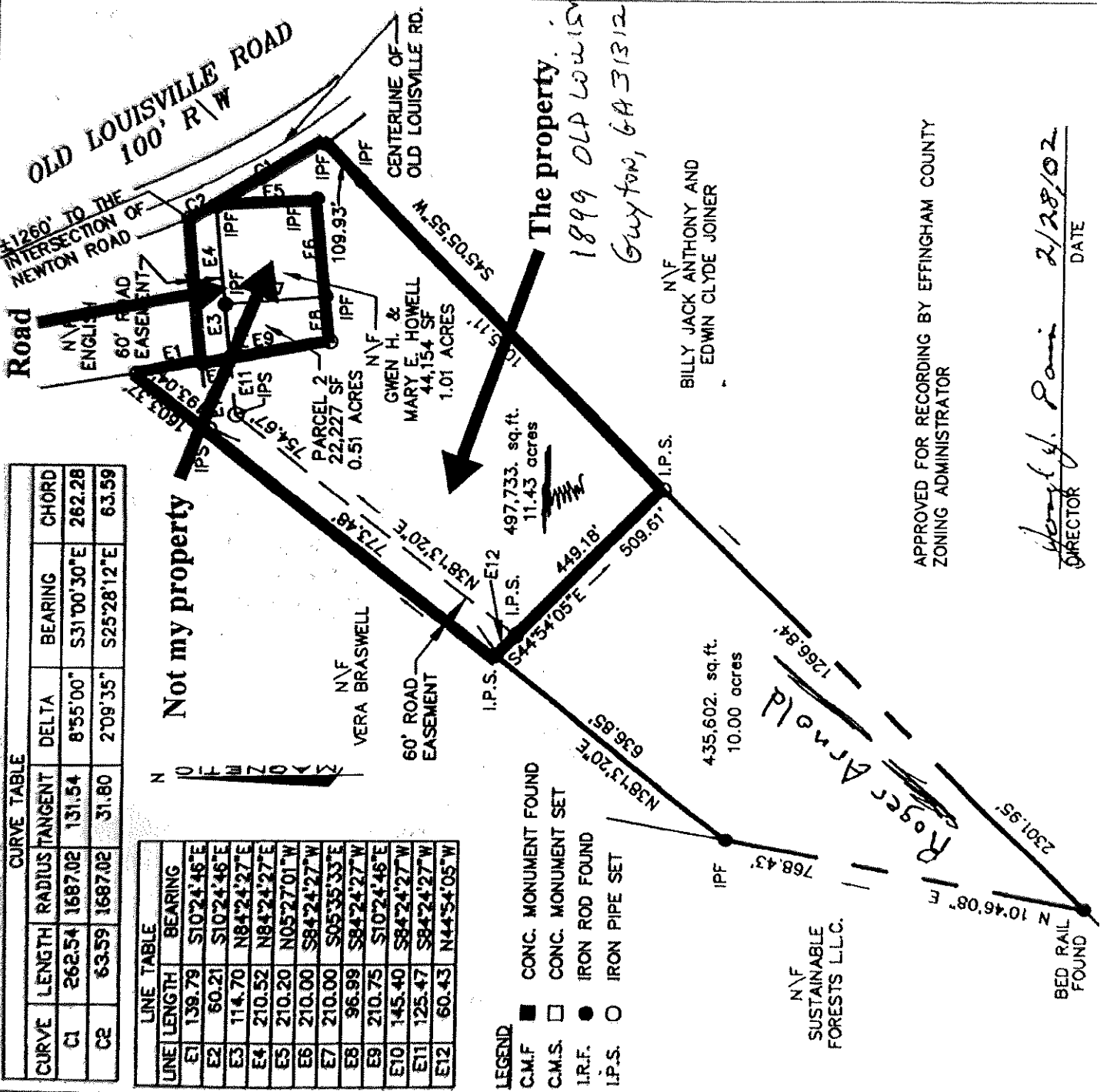
LEGEND

■ CONC. MONUMENT FOUND

□ CONC. MONUMENT SET

● IRON ROD FOUND

○ IRON PIPE SET

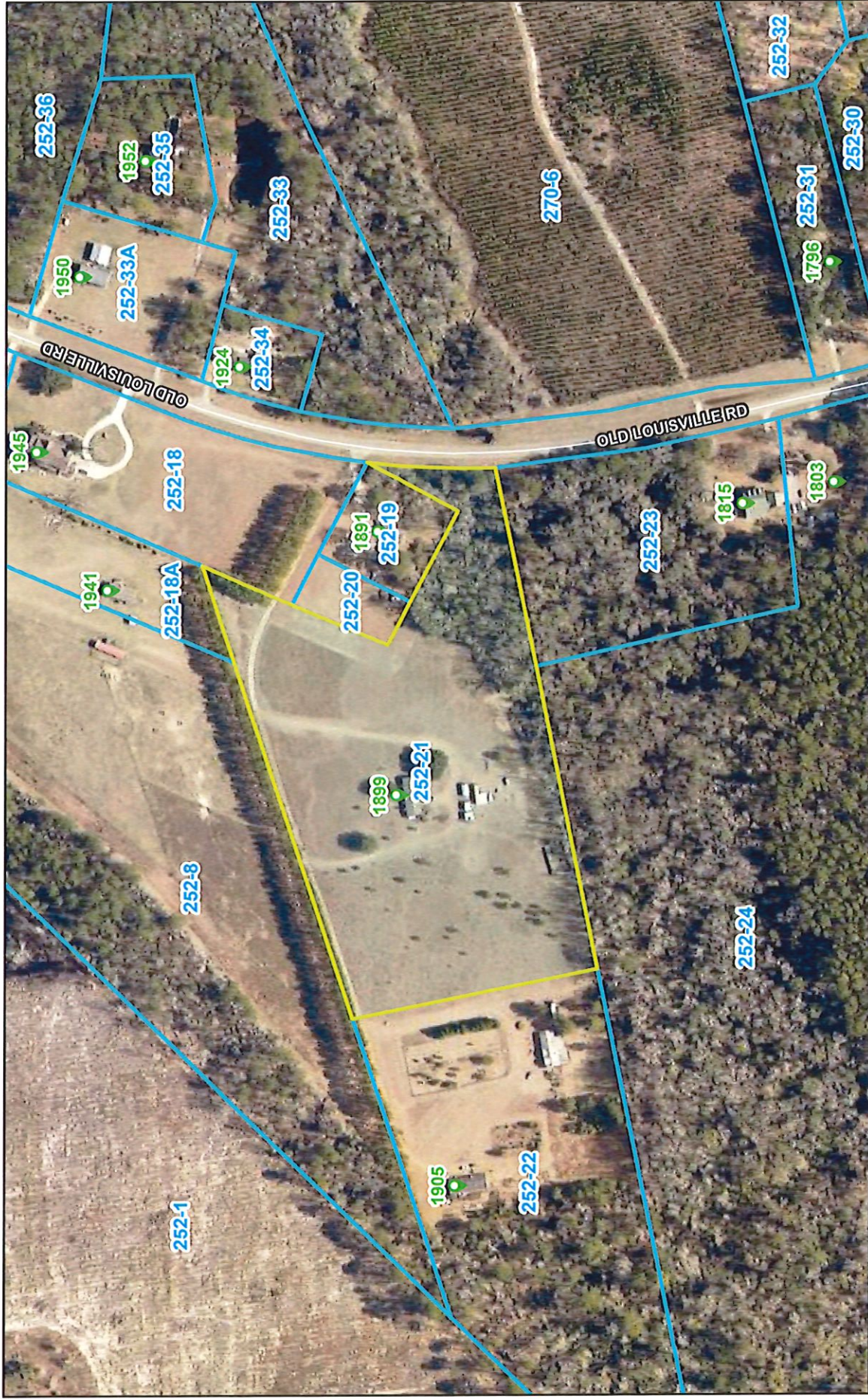


APPROVED FOR RECORDING BY EFFINGHAM COUNTY  
ZONING ADMINISTRATOR



*Joseph. Pami* 2/28/02  
DIRECTOR DATE

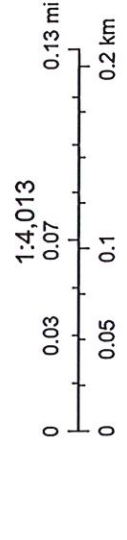


252-21



10/6/2025

-  Addresses
-  Parcels
- Roads
- Citations



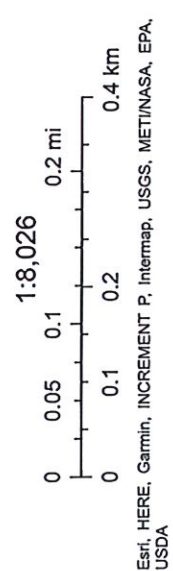


252-21



10/6/2025

- Roads
- Parcels
- Zoning
  - AR-1
  - AR-2
- Citations





## An aerial photograph of a golf course area with property boundaries overlaid. The map shows several green fairways and brown, sandy areas. A road labeled 'OLD LOUISVILLE RD' runs horizontally across the middle. Property boundaries are marked with blue lines, and some areas are outlined in yellow. Numerous labels are present, including '252-36', '1952', '252-35', '252-33', '252-34', '1924', '252-18', '1941', '252-18A', '252-8', '252-1', '1905', '252-22', '252-20', '1891', '252-19', '1899', '252-21', '252-23', '252-24', '1815', '1803', '252-32', '270-22', '270-39', '252-30', '252-31', '1796', and '270-6'. Some labels are in blue, while others are in green. There are also some green dots on the map, possibly indicating specific points of interest or markers.

Legend:

- Addresses (Green location pin icon)
