



RZN-25-11

Rezoning Application

Status: Active

Submitted On: 3/12/2025

Primary Location

4363 Clyo-Kildare Road

Clyo, GA 31303

Owner

LAMB ROBERT B II

4363 CLYO KILDARE RD

CLYO, GA 31303

Applicant



Dwayne
Ragan

912-667-
1272

@ rphdwayne@hotmail.com



4475 Clyo-
Kildare Rd

Clyo, GA 31303

Staff Review

🔒 Planning Board Meeting Date*

04/08/2025

🔒 Board of Commissioner Meeting Date*

05/06/2025

🔒 Notification Letter Description *

permitted uses in AR-2.

🔒 Map #*

309

🔒 Parcel #*

6

🔒 Staff Description

🔒 Georgia Militia District

—

🔒 Commissioner District*

3rd

🔒 Public Notification Letters Mailed

03/17/2025

🔒 Board of Commissioner Ads

04/16/2025

🔒 Planning Board Ads

03/19/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ?

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Dwayne Ragan

Applicant Email Address*

Rphdwayne@hotmail.com

Applicant Phone Number*

912-667-1272

Applicant Mailing Address*

4475 Clyo-Kildare Rd

Applicant City*

Clyo

Applicant State & Zip Code*

Ga 31303

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 *

309-6

Road Name*

Clyo-Kildare Rd

Proposed Road Access* ?

Clyo-Kildare Rd

Total Acres *

1.001

Acres to be Rezoned*

1.468

Lot Characteristics *

residence on property

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

less than 5 acres and adding 0.467 to the existing 1.001

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.*

residence

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

yes

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

residence

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

woods

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

adding acreage to property

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*

☒ Dwayne R Ragan

Mar 12, 2025

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	3720.34'	127.54'	254.97'	3°55'36"	1°32'24"	254.92'	S 82°32'57" E

Course	Bearing	Distance
A1	N 80°37'00" W	57.88'
A2	S 10°16'29" W	32.59'
A3	N 78°41'49" W	52.05'
A4	N 10°54'11" E	30.85'
A5	N 80°33'48" W	99.06'



CLYO VOLUNTEER
FIRE DEPARTMENT

NOTE: 0.008 ACRES WHERE
THE POOL IS OVER THE
LINE HAS BEEN ADDED TO
THE RICHARD NEWELL LOT
SO AS TO INCLUDE THE
POOL, FENCE AND THE
POOL HOUSE AS SHOWN.
ALL THE ENCROACHMENTS

FEROLINE SIMS
AND
EDDIE
JOHNSON

Course	Bearing	Distance
L1	N 55°02'50" W	48.27'
L2	N 12°29'30" E	44.30'
L3	N 38°19'56" W	34.61'
L4	N 85°31'55" W	25.13'
L5	N 35°25'02" W	85.32'
L6	N 28°20'56" W	45.12'
L7	N 36°17'13" W	24.33'
L8	S 61°02'00" W	50.51'
L9	N 72°39'47" W	33.73'
L10	N 57°14'33" W	43.60'
L11	N 33°54'31" W	30.77'
L12	N 57°25'02" W	64.20'
L13	N 34°10'19" W	41.45'
L14	N 42°40'25" W	60.16'
L15	S 65°43'28" W	76.08'
L16	S 49°46'28" W	45.38'
L17	S 66°12'29" W	39.64'
L18	N 61°54'01" W	105.28'
L19	N 24°31'06" W	51.79'
L20	N 35°12'55" W	84.75'

APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION

ZONING ADMINISTRATOR DATE 7-16-2009

5/8" Rebar(S)
N 67°11'44" E
248.22'
5/8" Rebar(F)
L20
L19
L18
L17
L16
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L1

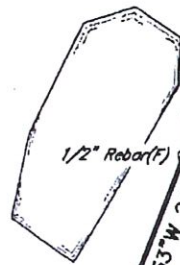


OAKY PLANTATION
FARM, INC.

