



Record No: RZN-26-29
Primary Location
32.211966, -81.322088
Rezoning Application
Owner
No owner information
Status: Active
Submitted On: 5/28/2026

Applicant

 903 Nease Rd.
Guyton, Ga 31312

Staff Review

Planning Board Meeting Date*  **Board of Commissioner Meeting Date*** 
07/14/2026 08/04/2026

Notification Letter Description * 

to allow for permitted uses in AR-2.

Staff Description 

Stipulations 

Map #*  **Parcel #*** 
374 35A02

Georgia Militia District  **Commissioner District*** 
- 1st

Public Notification Letters Mailed 	Board of Commissioner Ads 
06/22/2026	07/15/2026
Planning Board Ads 	Request Approved or Denied 
06/24/2026	—
Plat Filing required* 	Re-Application Date 
Yes	—

Applicant Information

Who is applying for the rezoning request?*	Applicant / Agent Name*
Property Owner	Shannon Patrick
Applicant Email Address*	Applicant Phone Number*
Applicant Mailing Address*	Applicant City*
903 Nease Rd	guyton
Applicant State & Zip Code*	
Ga 31312	

Rezoning Information

How many parcels are you rezoning?*	Present Zoning of Property*
1	AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*	Map & Parcel *
AR-2 (Agricultural Residential Less than 5 Acres)	03740035A02

Road Name*	Proposed Road Access* ⓘ
Nease Rd	Nease Rd

Total Acres *	Acres to be Rezoned*
5.38	5.38

Lot Characteristics *

Wooded

Water Connection *	Sewer Connection*
Private Well	Private Septic System

Justification for Rezoning Amendment *

To make (4) Home sites for New construction Stick built homes to sell.

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

North*	South*
AR1 and AR2	AR1 and AR2

East*

AR1, AR2 and R1

West*

AR1 and PD

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

Approximatley 750' of road frontage wooded

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.*

(4) 1+ acre home sites for new construction stick built homes.

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

PD Zoned Neighborhood to the Southwest. R1 Zoned Neighborhood to the Northeast. Also AR 2 to the Northeast single home. AR 1 wooded to West and AR1 to the East. Farm land, Timber land and Residential single family homes.

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

It will accommodate for small family residential homes as surrounded by this current property.

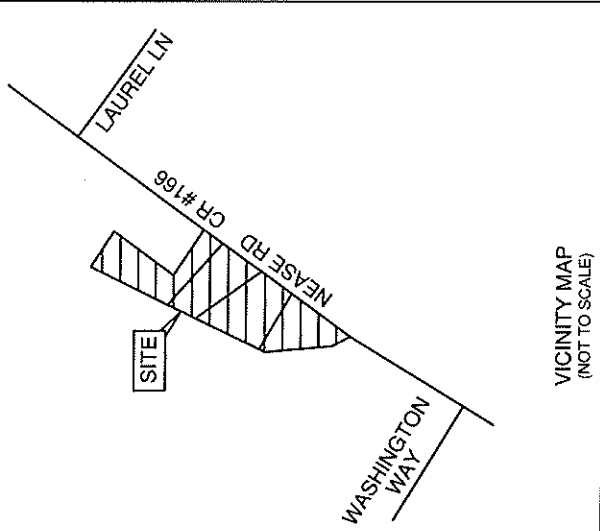
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*



Shannon Patrick
Jun 5, 2026



VICINITY MAP
(NOT TO SCALE)

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (812) 929-3972

PROPERTY ZONING: AR-1
FRONT SETBACK - 50'
REAR SETBACK - 50'
SIDE SETBACK - 25'

NOTE: FRONT SETBACK
FOR PARCEL 4 IS 250.9'

M&P 03740032
FRANK EDGAR LEE
& JOAN JOHNSON
PB 10, PAGE 7
110.07 ACRES

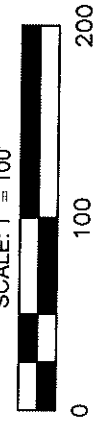
M&P 03740035A00
LAURIE Z. DICKERSON ESTATE
PB 30, PAGE 207
1.61 ACRES

