



**Record No: RZN-
26-43**

Rezoning Application

Status: Active

Submitted On: 8/21/2026

Primary Location

32.419106, -81.459421

Owner

No owner information

Applicant

 Joshua Maynard

 706-254-9759

 jmaynar1@gmail.com

 6022 clyo kildare road
Newington, Ga 30446

Staff Review

Planning Board Meeting Date* 

10/13/2026

Board of Commissioner Meeting Date* 

11/03/2026

Notification Letter Description * 

to allow for permitted uses in AR-2

Staff Description 

Stipulations 

Map #* 

235A

Parcel #* 

6C

Georgia Militia District 

—

Commissioner District* 

3rd

Public Notification Letters Mailed 

09/21/2026

Board of Commissioner Ads 

10/14/2026

Planning Board Ads 

09/23/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Joshua Maynard

Applicant Email Address*

jmaynar1@gmail.com

Applicant Phone Number*

7062549759

Applicant Mailing Address*

6022 clyo kildare road

Applicant City*

newington

Applicant State & Zip Code*

ga 30446

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 *

0235A006C00

Road Name*

CLARK ROAD

Proposed Road Access* ?

EXSISTING ACCESS

Total Acres *

2.43

Acres to be Rezoned*

2.43

Lot Characteristics *

High, flat, dry ground. Favorable soil survey completed. Fairly square lot.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Lot is currently in violation of AR1 acreage minimum. I would like to rezone to
AR2, split into 2 equal sized lots(attached sketch).

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

North*

AR1, AR1

South*

AR1

East*

West*

AR1

AR2

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

Currently the land is vacant with relatively new growth vegetation

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

no

Describe the use that you propose to make of the land after rezoning.*

I wish to divide the property into 2 lots, 1.21acre each, install a mobile home on one of the new lots and build a stick built home on the other lot. Private septic and well will be installed on each new parcel, soil survey is attached showing more than ample allocation for this proposal.

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

residential home sites and agricultural land.

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

These lots will be the same size or larger and used in the same manner as the adjacent lots.

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. This proposal creates minimal new traffic and will create two new tax generating properties.