C:\B\B\DATA\W-NWELL RICHARD 24.88 ACRES.DWG
CP: NEWELL

DWAYNE R.
CYNTHIA L. RAGAN

22.01 ACRES



PROPERTY SURVEY
FOR
COASTAL BANK
LOCATED IN THE 12TH
G. M. D., EFFINGHAM
COUNTY, GEORGIA

DATE: JULY 15, 2009
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 26731 FEET, AND ANGULAR
ERROR OF 08 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPASS RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN 435067 FEET.

OAKY PLANTATION FARM, INC.
2009 JUL 15 08
EFFECTIVE DATE
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY, GEORGIA
038

MAGNETIC NORTH
038

PORTER'S
LAW FIRM
RICHARD J. NEWELL &
MICHAEL T. NEWELL II



RESERVED FOR THE CLERK OF COURT							VICINITY MAP (NOT TO SCALE)			
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT				
C1	S83°30'33"E	255.06'	3924.23'	255.11'	3°43'29"	127.80'				
LINE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT	HORIZ DIST			
L1	S81°35'59"E	57.68'	L11	N82°28'20"W	175.88'					
L2	N9°17'30"E	32.59'	L12	N31°16'32"W	135.96'					
L3	S81°35'59"E	52.18'	L13	S83°23'49"W	234.70'					
L4	S81°35'59"E	30.83'	L14	N48°11'09"W	163.60'					
L5	S81°35'59"E	106.05'	L15	S81°35'59"W	104.42'					
L6	N23°54'16"E	106.05'	L16	N51°07'09"W	54.87'					
L7	S23°56'48"W	113.21'	L17	N57°57'58"W	54.87'					
L8	S23°56'48"W	9.64'	L18	N22°58'02"W	77.03'					
L9	S39°04'21"W	86.00'	L19	S30°52'15"W	134.42'					
L10	S71°39'48"W	65.00'	L20	N2°33'48"E	64.86'					

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS NOT REPRODUCED FOR CONSTRUCTION DEVELOPMENT. THIS PLAT IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

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SURVEY OF PARCEL #:(0309005), BEING SUBDIVIDED INTO THREE TRACTS AND A 0.467 ACRES BEING SUBDIVIDED AND ADDED TO PARCEL#:(0309006), LOCATED IN THE 12th G.M DISTRICT OF EFFINGHAM COUNTY, GEORGIA



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
3777 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 828 - 5283 CLAXTON: (912) 282 - 7082
WMGLISSON@BELL.SOUTH.NET

REFERENCES:
1. DB 1800 PG 62
2. PB D32 PG C1

SURVEY FOR:
DWAYNE R. & CYNTHIA L. RAGEN

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 12th

DATE: 02/12/2025 SCALE: 1" = 150'

FILE NUMBER: 25115

TOTAL AREA = 22.10 AC

FIELD SURVEY DATE: 01/10/2025

STATE OF GEORGIA
LSF # 1404

WILLIAM MARK GLISSON PLS #3316 DATE 3/12/2025

GRAPHIC SCALE 1" = 300'

150' 0 150' 300'



SURVEYOR CERTIFICATION

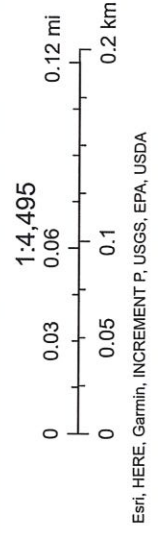
AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 16-4-47, THIS PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR AND IS SUBJECT TO THE JURISDICTIONS FOR RECORDING AS ENFORCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS APPROVALS OR CORRECTIONS BY ANY PUBLIC OFFICIALS OR THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PUBLIC OFFICIALS OR THE APPROPRIATE GOVERNMENTAL BODIES. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND RECORDING AS SET FORTH IN O.C.G.A. SECTION 16-4-47 AND THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-4-47.