M&P 03740035A01
LAURIE Z. DICKERSON ESTATE
PB 30, PAGE 207
1.61 ACRES



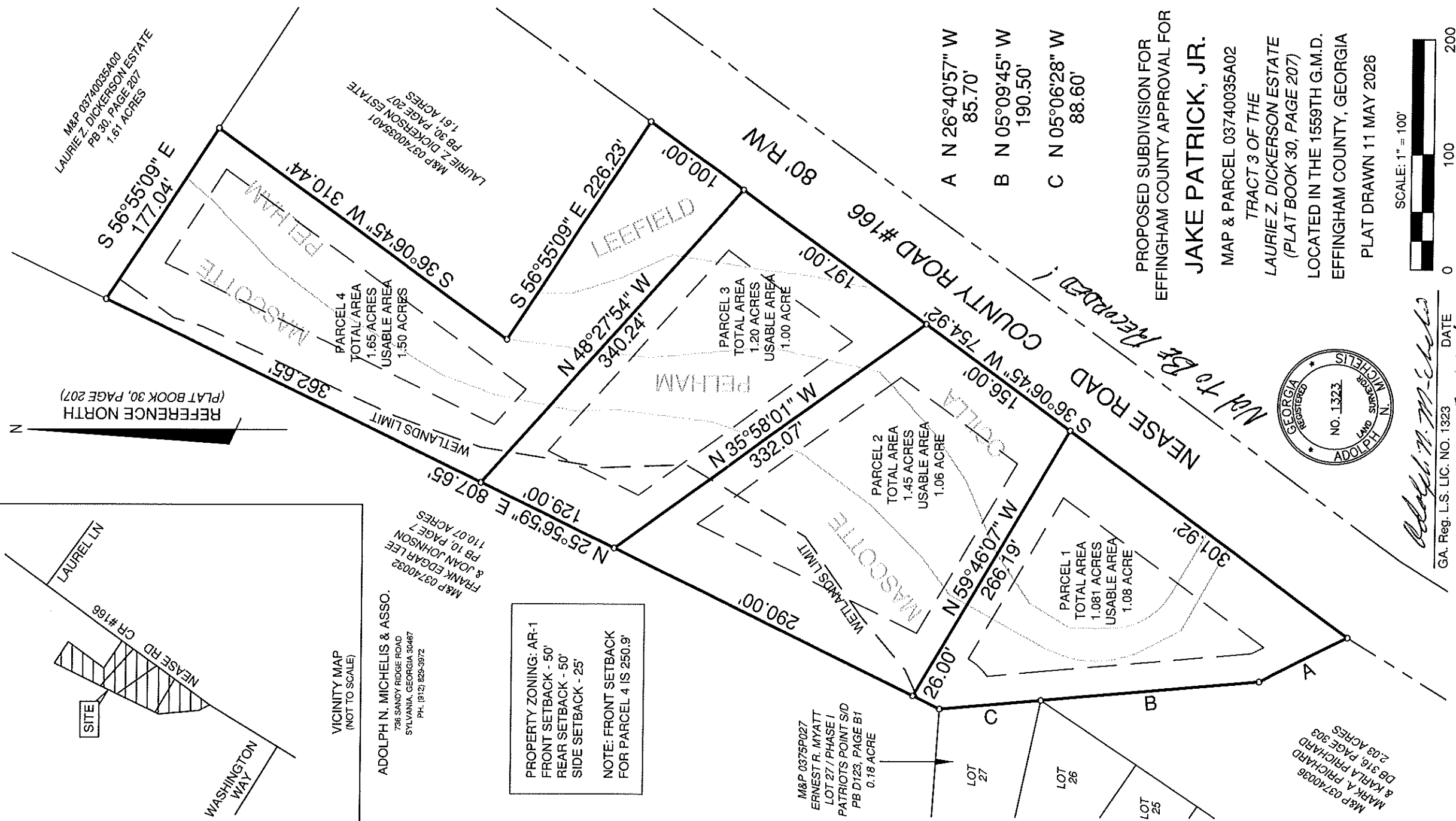
Adolph N. Michelis
GA. Reg. L.S. LIC. NO. 1323
DATE 5-12-26

SCALE: 1" = 100'



M&P 03740036
MARK A. PRICHARD
& KARLA PRICHARD
DB 316, PAGE 303
2.08 ACRES

M&P 0379P027
ERNEST R. MYATT
LOT 27 / PHASE I
PATRIOTS POINT S/D
PB D123, PAGE B1
0.18 ACRE



PROPOSED SUBDIVISION FOR
EFFINGHAM COUNTY APPROVAL FOR
JAKE PATRICK, JR.

