



Record No:
RZN-26-22

Rezoning Application

Status: Active

Submitted On:
4/20/2026

Primary Location

3300 Noel C Conaway
Road
Guyton, GA 31312

Owner

G AND M MERCHANT
PROPERTIES LLC
PO Box 1417 Rincon, GA
31326

Applicant

 Melissa Phillips

 3300 Noel C Conaway Rd
GUYTON, Georgia 31312

Staff Review

Planning Board Meeting Date* 

06/09/2026

Board of Commissioner Meeting Date* 

07/07/2026

Notification Letter Description * 

to allow for unconditioned permitted uses in B-3.

Staff Description 

Remove previous conditions from rezoning.

Stipulations 

Map #* 

436

Parcel #* 

45

Georgia Militia District 

—

Commissioner District* 

2nd

Public Notification Letters Mailed 

05/18/2026

Board of Commissioner Ads 

06/17/2026

Planning Board Ads 

05/20/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

James Phillips

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

2540 GA Highway 119 S

Applicant City*

Guyton

Applicant State & Zip Code*

GA 31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

B-3 (Highway Commercial)

Proposed Zoning of Property*

B-3 (Highway Commercial)

Map & Parcel *

436-45

Road Name*

Noel C Conaway Rd

Proposed Road Access* ?

Existing Access

Total Acres *

4.45

Acres to be Rezoned*

4.45

Lot Characteristics *

Not sure what this means

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

To renew our business license

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

North*

none

South*

none

East*

none

West*

none

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

G&M Mechanical LLC is located on this property

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.*

Nothing will change

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

NA

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

Nothing will change

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?*

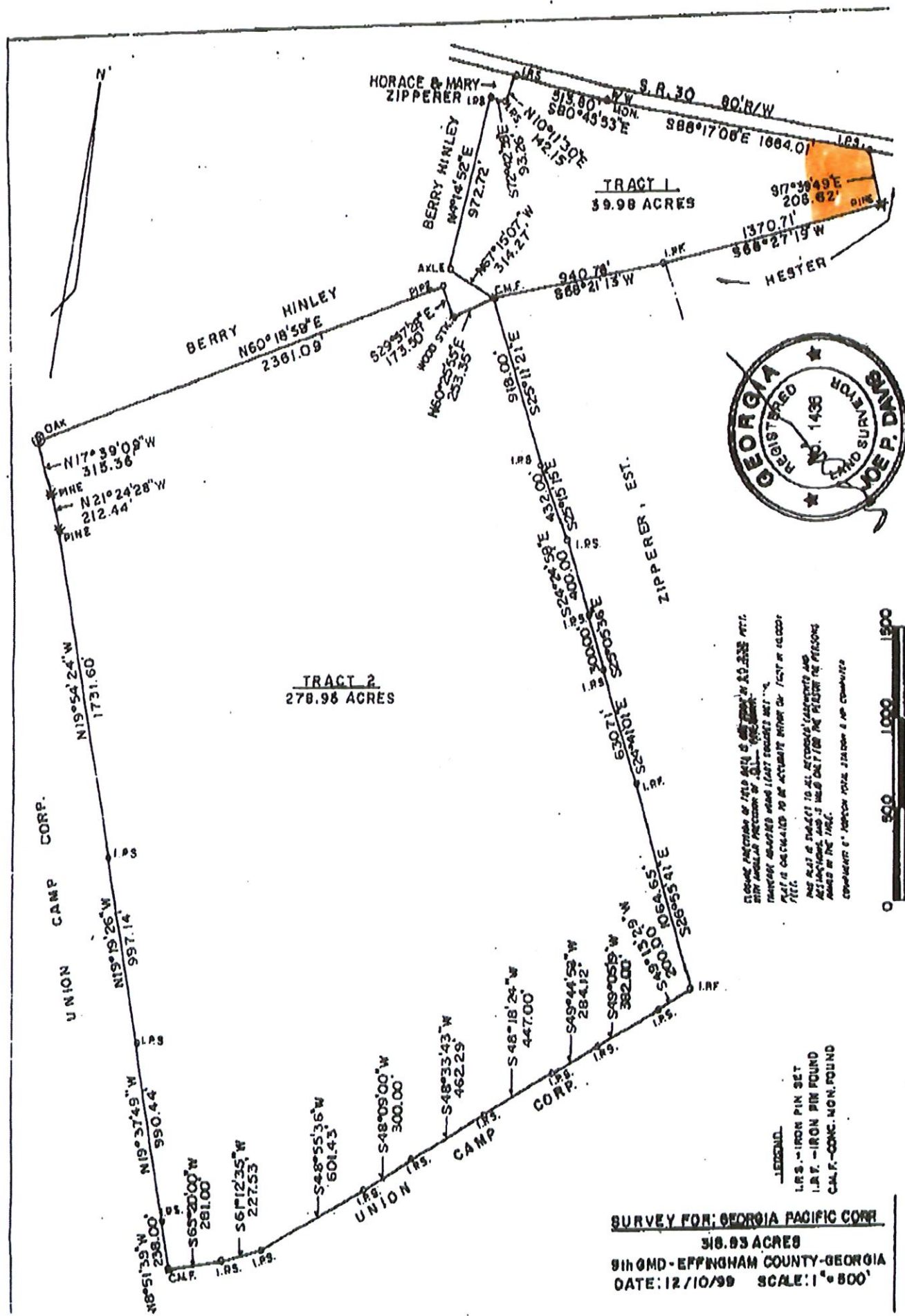
No

Digital Signature*

✓ James Phillips

Apr 20, 2026

CSAW/174-010
2ND LOT 3000LBS
OF AMMUNITION 14-0



436-45

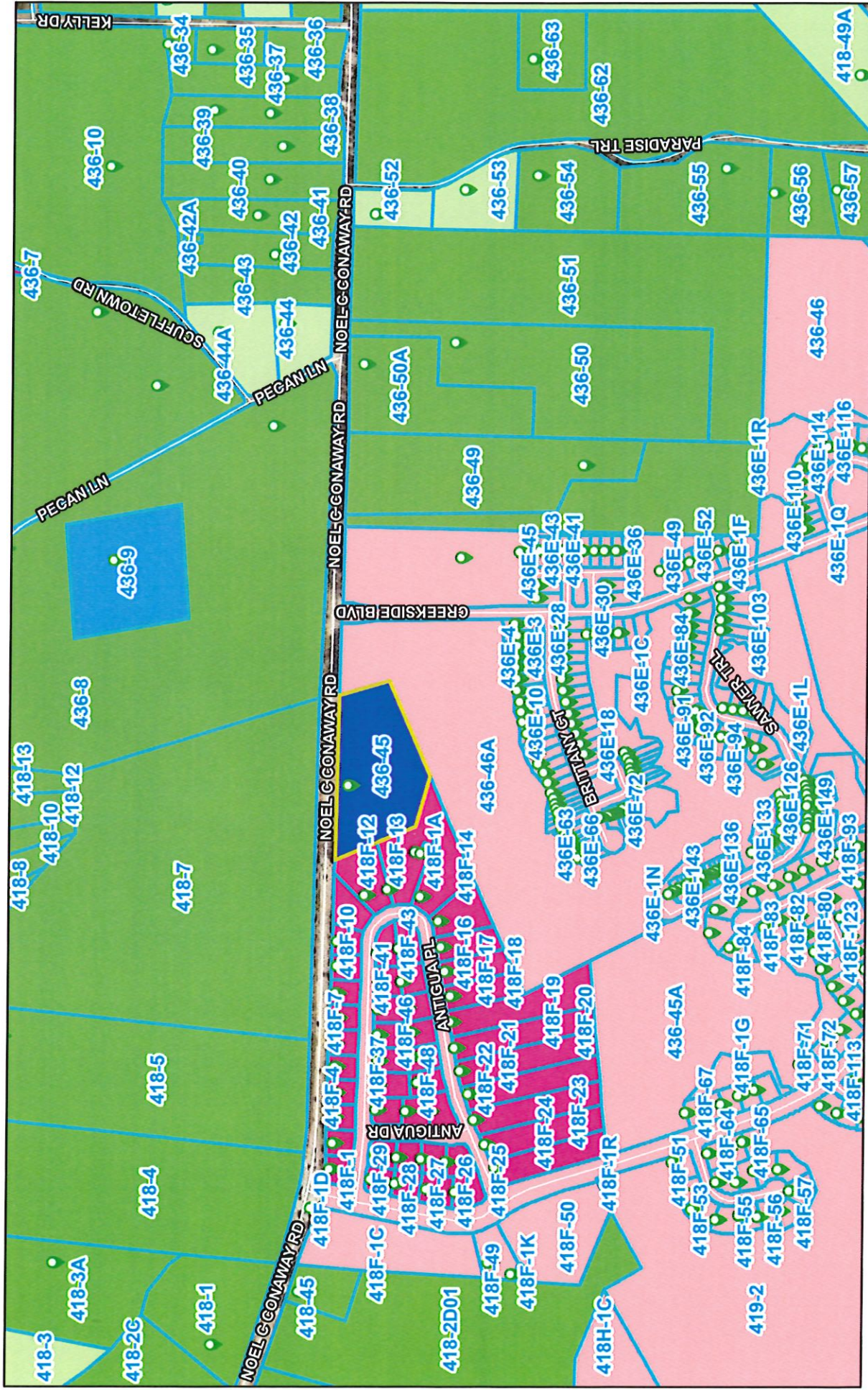


5/4/2026

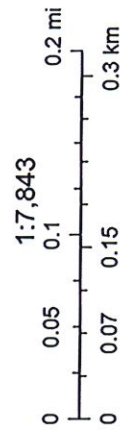
- Addresses
- Parcels
- Roads
- Citations

