



**Record No: VAR-
26-26**

Variance Application

Status: Active

Submitted On: 6/24/2026

Primary Location

4386 Midland Road
Guyton, GA 31312

Owner

KESSLER SCOTT J
4386 MIDLAND RD GUYTON,
GA 31312

Applicant

 Scott Kessler

 4386 Midland Road
Guyton, Ga 31312

Staff Review

Board of Commissioner Meeting Date* 

09/01/2026

Notification Letter Description* 

For decrease in minimum lot frontage in AR-2

Public Notification Letters Mailed* 

08/10/2026

Location Information* 

4372 Midland Road

Staff Description 

Stipulations 

Board of Commissioner Ads 

08/12/2026

Request Approved or Denied 

—

Map#* 

397

Applicant Name* 

Scott Kessler

Commissioner District* 

2nd

Letter & ZMA Mailed 

—

Parcel#* 

4

Applicant Information

Applicant Name*

Scott Kessler

Applicant Phone Number*

[REDACTED]

Applicant Email*

[REDACTED]

Applicant Address*

4386 Midland Road

City*

Guyton

State*

Georgia

Zip Code*

31312

General Information

Zoning District*

AR-1

Map/Parcel Number*

BK 2738, PG. 297. Parcel # 03970004

Is this concurrent with a Rezoning? *

Yes

Rezoning Submittal Date*

06/06/2026

Describe why the variance is needed*

Required 100 feet of road frontage comes over in front of my house for adjoining property. Requesting to use 60 feet access at road frontage.

