



Record No:
RZN-26-35

Rezoning
Application

Status: Active

Submitted On:
6/23/2026

Primary Location

659 Blue Jay Road
Rincon, GA 31326

Owner

BOWERS RONALD D
AND BELINDA K
659 BLUE JAY RD
RINCON, GA 31326

Applicant

 Shannon Patrick



 903 Nease Rd.
Guyton, Ga 31312

Staff Review

Planning Board Meeting Date* 

08/11/2026

Board of Commissioner Meeting Date* 

09/01/2026

Notification Letter Description * 

to allow for permitted uses in B-1.

Staff Description 

Stipulations 

Map #* 

432

Parcel #* 

43

Georgia Militia District 

—

Commissioner District* 

2nd

Public Notification Letters Mailed 

07/20/2026

Board of Commissioner Ads 

08/12/2026

Planning Board Ads 

07/22/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

David Bowers

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

659 Bluejay Rd.

Applicant City*

Rincon

Applicant State & Zip Code*

Ga 31326

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Proposed Zoning of Property*

B-1 (Neighborhood Commercial)

Map & Parcel *

04320-00000-043-000

Road Name*

Bluejay Red.

Proposed Road Access* ?

Blue Jay Rd.

Total Acres *

1

Acres to be Rezoned*

1

Lot Characteristics *

The Lot has a current home on site.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Take current home and turn into B-1 zoning commercial.

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

North*

AR1

South*

R6

East*

AR1

West*

AR1

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

It is our personal home and we would like to rezone for commercial.

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.*

To rezone it for B2 commercial use.

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

Education and neighborhoods

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 allow growth in that area with the new school coming.

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?*

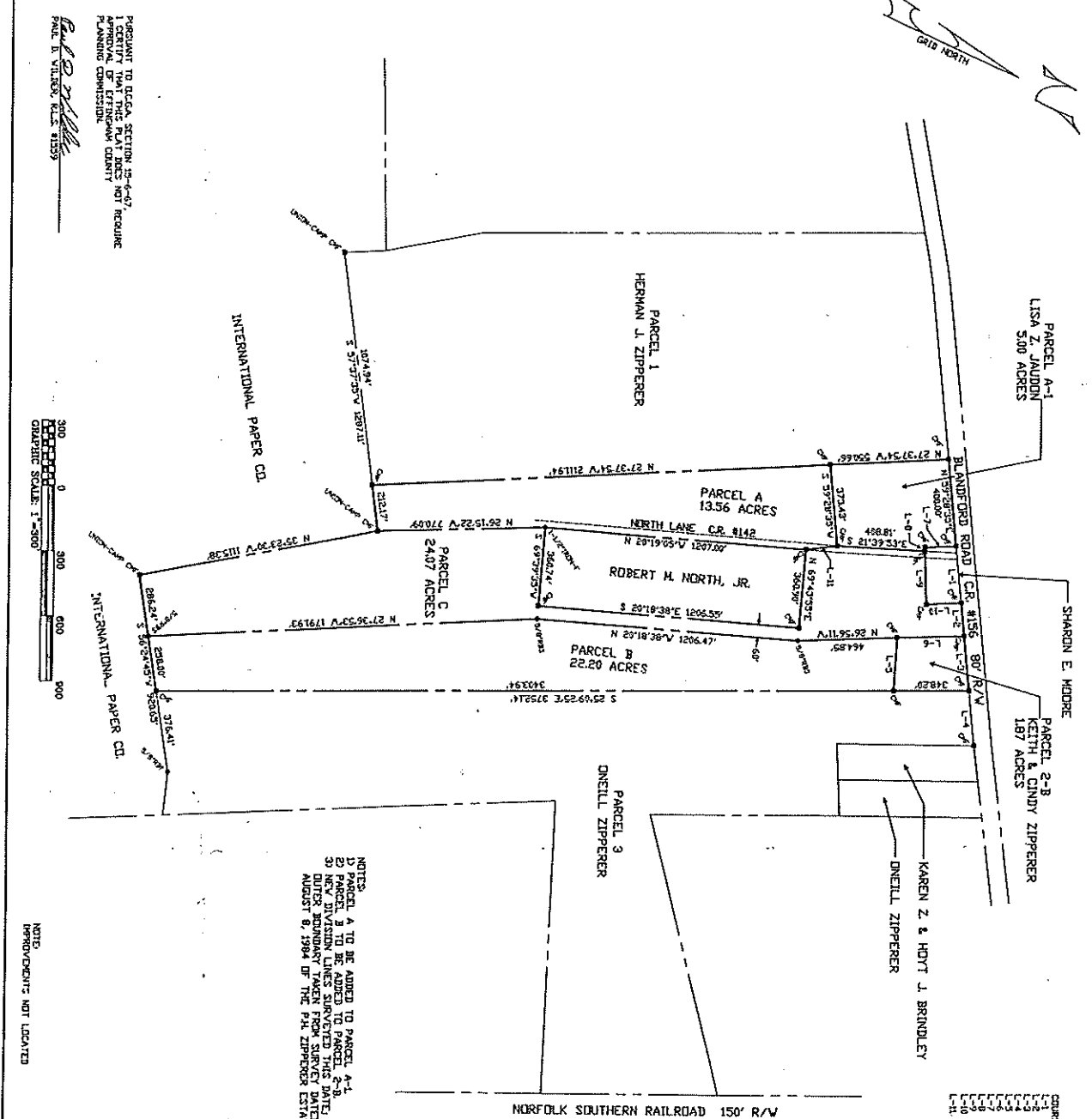
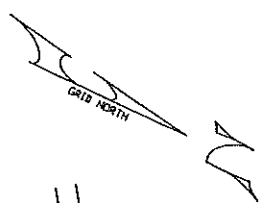
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Digital Signature*