1:1,961
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

436-45

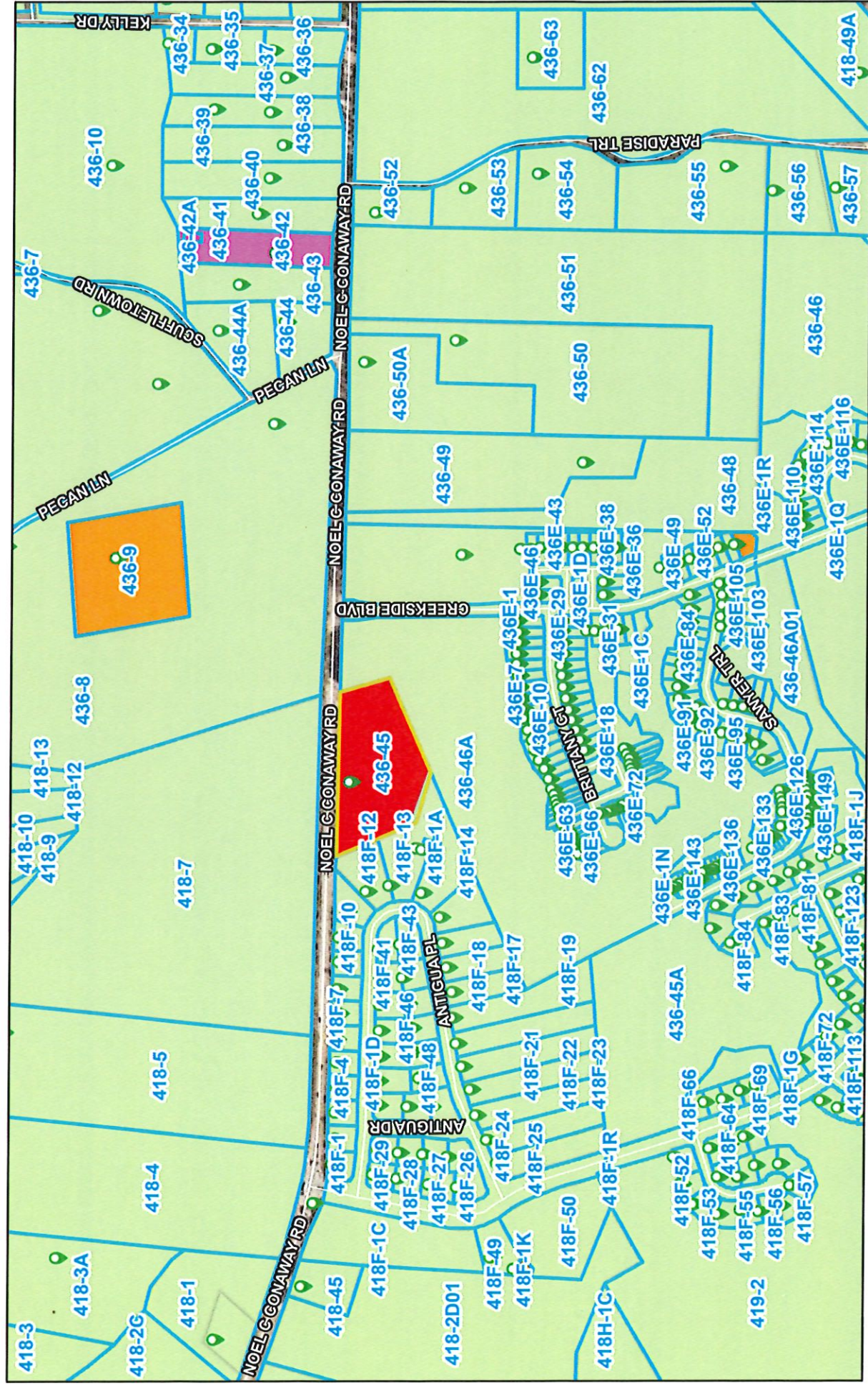


5/4/2026



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

436-45



5/4/2026

1:7,843

0	0.05	0.1	0.2 mi
1.0, 0.0			

0 0.07 0.15 0.3 km

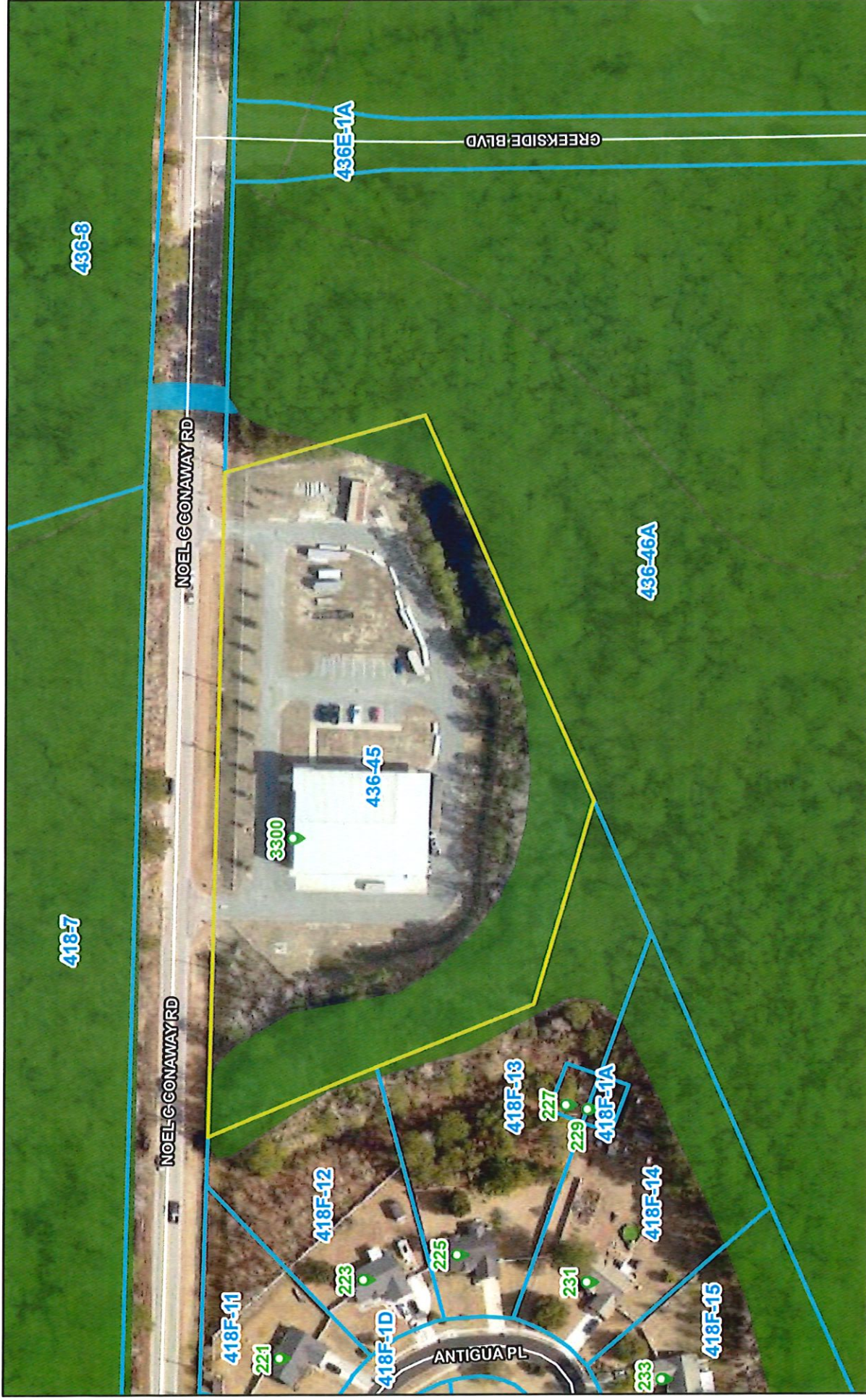
Assembly Area Utility

Commercial Citations

Agricultural-Residential

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

436-45



5/4/2026

- Addresses
- Parcels
- Roads
- Wetlands
- Freshwater Forested/Shrub Wetland
- Riverine
- Citations

1:1,961
0 0.01 0.02 0.03 0.04 0.05 mi
0 0.02 0.04 0.09 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

436-45



5/4/2026

Addresses FEMA Flood Zone

Roads A AE

Parcels

X, AREA OF MINIMAL FLOOD HAZARD

Citations

1:1,961
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

George said ask David b/c are paying taxes on B-3. Is there a time limit to start a cond. zoning use? No time limit - per David.

