

**Record No: RZN-25-61**

Rezoning Application

Status: Active

Submitted On: 12/11/2025


**Primary Location**

506 Sisters Ferry Road  
Springfield, GA 31329


**Owner**

L AND P PROPERTY  
MANAGEMENT LLC  
3443 SEED TICK RD  
ELLABELL, GA 31308

**Applicant**

 Stephen Lanier



 170 Miriam street  
Guyton, Ga 31312

**Staff Review**

 Planning Board Meeting Date\*

01/13/2026

 Board of Commissioner Meeting Date\*

02/17/2026

 Notification Letter Description \*

to allow for permitted uses in AR-2.

 Map #\*

386

 Parcel #\*

43

 Staff Description

 Georgia Militia District

—

 Commissioner District\*

3rd

🏠 Public Notification Letters Mailed

12/15/2025

🏠 Board of Commissioner Ads

01/21/2026

🏠 Planning Board Ads

12/17/2025

🏠 Request Approved or Denied

—

🏠 Plat Filing required\* ⓘ

Yes

Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Stephen Ianier

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

170 Miriam street

Applicant City\*

guyton

Applicant State & Zip Code\*

ga

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 \*

386-43

Road Name\*

Sisters ferry Road

Proposed Road Access\* 

Sisters Ferry Road

Total Acres \*

5.431

Acres to be Rezoned\*

0.209

Lot Characteristics \*

homes located on both parcels

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

510 Sisters Ferry Road is currently 5.64 and 506 Sisters Ferry Rd is currently 1 acre. I will be taking .209 from 510 sisters ferry to add to 506 Sisters Ferry to make front yard bigger

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

North\*

AR1

South\*

AR1

East\*

AR2

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.\*

510 Sisters Ferry Rd is currently 5.64 and 506 Sister Ferry Rd is currently 1 acre. I will be taking .209 from 510 Sisters Ferry to add to 506 Sisters Ferry to make front yard bigger

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?\*

no 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\*

 Stephen Ianier  
Dec 10, 2025

Participant ID: 8880906199

BK: 29 PG: 829-829

Filed and Recorded

04-10-2024 02:48 PM

DOC# P2024-000082

*Jason E. Bragg*

JASON E. BRAGG  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON  
CALSON BRK- GPS.

2. THE SURVEY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS  
INDICATED BY THE FLOOD HAZARD MAPS.

3. THIS PLAT HAS BEEN CALLED FOR CLOSURE AND IS  
FOUND TO BE ACCURATE WITHIN ONE FOOT IN TYPICAL FEET.

4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL  
ANGLES, BEARINGS, MEASUREMENTS OF CURVES, DISTANCES  
AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN  
BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED  
IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS  
OF GEORGIA LAW 1916.

5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD  
OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
AND THE OFFICIAL FLOOD HAZARD MAPS (CDM) 1544-67 IN THAT  
WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE  
REQUIREMENTS OF THE LAW PREVAIL.

6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS APPLIED HERETO  
DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY  
ARE SHOWN IN THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF  
PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND  
THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE  
OF ANY KIND.

7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION  
OF ONE FOOT IN 25,000 FEET OR BETTER, OR 6 SECONDS PER ANGLE  
POINT, AND WAS ADJUSTED USING THE COGNATE RULE.

#### SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS  
BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL  
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS  
SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR  
CERTIFICATIONS SHOULD BE CONSIDERED AS PART OF THE PLAT. ANY  
BOOKS BY AND SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL  
PARCEL FURTHERMORE, THE UNDERSTANDING OF THE PLAT IS TO BE USED FOR ANY  
THIS PLAT COMPLIES 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 15-4-47

WILLIAM MARK GLISSON RLS #3316

150' 150' 300'

GRAPHIC SCALE 1" = 150'

TINNEY PC



STATE OF GEORGIA  
LSF # 1404

LINE	BEARING	HORIZ DIST	LINEZ	BEARING	HORIZ DIST
L1	S82°45'45"E	100.59'	L6	N75°51'51"W	67.28'
L2	S28°30'40"W	123.16'	L7	N20°52'55"W	77.81'
L3	S23°13'02"W	95.67'	L8	N16°50'15"E	200.67'
L4	N22°31'32"E	50.46'	L9	S81°15'23"E	111.52'
L5	S22°31'32"W	35.05'	L10	N84°21'35"W	159.41'

**FLOOD INFORMATION:**  
FEMA FLOOD MAP #1310320175E)  
EFFECTIVE DATES 3/16/2015)  
THIS AREA IS NOT LOCATED IN  
A FLOOD HAZARD AREA