Digital Signature*



Joshua Maynard

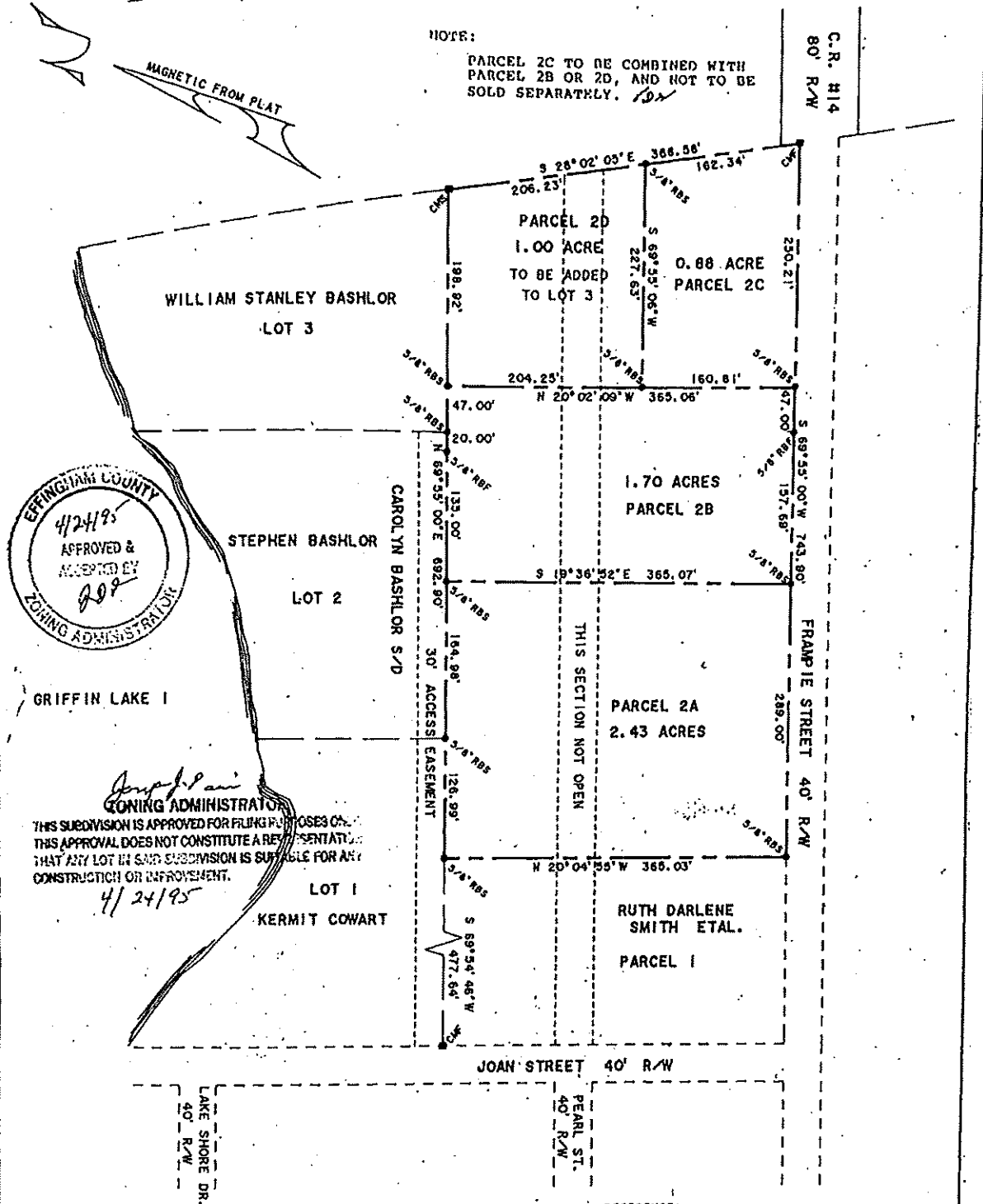
Aug 21, 2026

Filed for Record

Book A318 Page B2
Date 5/19/1995

NOTE:

PARCEL 2C TO BE COMBINED WITH
PARCEL 2B OR 2D, AND NOT TO BE
SOLD SEPARATELY. *19x*



I CERTIFY THAT THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD ZONE AS
SHOWN ON FIRM FLOOD MAP NO. 130075-0075-B,
DATED MARCH 18, 1987.

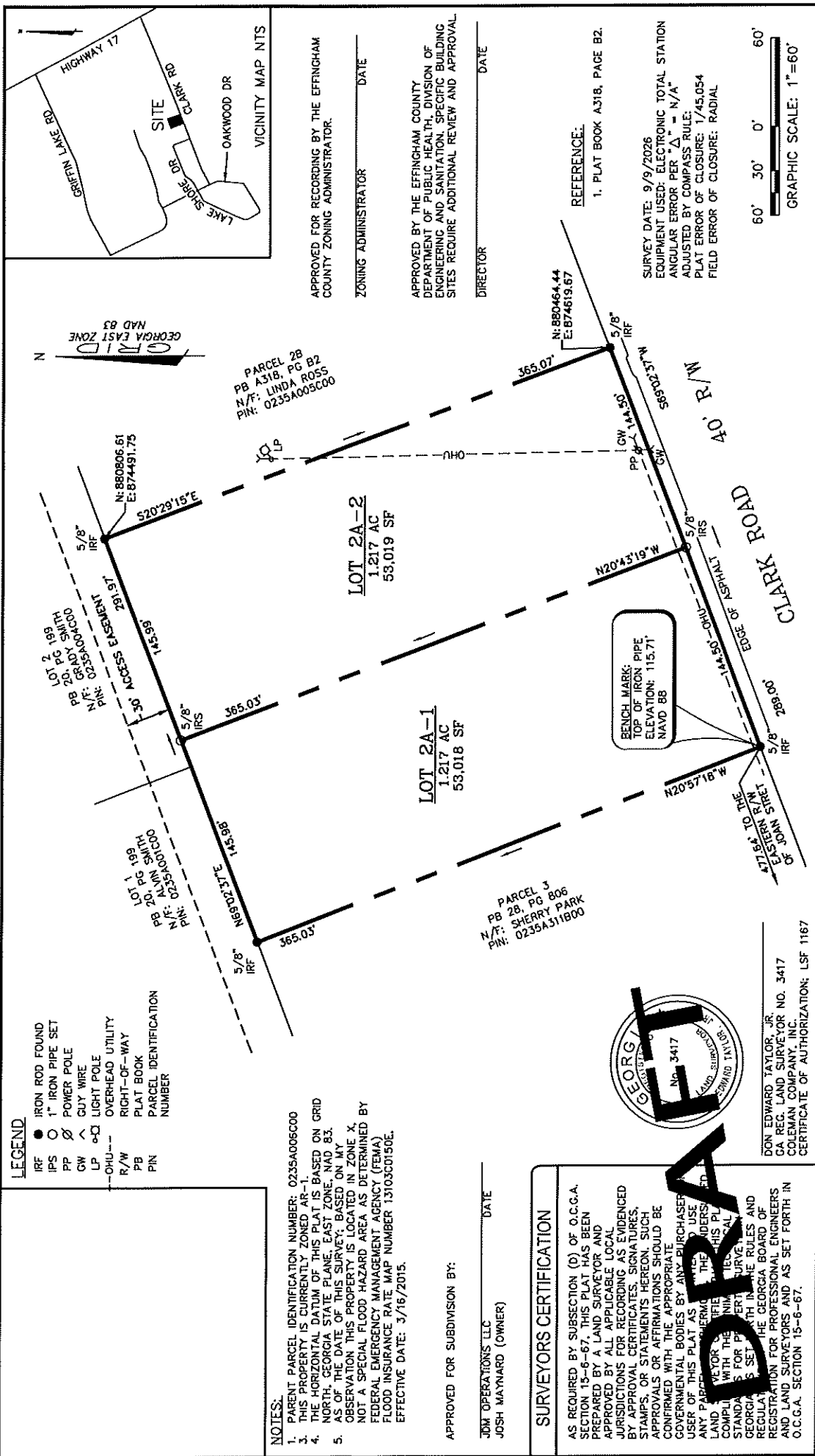
Paul D. Wilder
PAUL D. WILDER R.L.S. #1559