Shannon Patrick

Jun 23, 2026



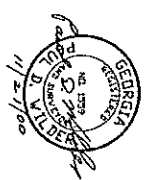
PURSUANT TO O.C.G.A. SECTION 15-6-47,
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
PLANNING COMMISSION
APPROVAL.

Paul B. Miller
PAUL B. MILLER, R.L.S. 81559



- NOTES:
- 1) PARCEL A TO BE ADDED TO PARCEL A-1
 - 2) PARCEL B TO BE ADDED TO PARCEL C-3
 - 3) DUTY BOUNDARY LINES SURVEYED THIS DATE
 - 4) DUTY BOUNDARY LINES SURVEYED THIS DATE
 - 5) DUTY BOUNDARY LINES SURVEYED THIS DATE
 - 6) DUTY BOUNDARY LINES SURVEYED THIS DATE
 - 7) DUTY BOUNDARY LINES SURVEYED THIS DATE
 - 8) DUTY BOUNDARY LINES SURVEYED THIS DATE
 - 9) DUTY BOUNDARY LINES SURVEYED THIS DATE
 - 10) DUTY BOUNDARY LINES SURVEYED THIS DATE

RECORDS OF RECORDS
FILED IN PLAT 11/21/00
ADJUSTED BY COMPASS RULE
EQUIPMENT USED: 1/4" 1000
OF ELECTRONIC TOTAL STATION



DIVISION OF PARCEL 2 OF THE P.H. ZIPPERER ESTATE SURVEYED FOR S.W. ZIPPERER	
LOCATION: GALT 2, EFFINGHAM COUNTY, GEORGIA	FILE NO. 00025
DATE NOV. 10, 2000	FILE NO. 00025
VILBER, STONE & ZIPPERER LAND SURVEYORS, INC. 9920 BEECH-SIDE, PO BOX 1499 RENOVA, GA 31365	

COURSE	BEARING	DISTANCE
L-1	N 79°16'35"E	264.37'
L-2	N 79°16'35"E	102.17'
L-3	N 79°16'35"E	102.17'
L-4	N 79°16'35"E	102.17'
L-5	N 79°16'35"E	102.17'
L-6	N 79°16'35"E	102.17'
L-7	N 79°16'35"E	102.17'
L-8	N 79°16'35"E	102.17'
L-9	N 79°16'35"E	102.17'
L-10	N 79°16'35"E	102.17'
L-11	N 79°16'35"E	102.17'
L-12	N 79°16'35"E	102.17'
L-13	N 79°16'35"E	102.17'
L-14	N 79°16'35"E	102.17'
L-15	N 79°16'35"E	102.17'
L-16	N 79°16'35"E	102.17'
L-17	N 79°16'35"E	102.17'
L-18	N 79°16'35"E	102.17'
L-19	N 79°16'35"E	102.17'
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L-95	N 79°16'35"E	102.17'
L-96	N 79°16'35"E	102.17'
L-97	N 79°16'35"E	102.17'
L-98	N 79°16'35"E	102.17'
L-99	N 79°16'35"E	102.17'
L-100	N 79°16'35"E	102.17'