- Roads (Blue line icon)
- Parcels (Blue outline icon)
- Wetlands
  - Freshwater Emergent Wetland (Dark green box)
  - Freshwater Forested/Shrub Wetland (Light green box)
- Freshwater Pond (Light blue box)
- Riverine (Blue box)
- Citations (Red box)

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



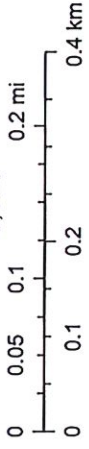
# 252-21



10/6/2025

- Roads
- FLUM Areas
- Parcels
- Agricultural
- Assembly Area
- Citations

1:8,026



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 X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Michael Minard (Map # 252 Parcel # 21)** from **AR-1 to AR-3** zoning.

- 4:1  
w/ Neal  
opinion
- do they  
have enough  
way lots to  
be subdivided?
- 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?
- R.T.



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APPROVAL ☒

DISAPPROVAL ☐

Of the rezoning request **Michael Minard (Map # 252 Parcel # 21)** from **AR-1 to AR-3 zoning.**

- Condition  
limit no living to  
Additional  
dwellings  
AR-3 was  
Created for this  
purpose
- 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?
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- WB

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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

The Effingham County Planning Commission recommends:

APPROVAL 8

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Michael Minard (Map # 252 Parcel # 21)** from AR-1 to AR-3 zoning.

- Yes ☒ No? 1. Is this proposal inconsistent with the county's master plan?
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can he even  
do septic & well on all?

Soil?  
Will it perc.  
for all 3  
lots?

Applicant  
says it will  
perc, but  
not had  
any soil work.

maybe? Does this put too

many  
parcels/  
residents  
on the  
easement?

Maybe require Applicant to verify  
how many parcels  
Actually have  
legal Access to the easement?  
L.S.

Condition  
of 1 dwelling  
per lot.

There is no Access  
to tract 3  
w/out impacting  
wetlands.  
It does not  
currently have  
road or any type  
of access through  
wetlands from  
Old Louisville Rd.



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
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
APPROVAL \_\_\_\_\_



DISAPPROVAL 



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
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
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
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 Yes  No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

*Issues w/  
additional homes  
to transfer on  
an easement.  
Suppose to be  
5 ac. lots  
area not  
AR-1 issues*