



**Record No: RZN-
26-25**

Rezoning Application

Status: Active

Submitted On: 4/30/2026

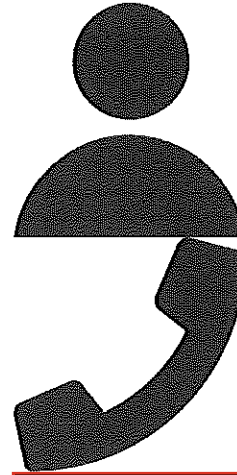
Primary Location

110 Fourth Street South
Guyton, GA 31312

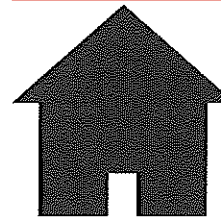
Owner



Applicant



Timothy
Peavy



95 Poplar
Street

Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

06/09/2026

Board of Commissioner Meeting Date*

07/07/2026

Notification Letter Description *

to allow for permitted uses in AR-3.

Staff Description

Stipulations 

Map #* 

233A

Parcel #* 

1

Georgia Militia District 

—

Commissioner District* 

3rd

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*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Timothy Peavy

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

95 poplar street

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-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

233A-1

Road Name*

Fourth Street

Proposed Road Access* ?

Fourth St

Total Acres *

5.06

Acres to be Rezoned*

2.5

Lot Characteristics *

residence and trees

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Would like to be able to live on 2.56 acres and sell the 2.5 acres

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?*

no

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

residential

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

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?*

residential

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*

 Timothy Peavy
Apr 30, 2026

BK: 30 PG: 287-287
Filed and Recorded
03-11-2026 02:31 PM
DOC# P2026-000038

Walt D. Lawson

WALT LAWSON
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

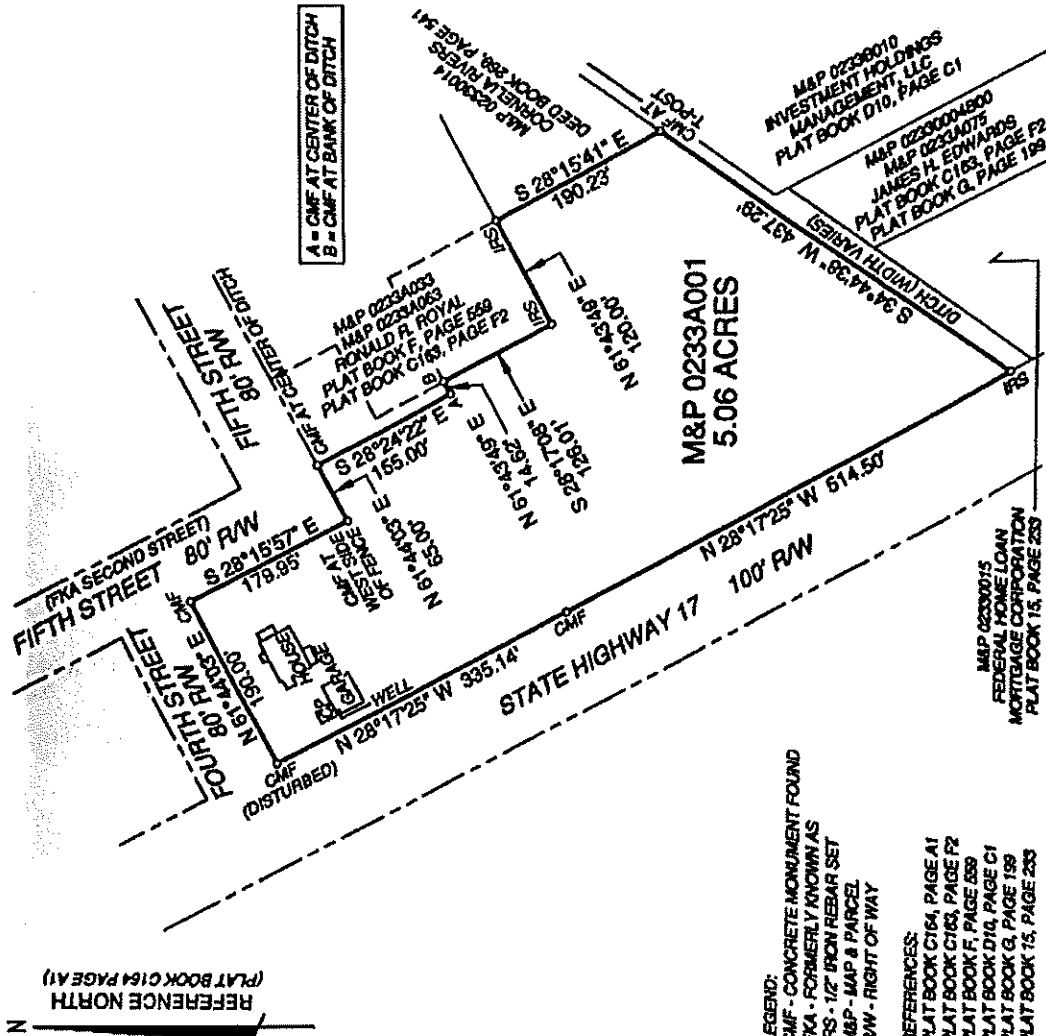
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 629-5972