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL  
IS APPLIED HERETO, AND THE BEST AVAILABLE INFORMATION PROVIDED, A REVIEW OF  
THE PLAT AS REPRESENTED BY THE SURVEYOR'S FIELD NOTES THAT THE  
PLAT COMPLES WITH THE OMBAS REGULATIONS FOR A TYPICAL SURVEY  
OF 3 OR 4 BEDROOMS WITH BASIC APPLIANCE/ANCES, EACH LOT MUST BE  
REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT  
BEFORE THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR  
CHANGES IN SITE REPRESENTATION MAY VOID THE APPROVAL

*Jason E. Bragg*  
TITLE  
DATE 4/10/24

SURVEY OF PARCEL #-(03860043) & PARCEL #-(03860036),  
1 ACER BEING SUBDIVIDED FROM PARCEL (03860036),  
LOCATED IN THE 11th G.M. DISTRICT OF  
EFFINGHAM COUNTY, GEORGIA

NF  
TERESA L. BERRY,  
EDMUND GORDON, &  
JEFFERY SCOTT  
PARCEL #-(03860045)  
(DB 2212 PG 876)  
(PB 12 PG 112)

NF  
EUNICE B. HAWK  
PARCEL #-(03860042)  
(DB 2304 PG 682)  
(PB J PG 383)

APPROVED FOR RECORDING BY EFFINGHAM  
COUNTY ZONING ADMINISTRATOR  
*Steve Miller*  
DATE 4/10/24

REFERENCES:  
1. DB 2373 PG 800  
2. DB 1730 PG 122  
3. PB H PG 20  
4. PB F PG 252

SURVEY FOR:  
L & P PROPERTY  
MANAGEMENT LLC

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 11th

DATE: 03/12/2024 SCALE: 1" = 150'

FILE NUMBER: 24134 DRAWN BY: KJ

TOTAL AREA: 56.64 AC.

FIELD SURVEY DATE: 02/29/2024

GLISSON  
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417

RINCONI (912) 526-5283 CLAXTON: (912) 282-7082

WMGLISSON@BELL SOUTH.NET



LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S52°45'46"E	100.59'	L8	N64°21'35"W	159.41'
L2	S31°35'28"E	127.89'	L9	S61°18'23"E	111.92'
L3	S65°35'10"W	135.65'	L10	S22°31'32"W	35.05'
L4	S30°20'05"W	231.64'	L11	N22°31'32"E	50.46'
L5	N48°46'24"W	139.89'	L12	S23°13'02"W	95.67'
L6	N26°52'55"W	77.61'	L13	S26°30'40"W	123.18'
L7	N8°56'16"W	67.93'	L14	N16°50'19"E	290.87'

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 OSSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APPURTENANCES. 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

SIGNING AUTHORITY TITLE DATE

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRx6+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 ) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.C.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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.C.A. SECTION 15-6-67

WILLIAM MARK GLISSON RLS #3316

DATE

150' 0 150' 300'

GRAPHIC SCALE 1" = 150'



STATE OF GEORGIA  
LSF # 1404

**FLOOD INFORMATION:**  
FEMA FLOOD MAP : (13103C0175E)  
EFFECTIVE DATE: (3/16/2015)  
THIS AREA IS NOT LOCATED IN  
A FLOOD HAZARD AREA

**FLOOD ZONE:**  
"X" AREA OF MINIMAL  
FLOOD HAZARD

TRACT # 2  
1.00 ACRES

TRACT # 1  
5.431 ACRES

"POND"  
AREA =  
0.780 ACRES

SURVEY OF PARCEL #:(03860043) & PARCEL #:(03860036),  
BEING SUBDIVIDED INTO 3 PARCELS FROM PARCEL (03860036),  
LOCATED IN THE 11th G.M. DISTRICT OF  
EFFINGHAM COUNTY, GEORGIA



N/F  
TERESA L. BERRY,  
EDMUND GORDON, &  
JEFFERY SCOTT  
PARCEL #:(03860045)  
(DB 2212 PG 876)  
(PB 12 PG 112)

N/F  
EUNICE B. HAWK  
PARCEL #:(03860042)  
(DB 2394 PG 682)  
(PB J PG 383)

APPROVED FOR RECORDING BY EFFINGHAM  
COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

REFERENCES:

1. DB 2373 PG 600
2. DB 1730 PG 122
3. PB H PG 20
4. PB F PG 252

SURVEY FOR:  
**L & P PROPERTY  
MANAGEMENT LLC**

COUNTY:EFFINGHAM STATE: GEORGIA

GMD:11th

DATE: 11/24/2025

SCALE: 1" = 150'

FILE NUMBER:24134

DRAWN BY:SG

TOTAL AREA: =6.64 ac.