MAP & PARCEL 03740035A02

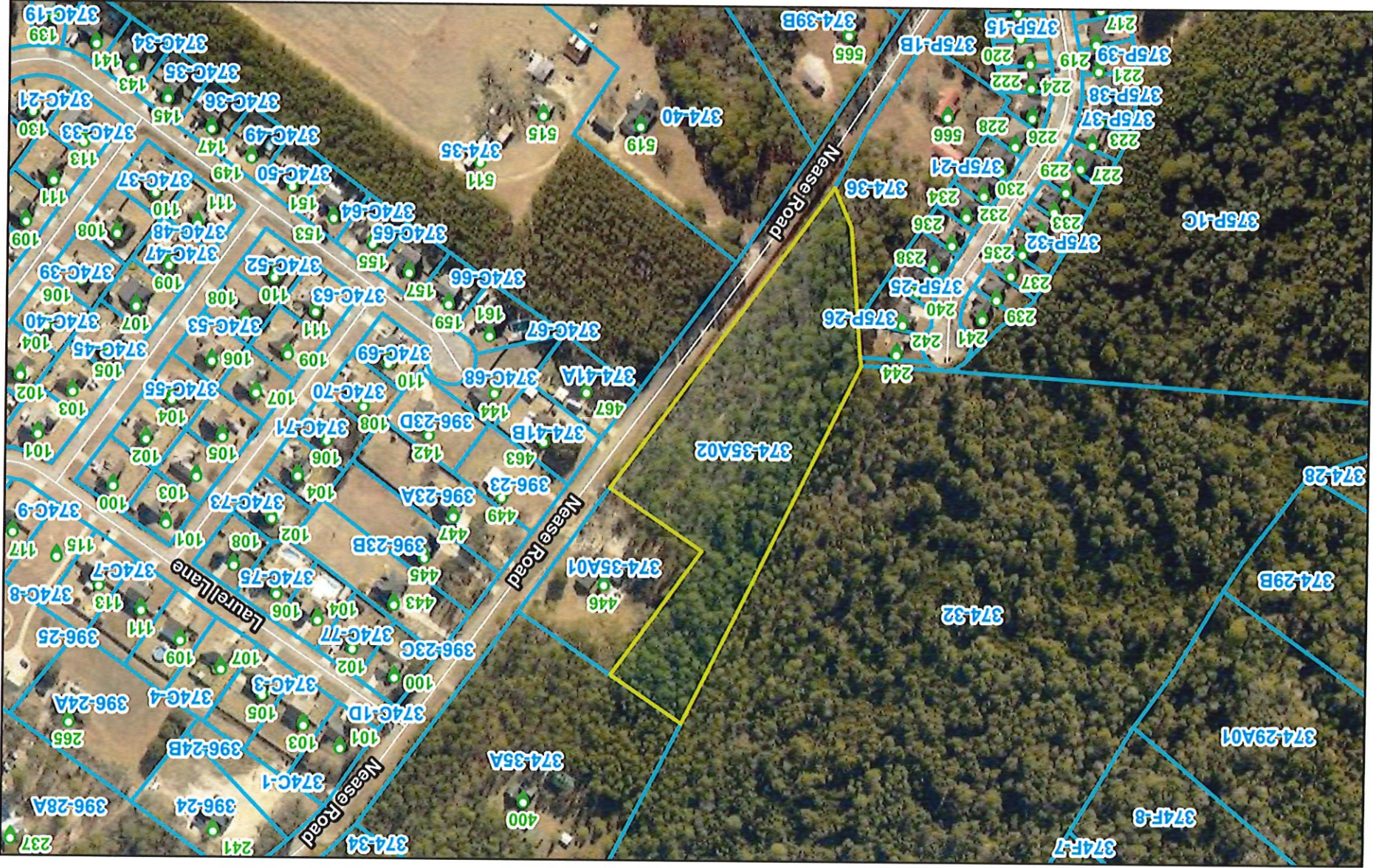
TRACT 3 OF THE
LAURIE Z. DICKERSON ESTATE
(PLAT BOOK 30, PAGE 207)

LOCATED IN THE 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

PLAT DRAWN 11 MAY 2026

- A N 26°40'57" W 85.70'
- B N 05°09'45" W 190.50'
- C N 05°06'28" W 88.60'