SURVEYORS CERTIFICATION

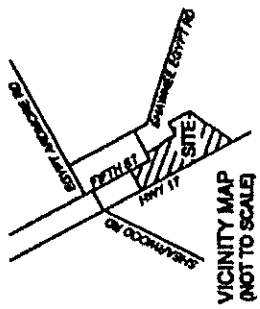
This plat is a retracement of an existing parcel or parcels of land and does not constitute an original survey. The surveying instrument used was a total station. The survey was conducted in accordance with the Georgia Surveying and Mapping Act, Chapter 133, Official Code of Georgia Annotated, and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.C.G.A. Section 13-3-40.



Adolph N. Michelis
CL. REG. 13 U.C. NO. 13723 5-02-26 DATE



REFERENCE NORTH
(PLAT BOOK C164 PAGE A1)



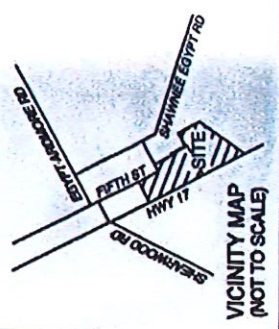
PURSUANT TO O.C.G.A. SECTION 15-6-47
(D), I CERTIFY THAT THE PROVISIONS
RELATIVE TO THIS CODE DOES NOT
REQUIRE APPROVAL OF THIS PLAT BY
ANY GOVERNING AUTHORITY PRIOR TO
THE RECORDING WITH THE CLERK OF
SUPERIOR COURT.
NOTE: BASED UPON REVIEW OF THE
F.E.M.A. FLOOD INSURANCE RATE MAP
1310020150E, EFFINGHAM COUNTY,
GEORGIA, REFERRING THE CURRENT
EFFECTIVE SPECIAL FLOOD HAZARD AREA
(SFHA) DATED MARCH 16, 2015, THIS
PROPERTY IS LOCATED IN MAP ZONE X.

RETRACEMENT SURVEY FOR
DENIS MUNRO
MAP & PARCEL 0233A001
LOCATED IN THE TOWN OF EGYPT
12TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
FIELD SURVEY 6 MARCH 2026
PLAT PREPARED 8 MARCH 2026

ERROR OF CLOSURE:
1:828.13M (PLAT NOT ADJUSTED)

SCALE: 1" = 150'