ERROR OF CLOSURE:
FIELD DATA 1/72,264'
ANGULAR ERROR 01" PER A POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/199,983'
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER



REFERENCE:
PLAT BOOK 2, PAGE 63
PLAT BOOK 15, PAGE 4

PLAT OF	
DIVISION OF PORTION OF GRIFFIN LAKE SUBDIVISION PROPERTY OF GRADY R. SMITH	
LOCATION: S.M.D. 12, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 100 FEET 0 100 200	
DATE: SEPT. 15, 1994	FILE NO. 4081
WILDER SURVEYING & MAPPING (812) 826-5412, PO BOX 369 RINCON, GA 31326	



LEGEND

- IRF ● IRON ROD FOUND
- IPS ○ 1" IRON PIPE SET
- PP ○ POWER POLE
- CW ^ CUY WIRE
- LP ○ LIGHT POLE
- OHU-- OVERHEAD UTILITY
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- PIN PARCEL IDENTIFICATION NUMBER

NOTES:

- PARENT PARCEL IDENTIFICATION NUMBER: 0235A006C000
- THIS PROPERTY IS CURRENTLY ZONED R-1.
- THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
- AS OF THE DATE OF THIS SURVEY, BASED ON MEASUREMENTS, THIS PROPERTY IS LOCATED IN ZONE X.
- NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13103C0150E. EFFECTIVE DATE: 3/16/2015.

APPROVED FOR SUBDIVISION BY:

JDM OPERATIONS LLC
JOSH MAYNARD (OWNER)

DATE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 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 CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF THIS PLAT AS A CONDITION OF USE. LAND PARCELS FORMED BY THIS PLAT SHALL COMPLY WITH THE STANDARDS AND RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

REFERENCE:

- PLAT BOOK A318, PAGE B2.

SURVEY DATE: 9/9/2026
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = N/A
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/45,054
FIELD ERROR OF CLOSURE: RADIAL

60' 30' 0' 60'
GRAPHIC SCALE: 1"=60'

**A MINOR SUBDIVISION PLAT OF PARCEL 2A,
BEING A DIVISION OF A PORTION OF
GRIFFIN LAKE PROPERTY OF GRADY R. SMITH,
12TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA**

PREPARED FOR: JDM OPERATIONS LLC

JOB NUMBER: 26-26
DATE: 9/18/2026
SCALE: 1"=60'

SHEET#:
1/1

DON E. TAYLOR
407 Morgan Street
Pooler, Georgia
(912) 346-5746
donetaylor@comcast.net