309-6

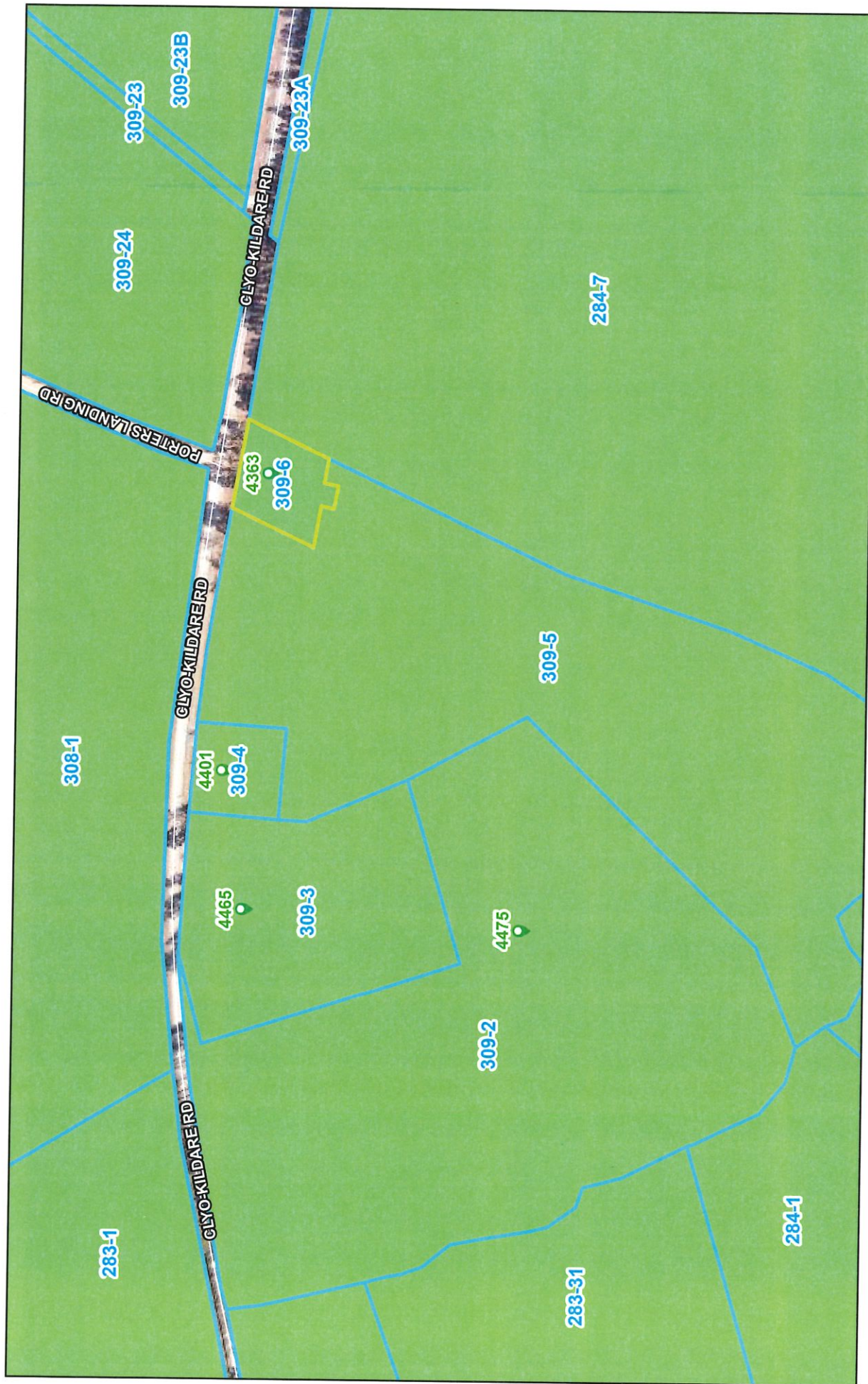


3/13/2025

-  Addresses
-  Parcels
- Roads
- Citations



309-6



3/13/2025

- Addresses
- Roads
- Parcels
- Zoning
- Citations

1:4,495
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
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 

DISAPPROVAL _____

Of the rezoning request by **Dwanyne Ragan (Map # 309 Parcel # 6)** 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? 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?




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JUST squaring
up property

9.5

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APPROVAL X

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APPROVAL ✓

DISAPPROVAL _____

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