



Record No: RZN-26-5

Rezoning Application

Status: Active

Submitted On: 1/27/2026

Primary Location

4169 Georgia Highway 119
North
Clyo, GA 31303

Owner

DICKEY RITCHIE SR AND
PATRICIA E
4169 HWY 119 N CLYO, GA
31303

Applicant

Ritchie Dickey



4169 HWY 119N
Clyo, GA 31303

Staff Review

Planning Board Meeting Date*

03/10/2026

Board of Commissioner Meeting Date*

04/07/2026

Notification Letter Description *

to allow for permitted uses in AR-2

Map #*

405

Parcel #*

26

Staff Description

Georgia Militia District

—

Commissioner District*

3rd

Public Notification Letters Mailed 


02/16/2026

Board of Commissioner Ads 

03/18/2026

Planning Board Ads 

02/18/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Ritchie A. Dickey, Sr.

Applicant Email Address*



Applicant Phone Number*



Applicant Mailing Address*

4169 HWY 119 N

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*

Map & Parcel *

AR-2 (Agricultural Residential Less than 5 Acres)

405.26, Plat B.96N

Road Name*

Proposed Road Access* ?

119 N

Existing Access

Total Acres *

Acres to be Rezoned*

8.49

8.49

Lot Characteristics *

the plat of survey made by Paul D. Wilder, R.I.S. #1559, dated June 15, 2000, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 96-S

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Divide property among heirs.



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

North*

South*

AR -1

R-1

East*

West*

AR-1

AR-1

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

single family esidence on south side of the tract, grazing pasture for horses on north side of the tract.

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.*

single family residence on southeast side of tract will remain, build a single family residence on north side of tract

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

single family residences on north side, south side , east side, and woodland on the west side


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

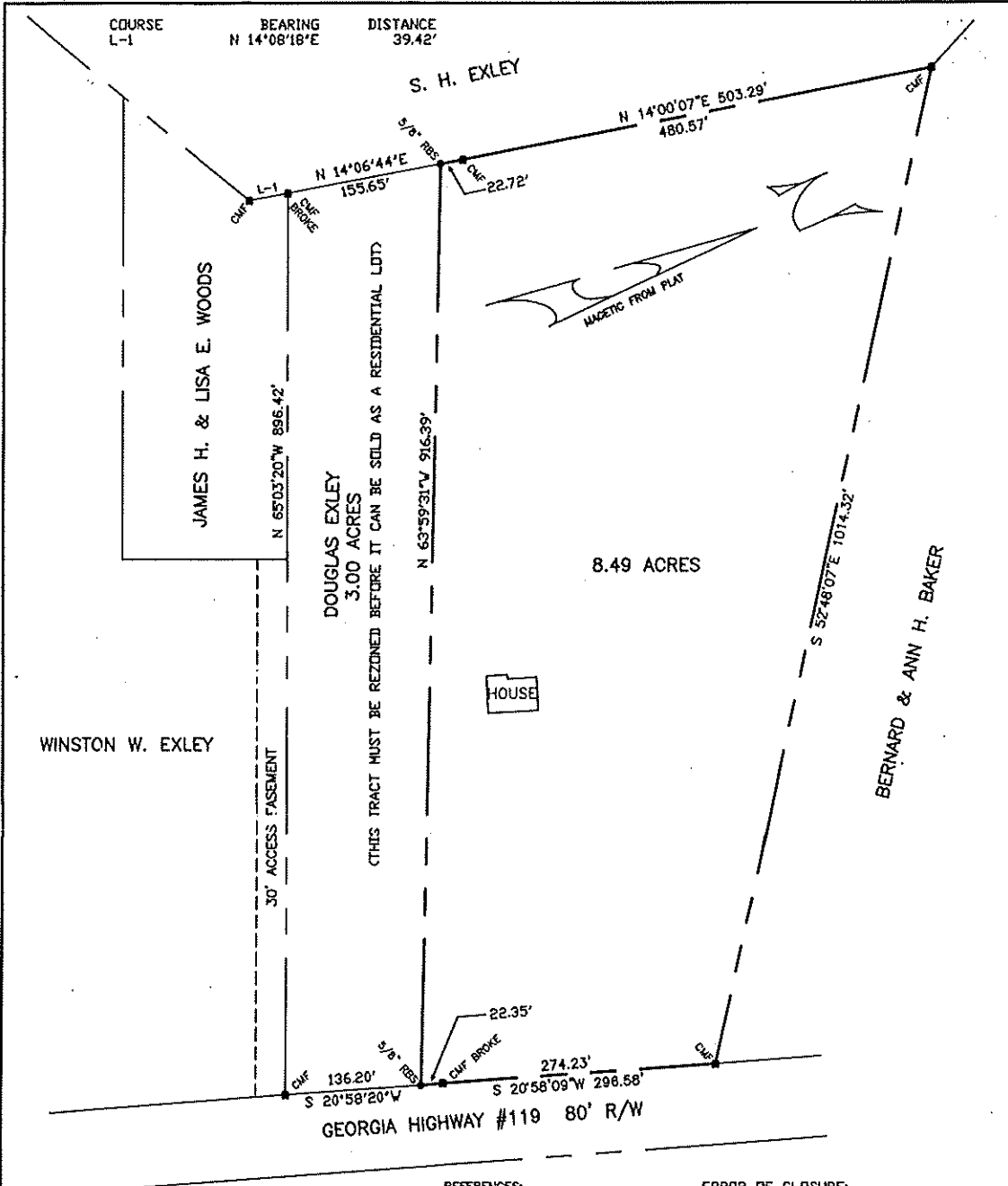
Rezoning from AR1 to AR2 would permit the 8.49-acre property to be divided into three parcels: approximately 4 acres on the north side with nearly 150 feet of frontage along HWY 119 N; about 2 acres on the southeast side, also with close to 150 feet of road frontage; and another 2-acre tract on the southwest side, which would be accessed through the northern parcel. Currently, there is a house on the southeast portion of the property, and a new house is planned for the northwest quadrant. In total, only two single-family homes will exist on the 8.49 acres, aligning with the density and use of surrounding properties.