Water Connection*

Private Well

Sewer Connection*

Private Septic System

Who is applying for variance request?*

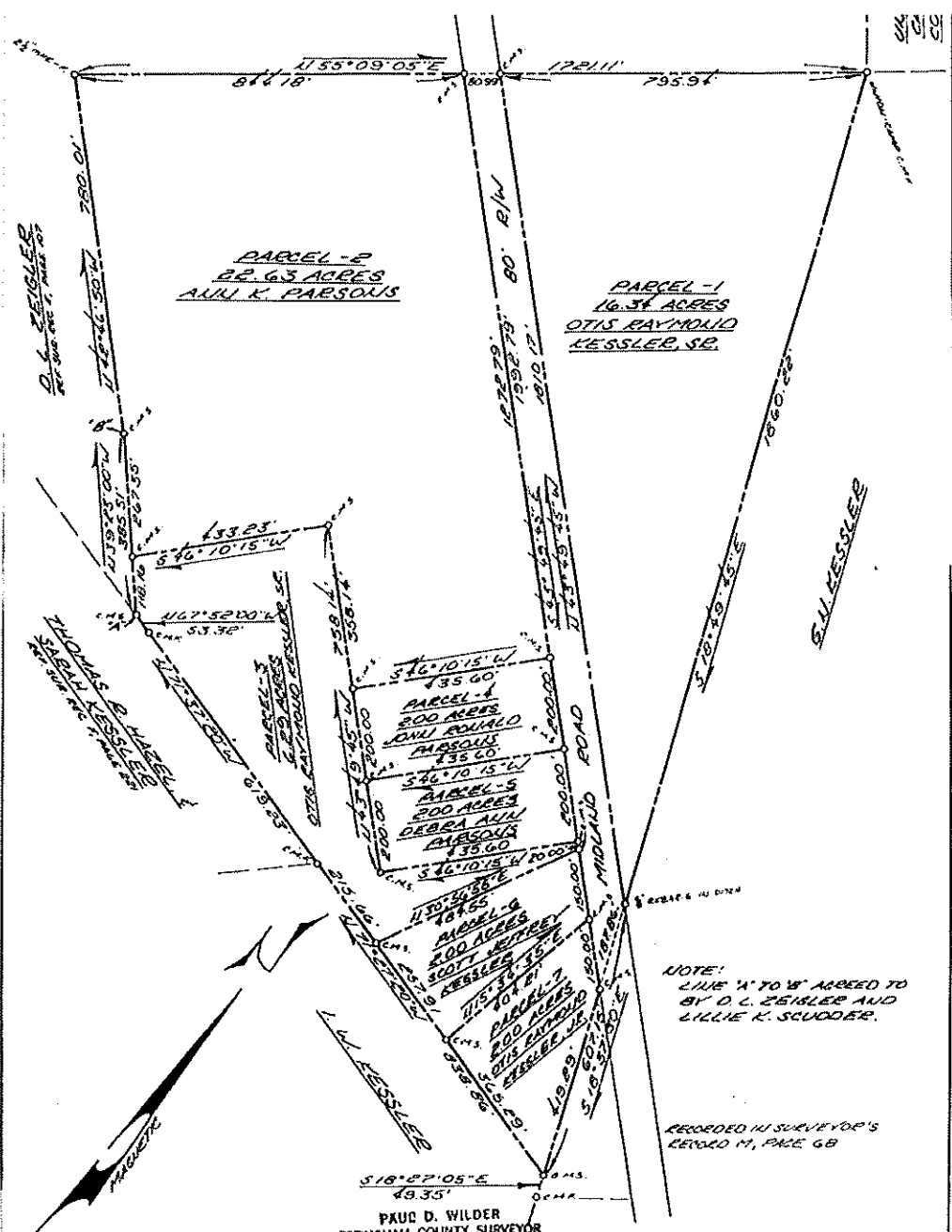
Owner

Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

 Scott J Kessler
Jun 24, 2026



NOTE:
LINE "A" TO "B" AGREED TO
BY D. L. ZEISLER AND
LILLIE K. SCUDDER.

RECORDED IN SURVEYOR'S
RECORD 17, PAGE 68

ERROR OF CLOSURE
FIELD DATA 11.22.16.5
ANGULAR ERROR .03" PER Δ POINT
PLAT CLOSURE 11.36.6.13
ADJUSTED BY COMPASS RULE
EQUIPMENT USED
DS-1 THEODOLITE

PAUL D. WILDER
EFFINGHAM COUNTY SURVEYOR



PLAT OF PROPERTY OF LILLIE K. SCUDDER DIVIDED FOR PARTIES AS SHOWN	
LOCATION: <u>S. 40 S</u> <u>EFFINGHAM COUNTY, GEORGIA</u>	
SCALE: 1 INCH = 200 FEET	

Proposed Resident in Red

Overview



Parcel ID	Class Code	Taxing District	Acres	Owner	Physical Address	Fair Market Value	Last 2 Sales Date	Price	Reason	Qual
03970004	Residential	01-County	6.29	KESSLER SCOTT J	4386 MIDLAND RD	\$248398	10/27/2021	0	U	U
				GUYTON, GA 31312			3/15/2007	0	UI	U

Note: Not to be used on legal documents.

Date created: 6/17/2026
Last Data Uploaded: 6/16/2026 6:23:54 PM

Developed by SCHNEIDER

Overview



Legend
☐ Parcels
☐ Roads

Parcel ID	03970004	Owner	KESSLER SCOTT J	Last 2 Sales	
Class Code	Residential		4386 MIDLAND RD	Date	Price Reason Qual
Taxing District	01-County	Physical Address	GUYTON, GA 31312	10/27/2021	0 U U
Acres	6.29	Fair Market Value	4386 MIDLAND RD	3/15/2007	0 UI U
Note: Not to be used on legal documents.					