374-35A02

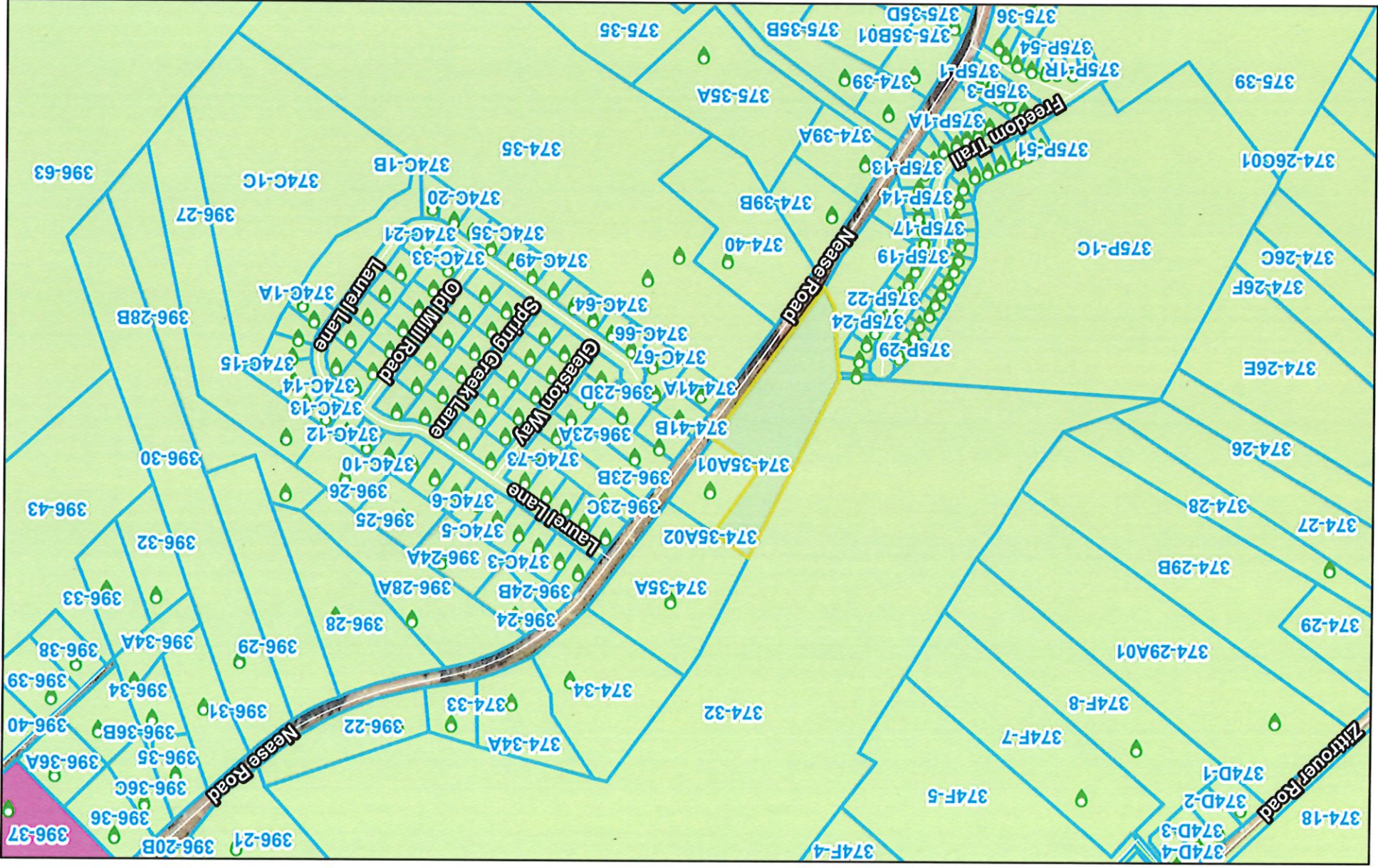


6/8/2026

Addresses
Parcels
Roads
Citations

1:3,922
0 0.03 0.06 0.09 0.18 km
0 0.03 0.06 0.11 mi
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