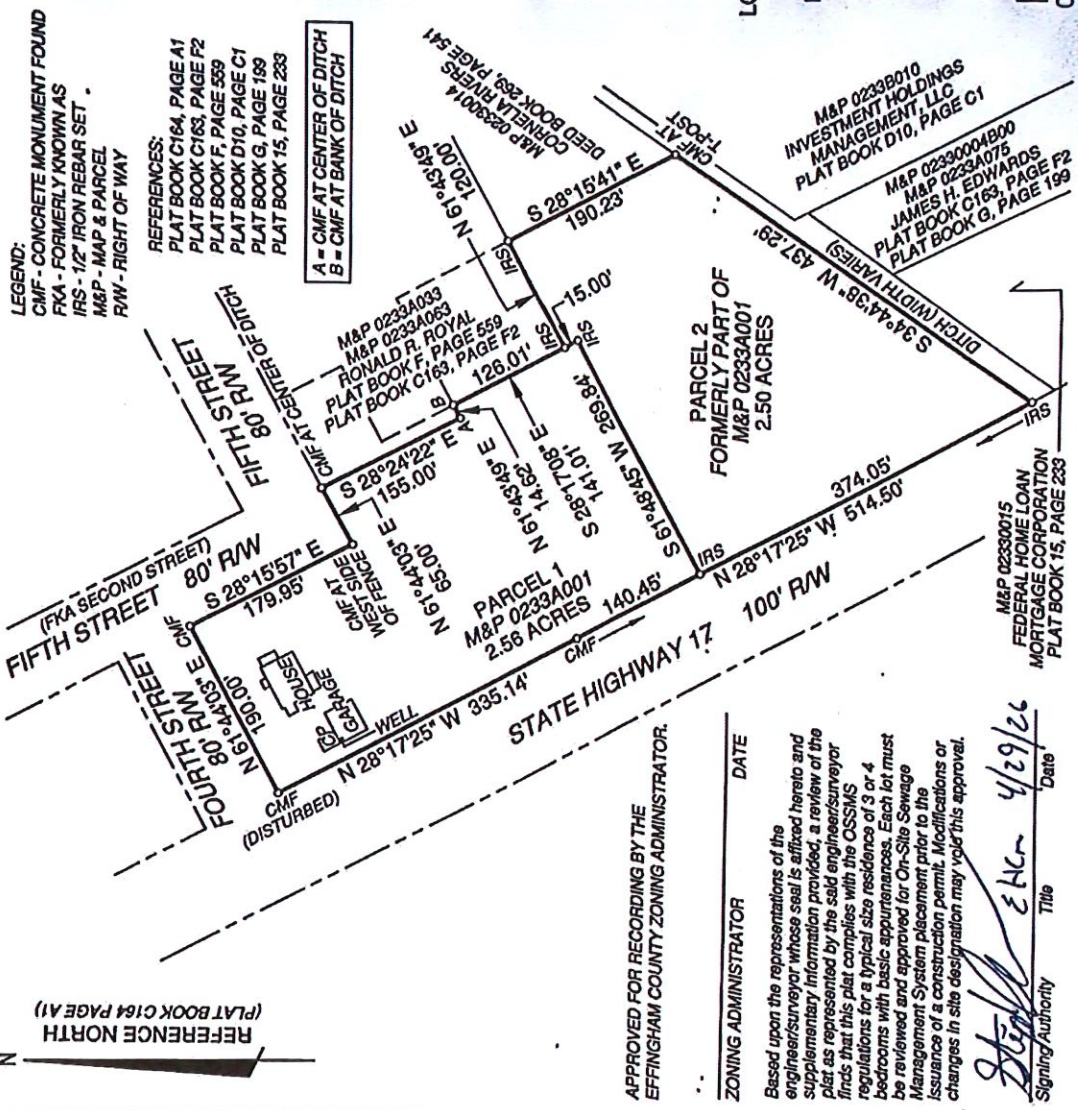




NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0150E, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED MARCH 16, 2015. THIS PROPERTY IS LOCATED IN MAP ZONE X.

MINOR SUBDIVISION FOR
TIMOTHY PEAVY
MAP & PARCEL 0233A001
LOCATED IN THE TOWN OF EGYPT
12TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
FIELD SURVEY 27 MARCH 2026
PLAT PREPARED 25 APRIL 2026

ERROR OF CLOSURE:
1:528.534' (PLAT NOT ADJUSTED)
SCALE: 1" = 150'
0 150 300



APPROVED FOR RECORDING BY THE
EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR
DATE
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the GSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appearances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Signature: *Timothy Peavy*
Title: *Owner*
Date: *4/29/26*

