

**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  
[REDACTED]

 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\*** **Map & Parcel \***

AR-2 (Agricultural Residential Less than 5  
Acres) 386-43

**Road Name\*** **Proposed Road Access\* **

Sisters ferry Road Sisters Ferry Road

**Total Acres \*** **Acres to be Rezoned\***

5.431 0.209

**Lot Characteristics \***

homes located on both parcels

**Water Connection \*** **Sewer Connection**

Private Well 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\*** **South\***

AR1 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



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 APPURTEANCES. 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.

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

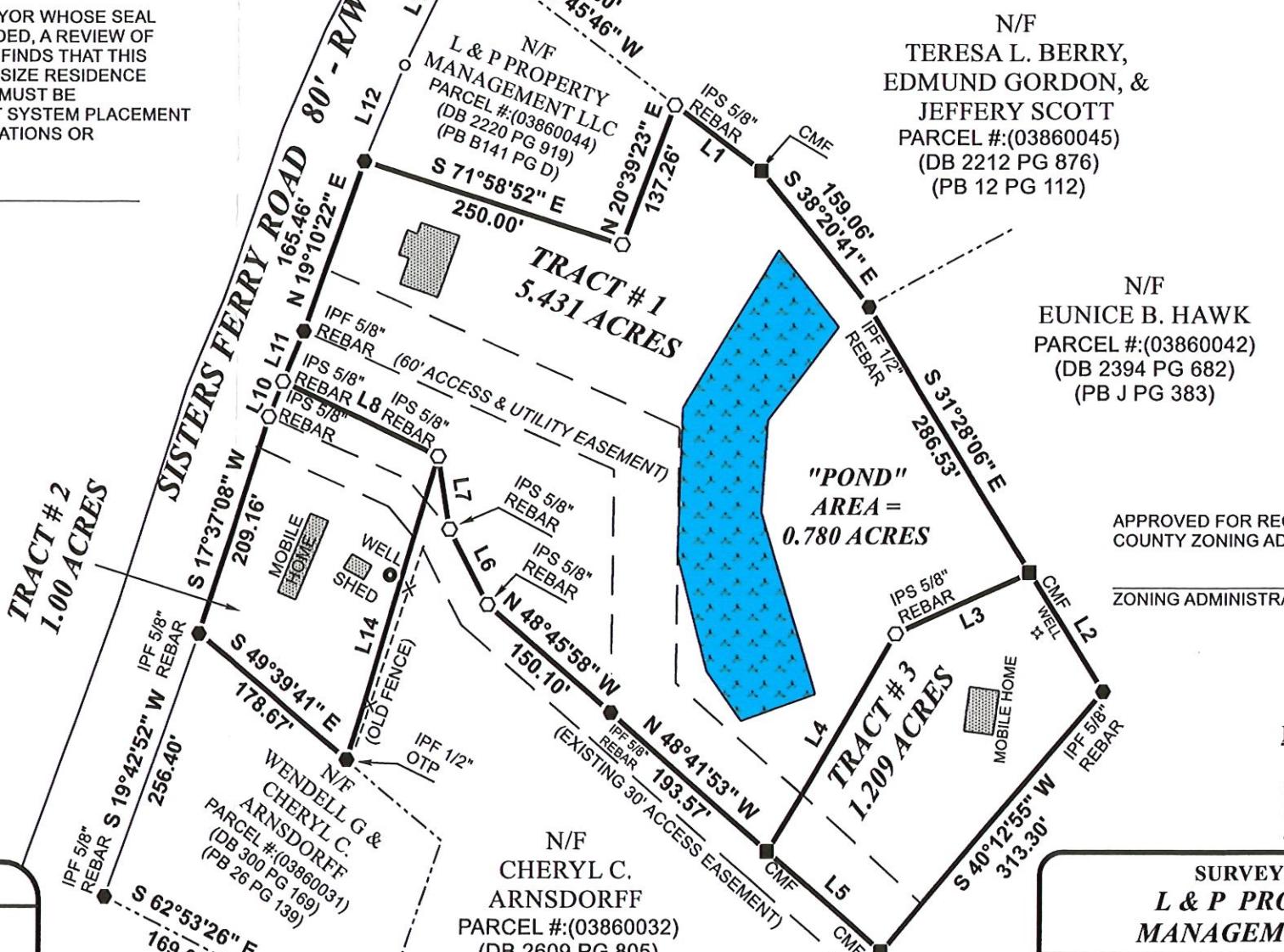
150' 0 150' 300'