Access Road

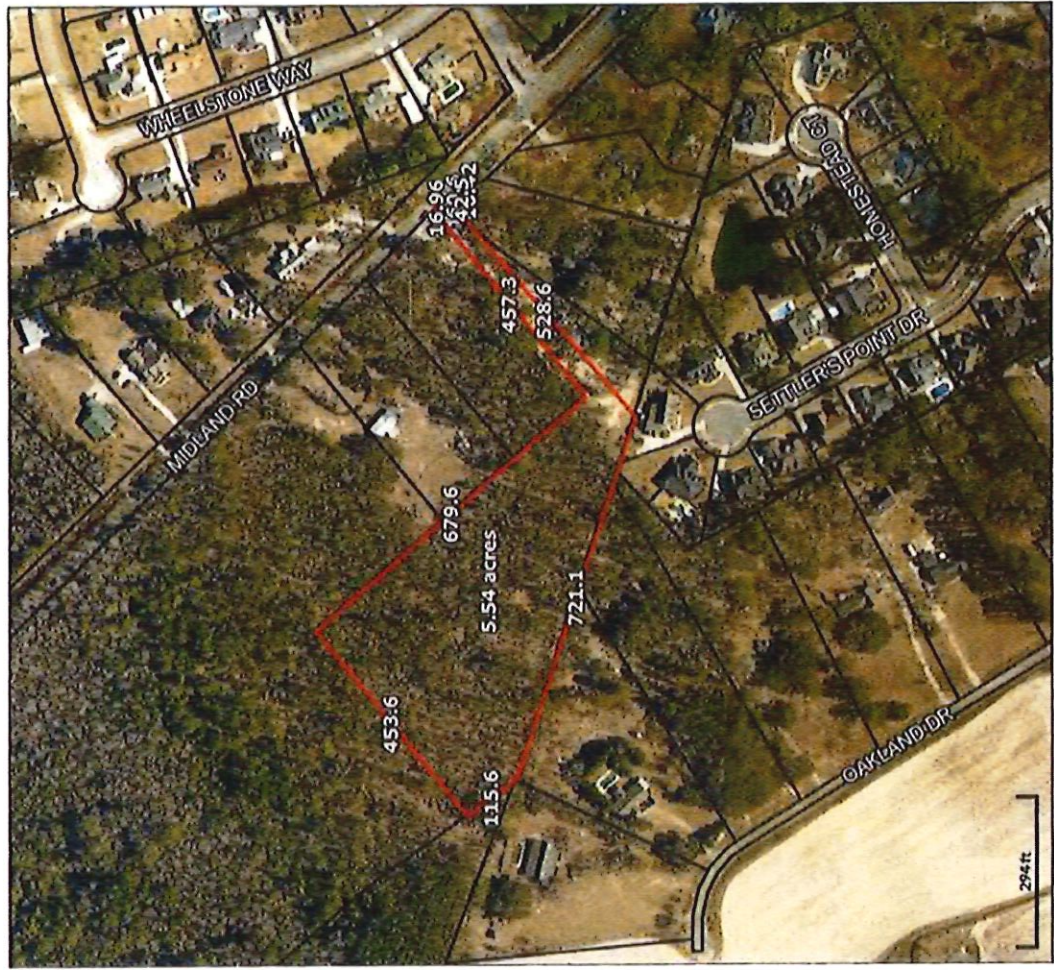


Parcel ID	Class Code	Taxing District	County	Acres	Owner	Physical Address	Fair Market Value	Last 2 Sales Date	Price	Reason	Qual
09970004	Residential	01-County	County	6.29	KESSLER SCOTT J	4386 MIDLAND RD	GUYTON, GA 31312	10/27/2021	0	U	U
						4372 MIDLAND RD		3/15/2007	0	U	U

Note: Not to be used on legal documents.