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30487
PH. (912) 823-3972

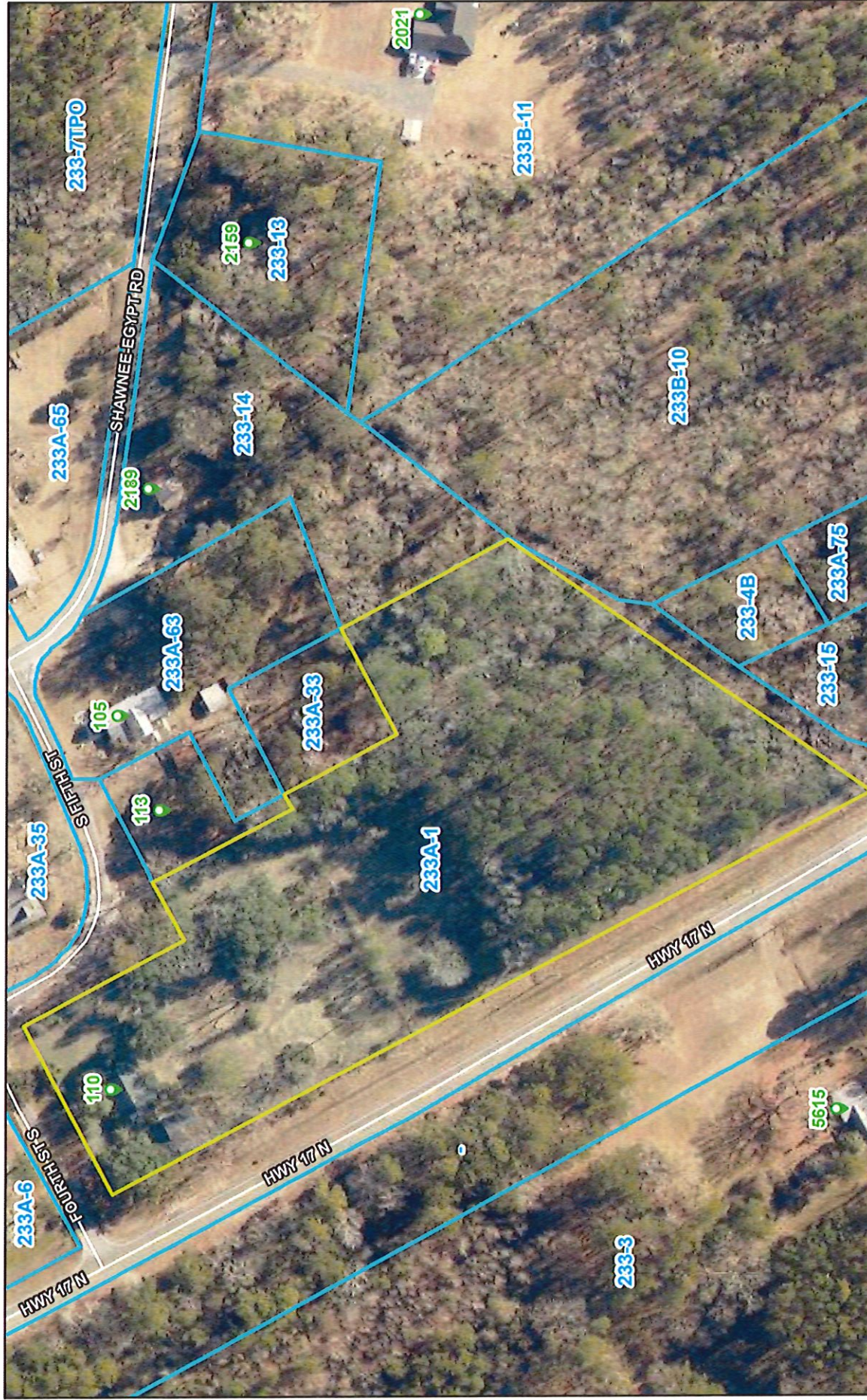
SURVEYORS CERTIFICATION

As required by subsection (3) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor licensed by the applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or attachments hereon. Such approvals or affirmations should be confirmed with the appropriate jurisdiction by any purchaser or user of this plat as to intended use of any portion of the plat with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



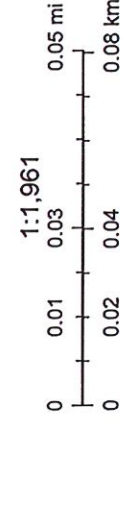
Signature: *Adolph N. Michelis*
Date: *4-27-26*
CA REG. LS LIC. NO. 1323