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*

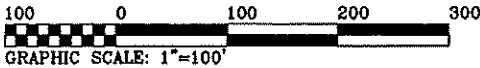
 Ritchie A. Dickey, Sr.
Jan 27, 2026



NOTE: ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:
 PLAT BOOK 1, PAGE 156
 PLAT BOOK 10, PAGE 180
 PLAT BOOK 13, PAGE 284
 PLAT BOOK 10, PAGE 180
 SURVEYOR'S RECORD 1, PAGE 37

ERROR OF CLOSURE:
 FIELD DATA 1/ 64,534
 ANGULAR ERROR 03" PER ^ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/ 255,800
 EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER



APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

Melvin Cole 6-26-00
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Paul D. Wilder 6/26/00
 ZONING ADMINISTRATOR DATE

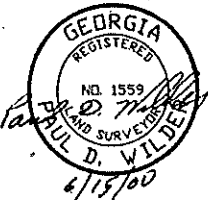
PLAT OF

8.49 ACRES, DIVIDED
 FROM PROPERTY OF
 DOUGLAS EXLEY

LOCATION: G.M.D. 11,
 EFFINGHAM COUNTY, GEORGIA

DATE: JUNE 15, 2000 FILE NO. 00168A

WILDER, STONE & ZIPPERER LAND SURVEYORS, INC.
 (912) 826-5412, PO BOX 1490 RINGDEN, GA 31326



Rezoning Concept Plan 4169 HWY 119 N, Clyo, GA 31303 - Property ID #0450026

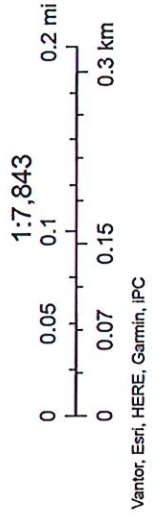


405-26



1/28/2026

- World_Boundaries_and_Places
- Roads
- Parcels
- Zoning
 - AR-1
 - AR-2
 - R-1
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



405-26



1/28/2026

World_Boundaries_and_Places
Addresses
Roads
Parcels
FLUM Areas
Agricultural
Agricultural-Residential
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:3,922
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.17 km
Vantor, Esri, HERE, Garmin, IPC