FIELD SURVEY DATE:11/01/2025

PREPARED BY:

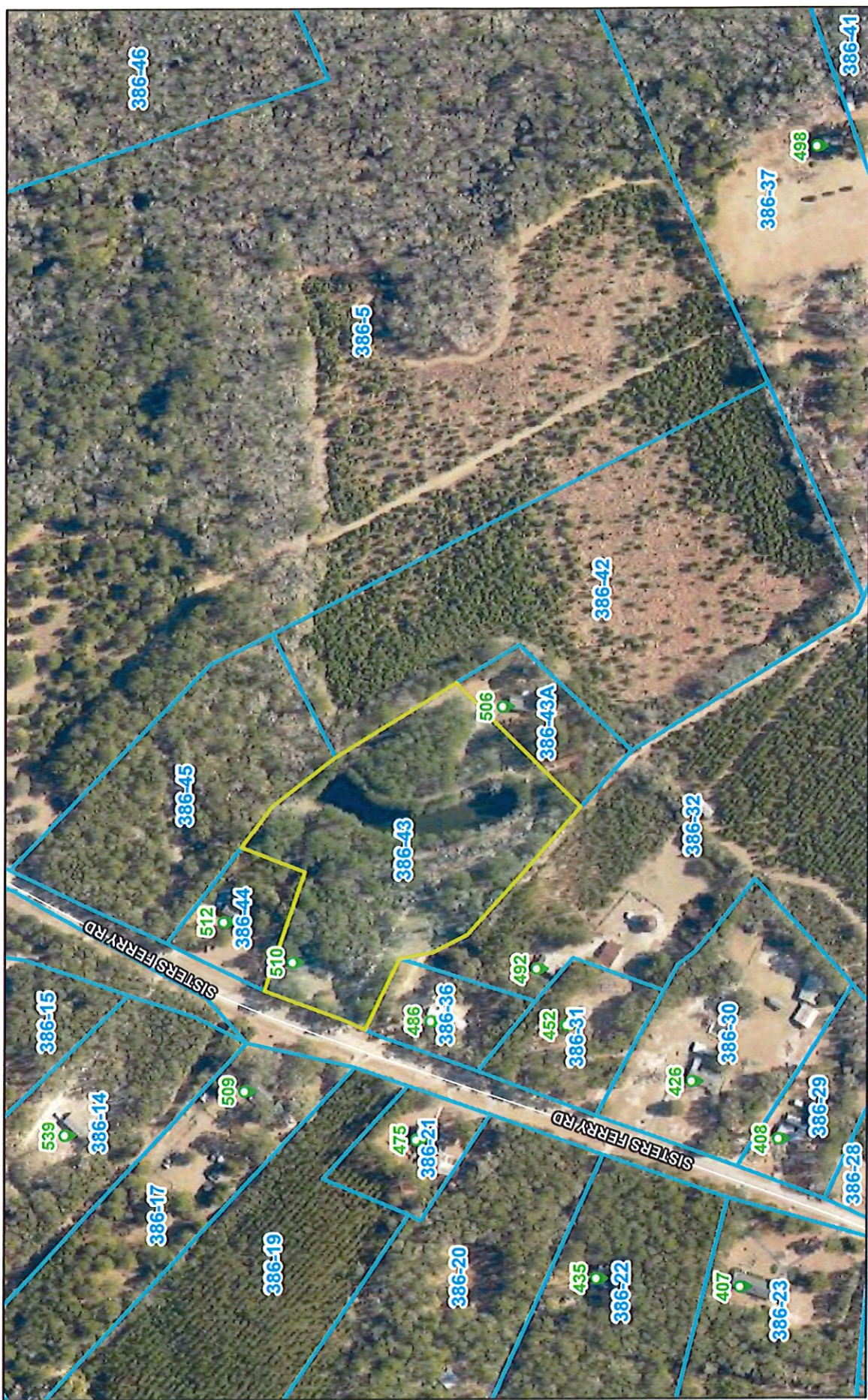
**GLISSON**  
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964



377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052  
WMGLISSON@BELLSOUTH.NET