Date created: 6/24/2026
Last Data Uploaded: 6/23/2026 6:27:10 PM

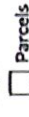
Developed by SCHNEIDER



Overview



Legend

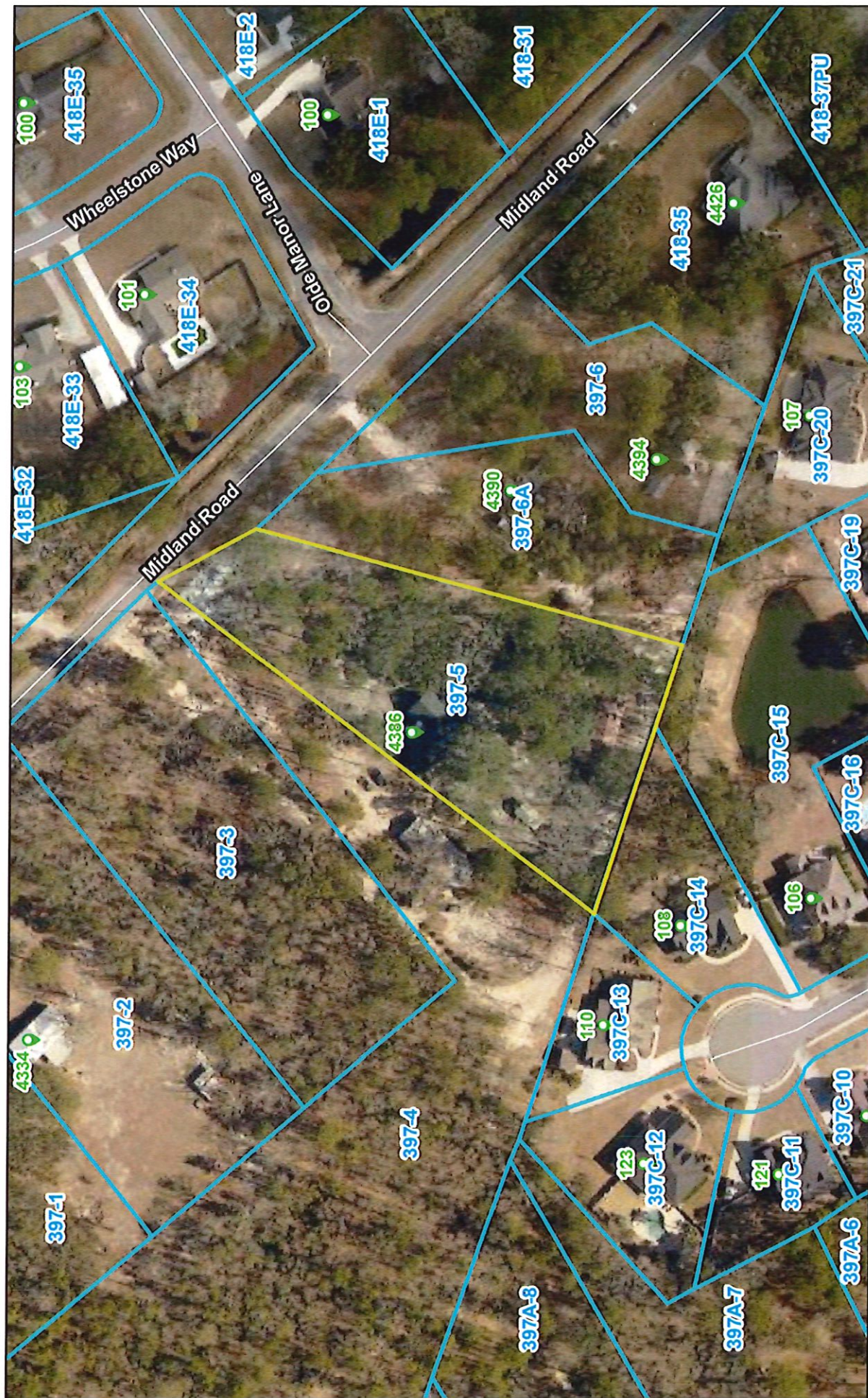


Parcels

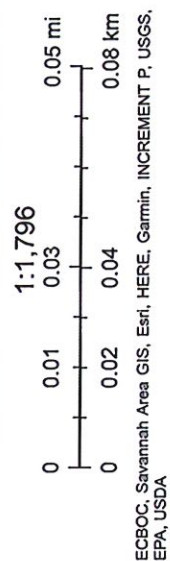


Roads

397-5



7/21/2026





7/21/2026

Addresses Zoning Wetlands Citations

Roads AR-1 AR-2 R-1

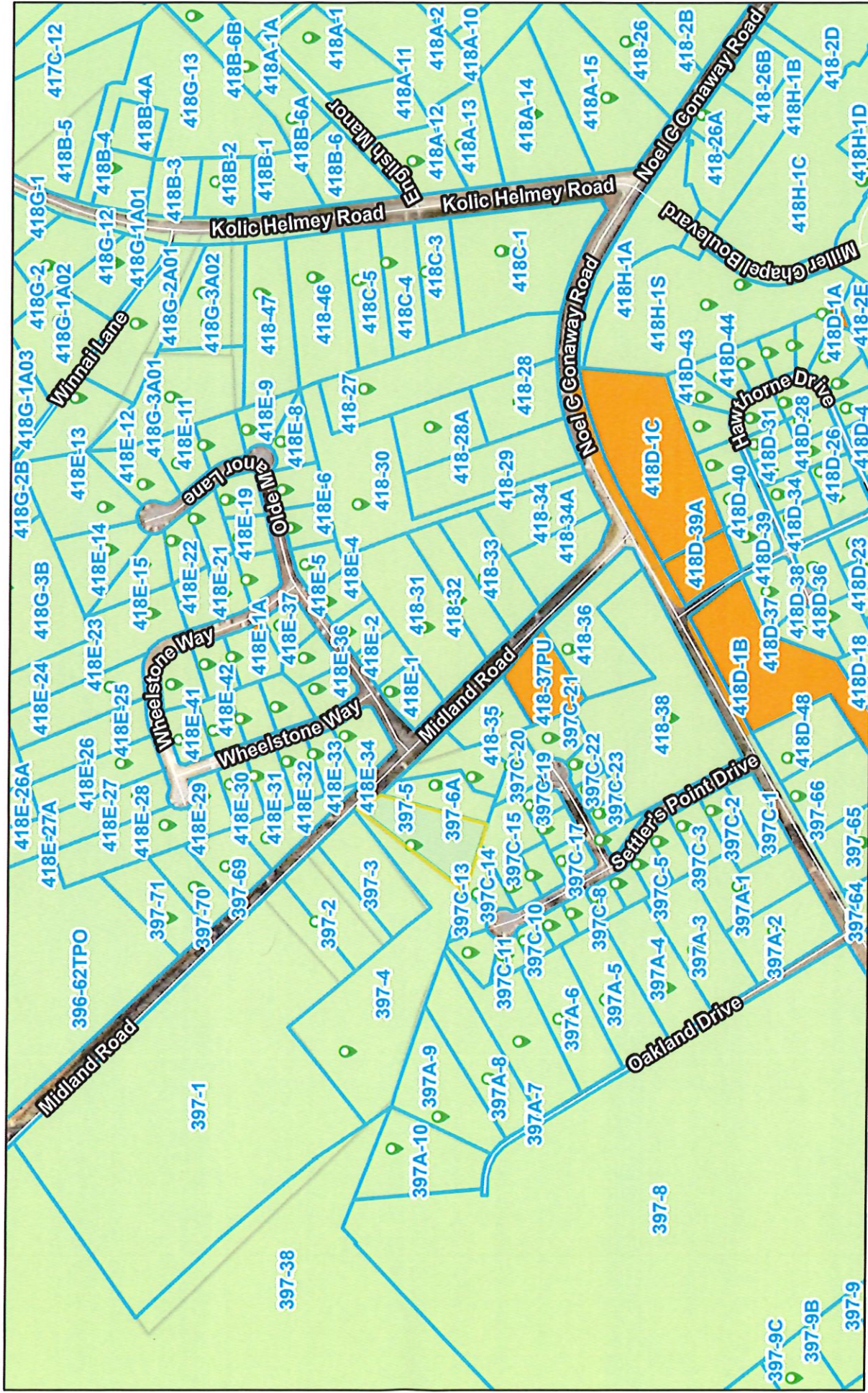
Parcels

1:3,592

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

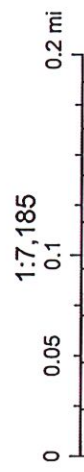
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



7/21/2026

Citations

- Addresses FLUM Areas
- Roads
- Parcels
- Agricultural-Residential
- Utility



ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA

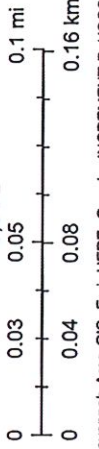
397-5



7/21/2026

- Addresses
- Parcels
- Roads
- Citations

1:3,592



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