GRAPHIC SCALE 1" = 150'



STATE OF GEORGIA  
LSF # 1404

#### 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



**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.

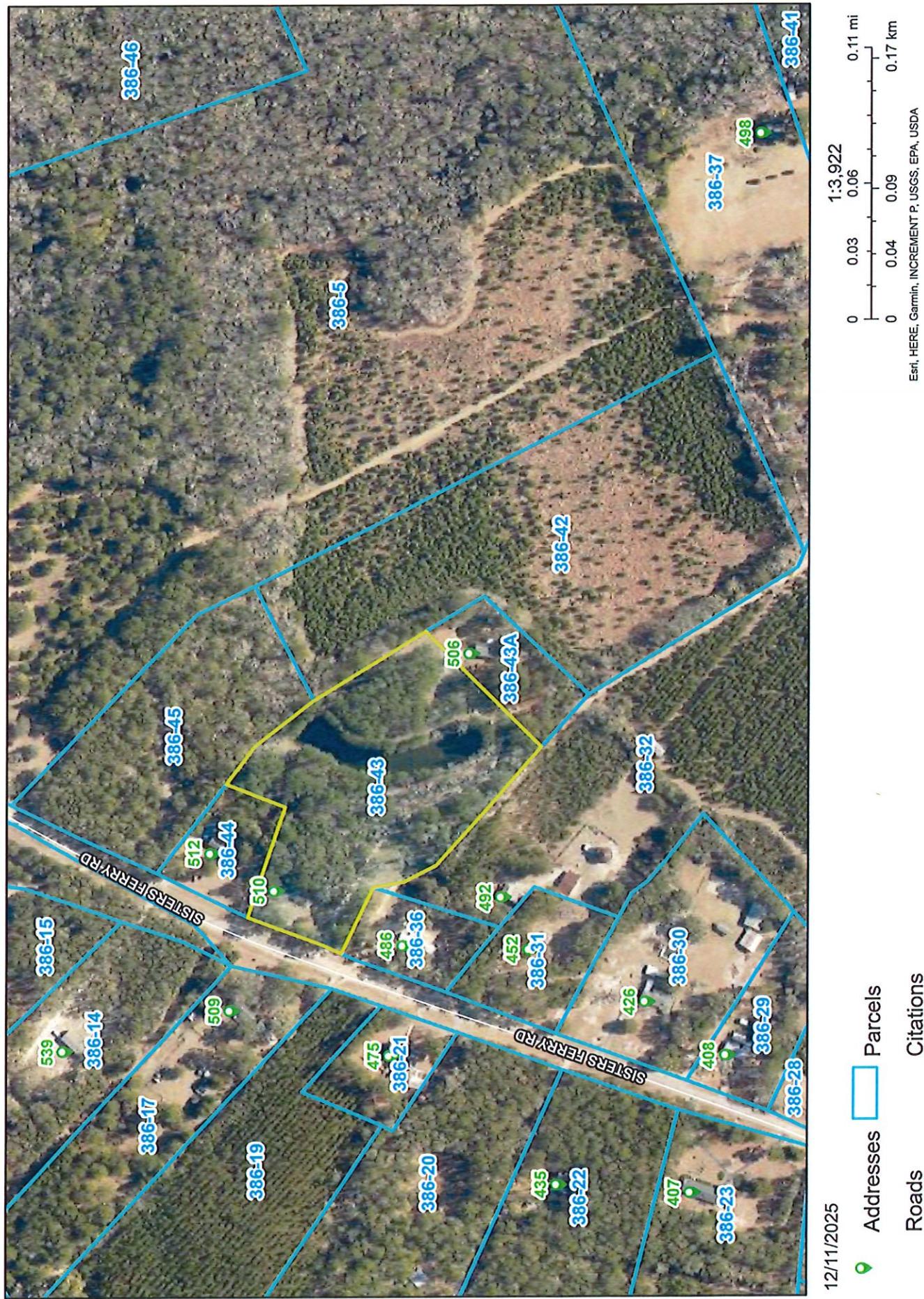
FIELD SURVEY DATE:11/01/2025