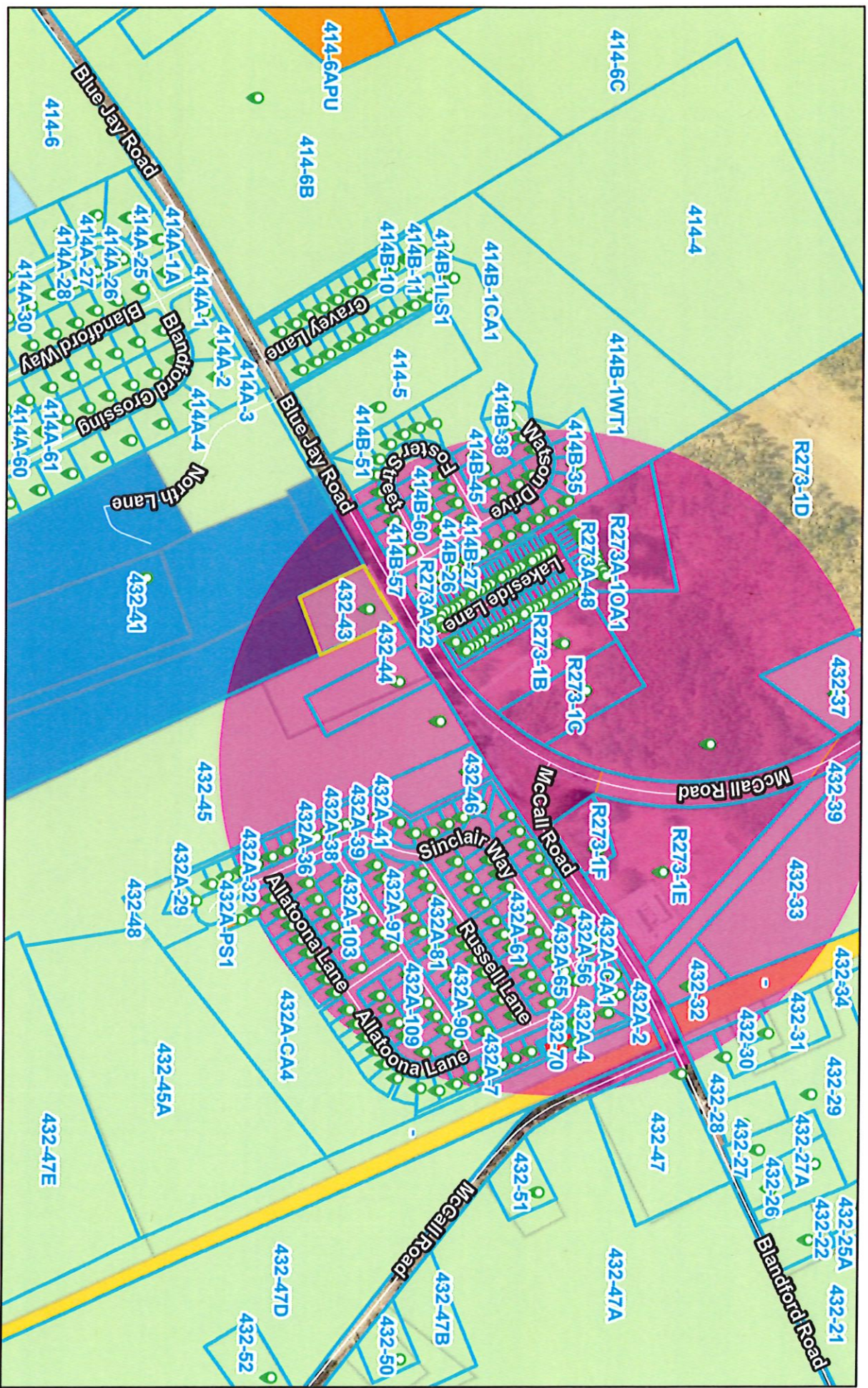
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Date 11/28/2000
Filed for Record

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Parcels

A horizontal scale bar with tick marks at 0, 0.01, 0.02, 0.03, 0.04, 0.05, and 0.09. The unit 'mi' is placed below the 0.05 mark, and 'km' is placed below the 0.09 mark. The text '1:1,961' is written vertically above the scale bar.

ECBOC, Esti, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/
NASA, EPA, USDA



6/30/2026

Addresses Character Areas

Roads Development-Suburban Node

Parcels

FLUM Areas

Agricultural-Residential

Public-Institutional

Transitional

Transportation

Utility

Municipal Boundaries

Citations

1:7,843

0 0.05 0.1 0.15 0.3 km

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