NAME W. Darrell Hutcheson

ORIGINAL MAP AND PARCEL 93-40 (419-2)

NEW MAP AND PARCEL 93-40A (436-45)

400 SCALE MAP AND PARCEL _____

ORIGINAL ZONING AR-2

NEW ZONING B-3 - OK in telnet

ACRES REZONED 5 (4.45 ac. in telnet)

PLANNING BOARD DATE 6-25-01

COMMISSIONER'S DATE 7-17-01

☒ REZONING

Conditional

☒ CONDITIONAL USE

Info entered, but zoned

☐ VARIANCE

R-1 in GIS w/this date.

☐ HARDSHIP CASE

B-3 in telnet. Ah - rest of prop. rezoned R-1 same day,

but this 5 ac is B-3. However! was conditional

COMPLETED FORM

11-18-03 MS
INITIALS AND DATE

& reverts back to

ENTERED GIS

Changed parcel to

AR-2 if not

INITIALS AND DATE

B-3 on

used for mini-storage.

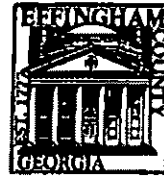
5-23-07

SKL

X Remap

- Judy
- Araya
- Susan

Effingham County Building & Zoning Office



Jackie Davis, Director

July 18, 2001

**W. Darrel Hutcheson
115 St. Thomas Dr.
Rincon, Ga 31326**

Dear Mr. Hutcheson:

At the regular meeting of the Effingham County Commissioners on Tuesday, July 17, 2001, the Commissioners approved your request to rezone 5 acres located off Noel C. Conaway Road from AR-2 to B-3, as a Conditional Zoning for mini-storage building only.

On the Conditional Use Zoning, this five (5) acres can only be used for the mini-storage buildings and the caretaker apartment, if this use no longer exist the zoning will revert back to AR-2.

If this office can be of further help, feel free to call.

Thank you:


**Joseph J. Davis
Zoning Administrator
Effingham County
JJD/slj**

ATTACHMENT A
EFFINGHAM COUNTY ZONING AMENDMENT FORM

FOR OFFICIAL USE ONLY

DATE COMPLETED _____
PLANNING COMMISSION _____
HEARING DATE _____
RECOMMENDATION _____
COUNTY COMMISSION _____
HEARING DATE _____
ACTION _____

Applicant W. DARREL Hutcheson

Telephone (912) 657- 3148

Property owner(s) W. DARREL Hutcheson + James T. Roberts SR.

Address 115 St. Thomas DR. Rincon, GA 31326
415 Whitehall Lane. Richmond Hill, GA 31324

Telephone (912) 826-4541 Robert 912 727-2282

Present zoning AR2

Present land-use Timberland

Zoning history AR1 + rezoned to AR2 in 2000

Tax Map No. 93 Parcel No. 40

Lot No. 7 Acres 5 Units —

Square ft. —

Existing access from Highway 30

Neel C. Conaway Rd @ mile marker #16

Existing Utilities Electricity + telephone

Water NONE Sewer NONE

Contiguous land-uses: North Timber

South Timber East Timber

West Timber

Proposed zoning B3

Proposed land-use mini storage, warehouses

Units — Acres 5

Lot characteristics Timberland

Proposed access Highway 30

Justification Highest + best use of land

ATTACHMENT B

EFFINGHAM COUNTY OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I, (we) the property affected by the proposed amendment to the Effingham County Zoning Ordinance by virtue of a deed dated 7-17-00 19 , on file in the office of the Clerk of the Superior Court of Effingham county, in Deed Book 648, page 300.

Owner's signature

W. Daniel Hutchinson

Owner's signature

James J. Hutchins

Owner's signature

1. Describe the current use of the property you wish to rezone.

Planted Pine trees

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

NO

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

Mini Storage Warehouses

4. Describe the uses of the other property in the vicinity of the property you wish to re-zone.

Timberland

5. Describe how your zoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property.

It will not affect the adjoining property.

6. 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