233A-1

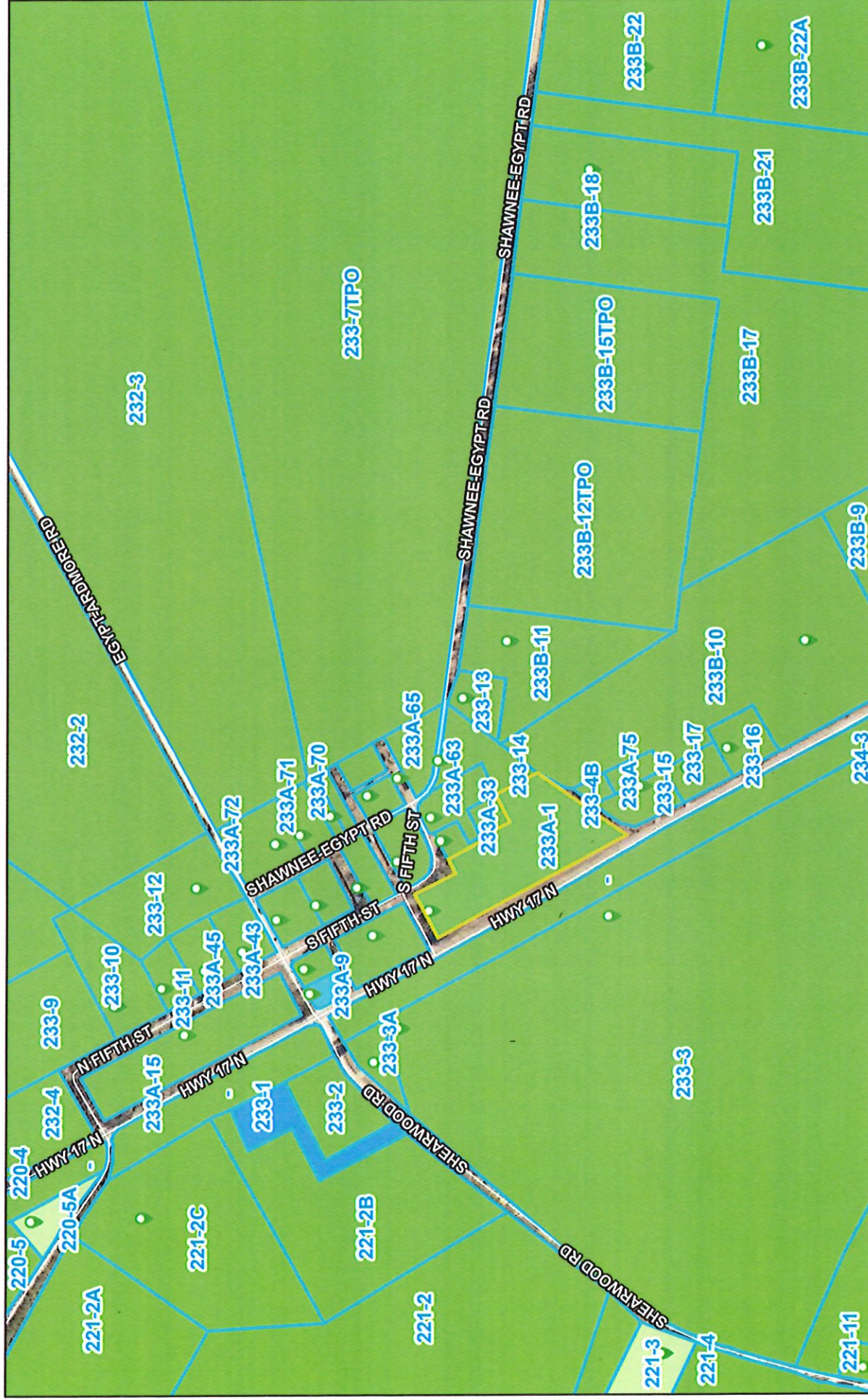


5/8/2026

- Addresses
- Parcels
- Roads
- Citations



233A-1



5/8/2026

1:7,843

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Addresses

Parcels

Zoning

AR-2

B-2

Roads

AR-1

B-1

Citations

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

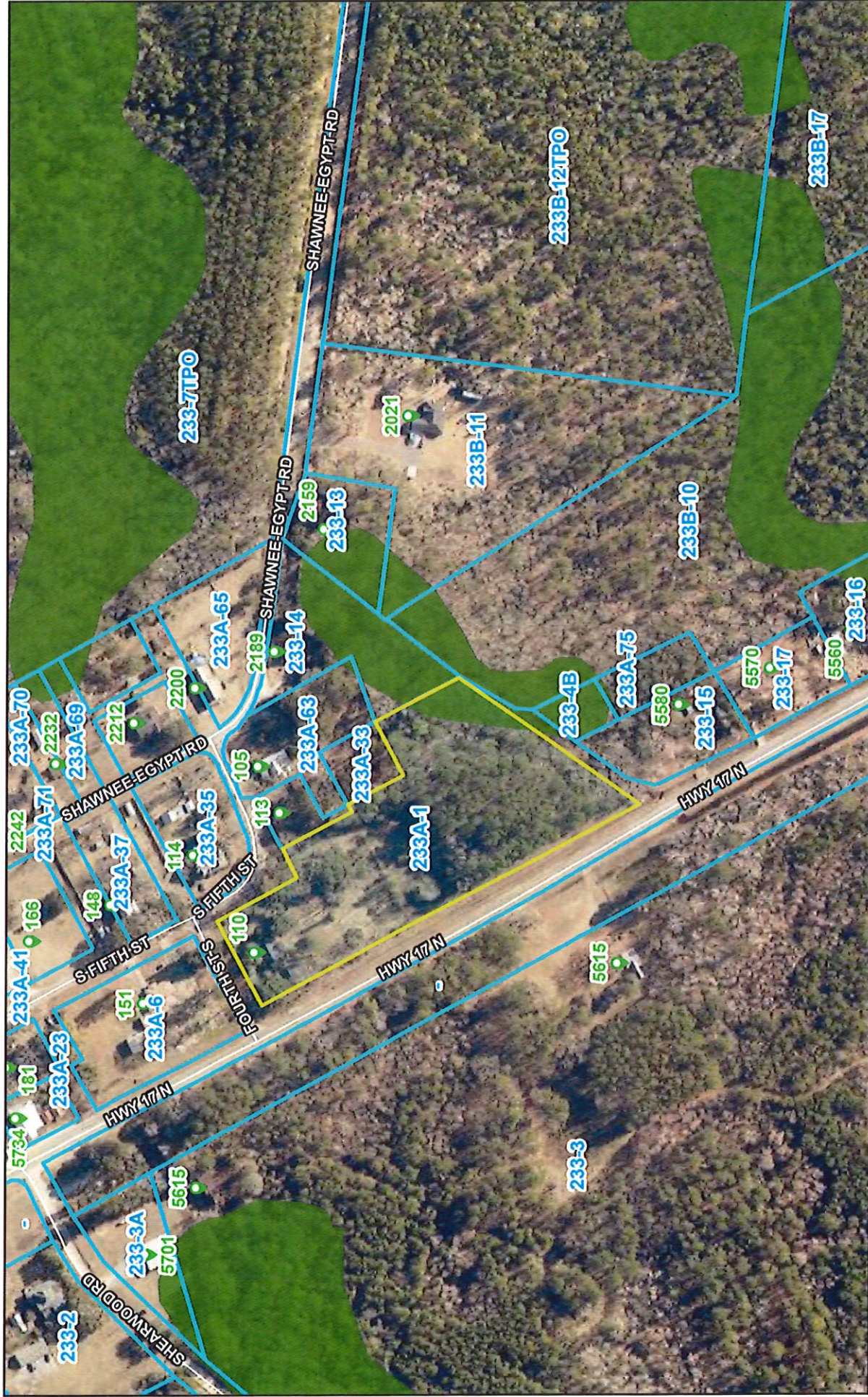
233A-1



5/8/2026



233A-1



5/8/2026

Addresses

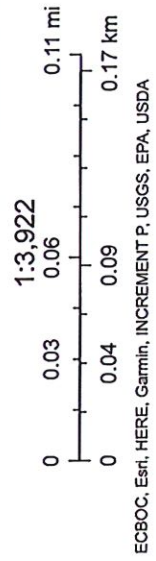
Roads

Parcels

Wetlands

Freshwater Forested/Shrub Wetland

Citations



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, **Timothy Peavy (Map # 233A Parcel # 1) from AR-1 to AR-3 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?

T.S.

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, **Timothy Peavy (Map # 233A Parcel # 1) from AR-1 to AR-3 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?

re J.P.

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, **Timothy Peavy (Map # 233A Parcel # 1) from AR-1 to AR-3 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?

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, **Timothy Peavy (Map # 233A Parcel # 1)** from **AR-1 to AR-3 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 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?

Five w/
AR-3 zoning.
At least 2.5ac.
No issues to
say NO to.
GDOT has
approved.



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 JS

DISAPPROVAL _____

Of the rezoning request, **Timothy Peavy (Map # 233A Parcel # 1) from AR-1 to AR-3 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?

JS.