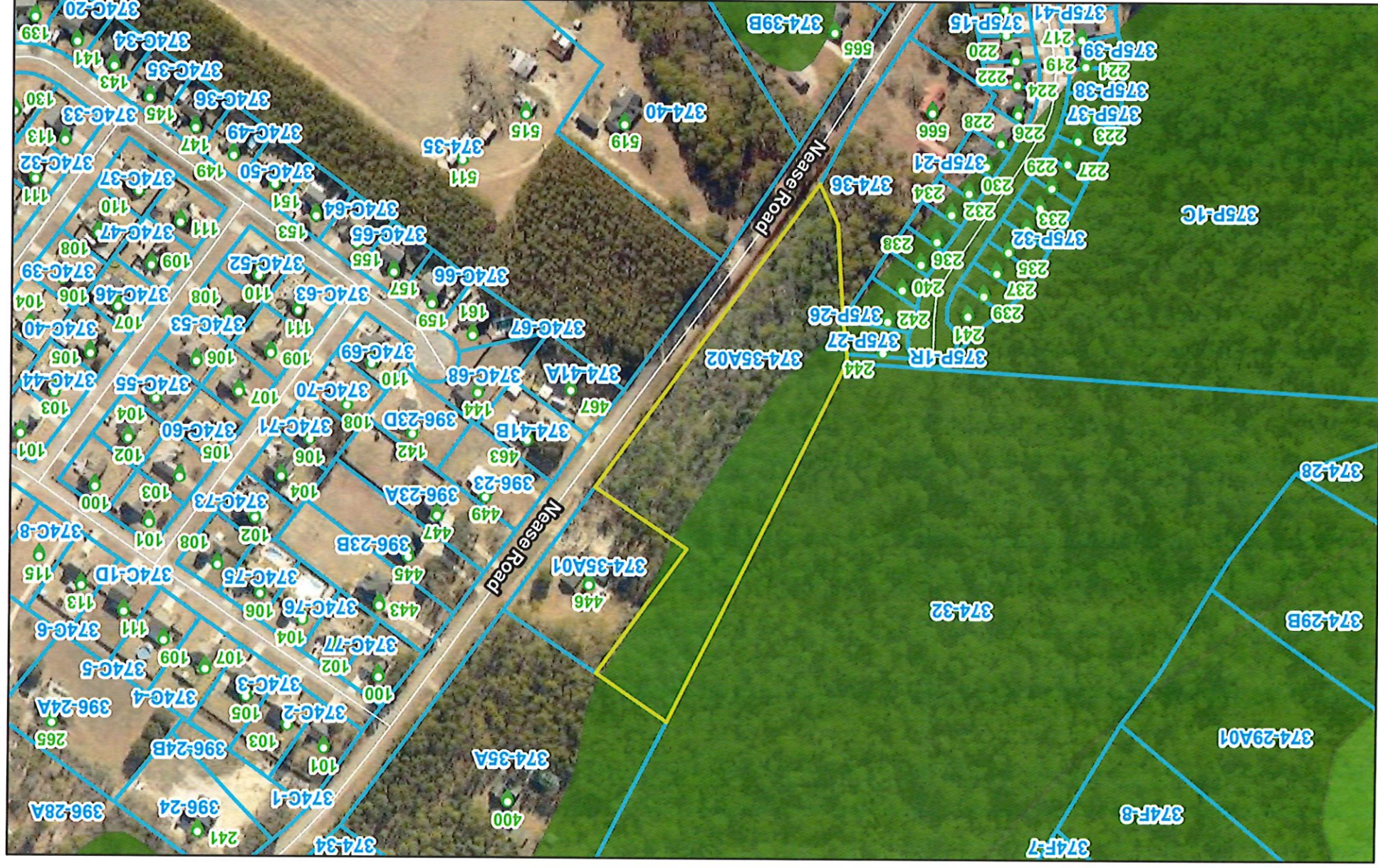
374-35A02



6/8/2026

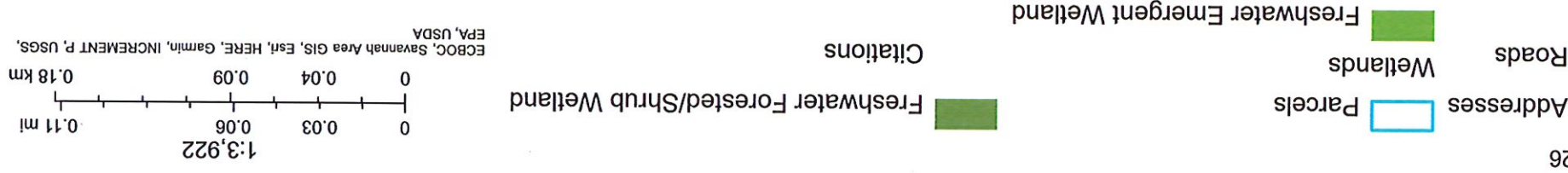
Addresses
Parcels
FLUM Areas
Roads
Agricultural-Residential
Assembly Area
Citations

1:7,843
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA



374-35A02

6/8/2026



374-35A02



6/8/2026

- Addresses
- FEMA Flood Zone
- Roads
- Parcels

X, AREA OF MINIMAL FLOOD HAZARD

1:3,922

0 0.03 0.06 0.09 0.18 km

0 0.03 0.06 0.11 mi

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Citations