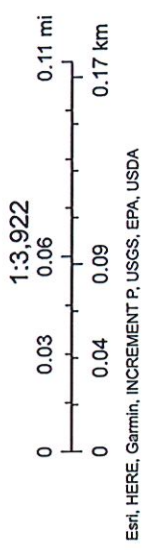


386-43 & 386-43A



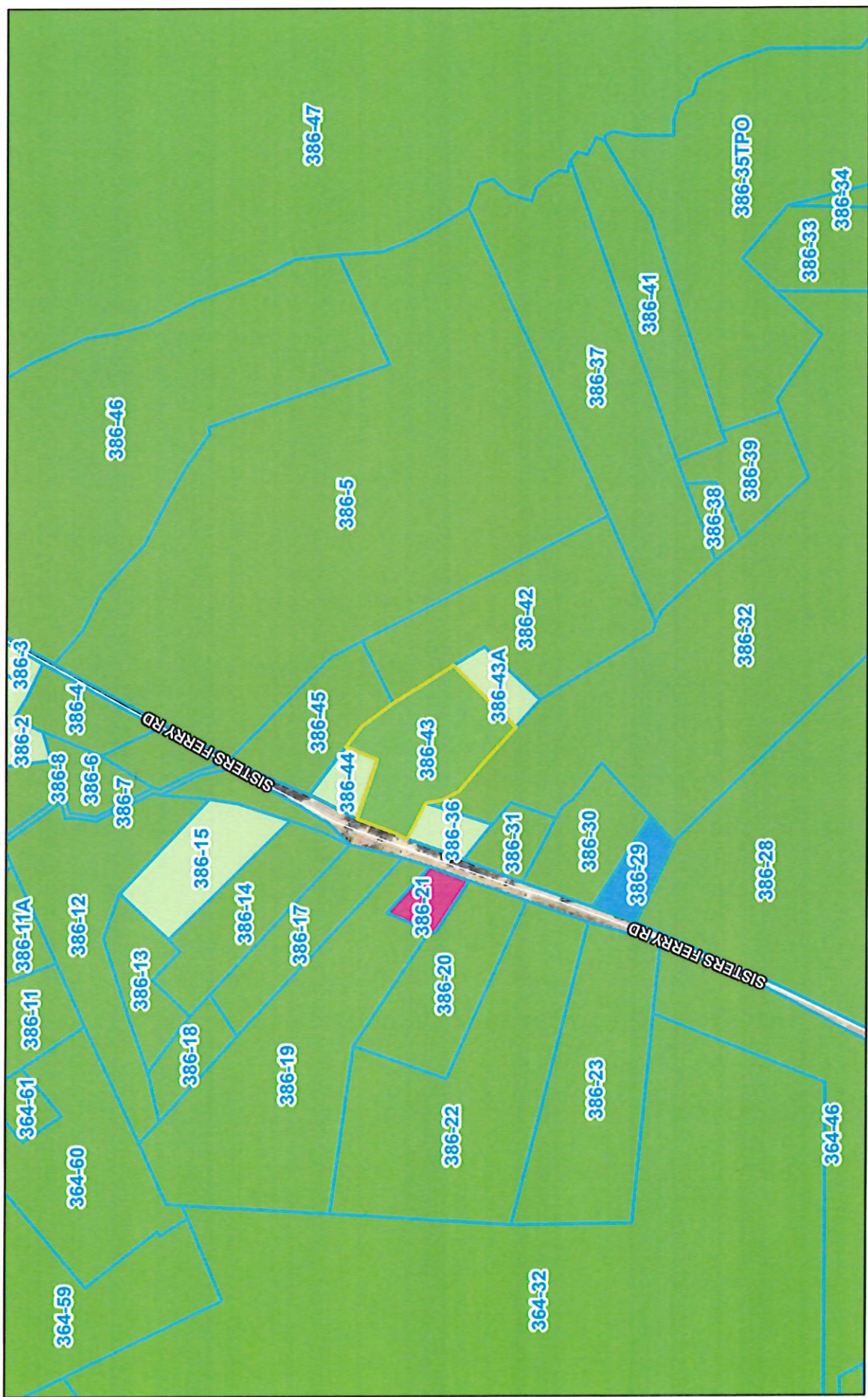
12/11/2025

-  Addresses
-  Parcels
- Roads
- Citations



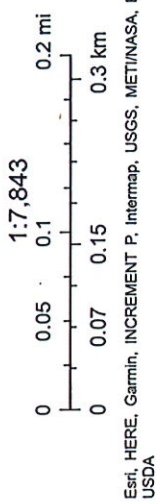


386-43 & 386-43A



12/11/2025

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





386-43 & 386-43A



12/11/2025

Citations

Roads FLUM Areas

Parcels Agricultural