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

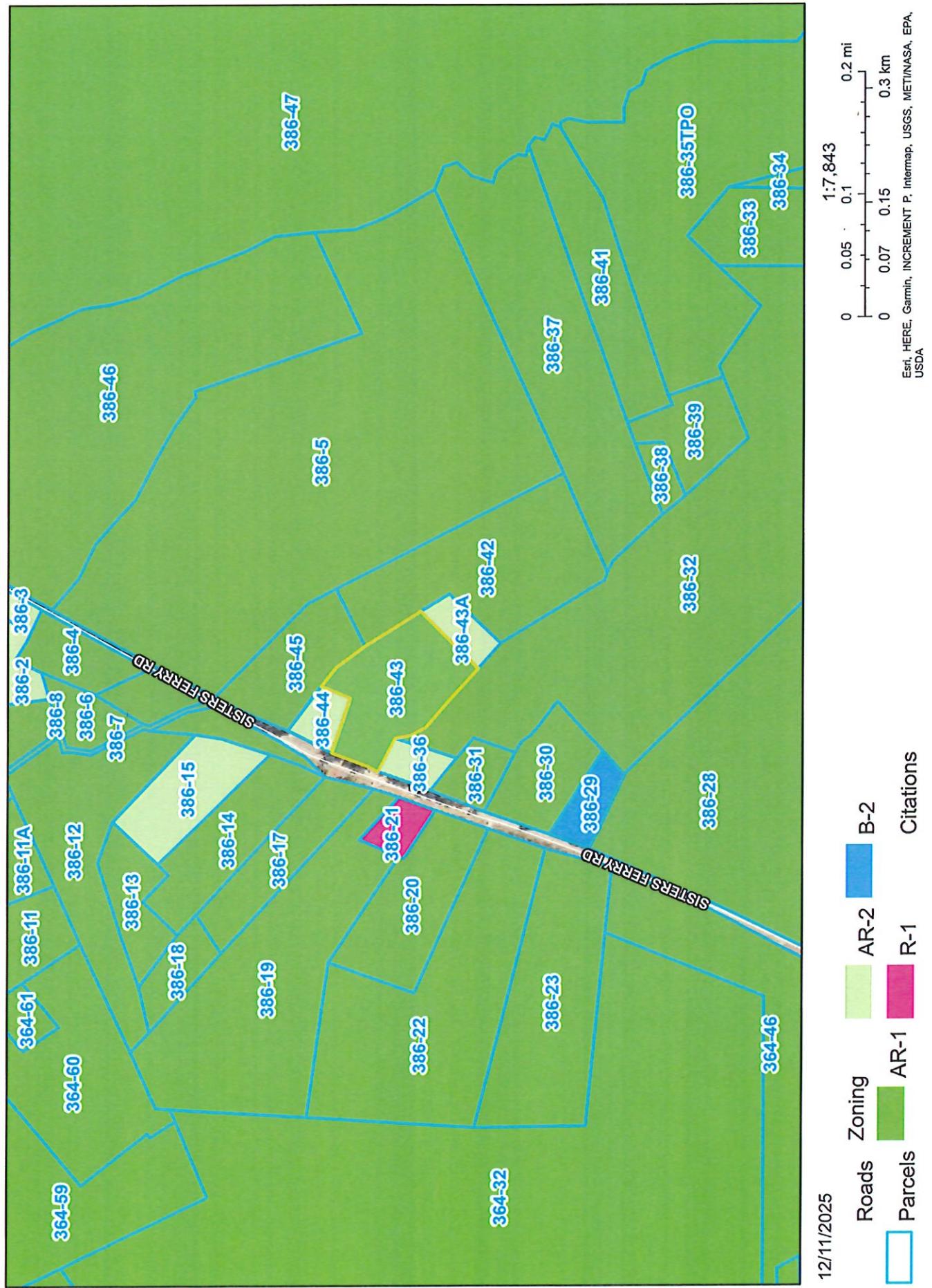
377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052  
WMGLISSON@BELLSOUTH.NET

## 386-43 & 386-43A



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

## 386-43 & 386-43A



386-43 & 386-43A