235A-6C



9/4/2026

- Addresses
 - Roads
 - Parcels
 - Citations
- 1:2,007
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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

Addresses  Parcels  AR-2 
Roads  Zoning  AR-1 

1:8,026

0	0.05	0.1	0.2 mi
1:8,026			

FLUM Areas

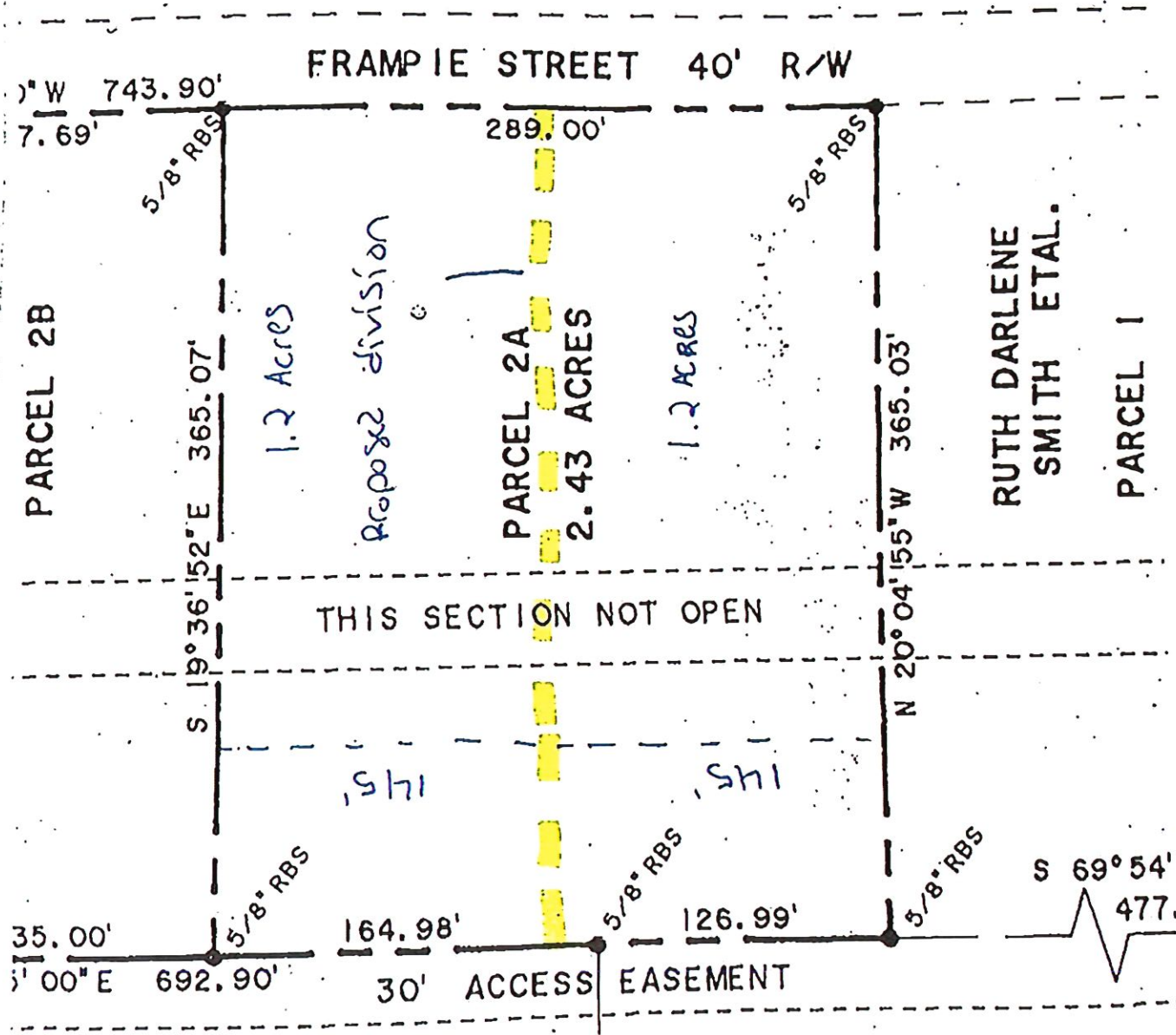
Addresses Character Areas

Roads Parks-Recreation Agricultural

Parcels

Utility

ECBOC, Esri, HERE, Garmin, INCREMENT P, Internap, USGS, METU/
NASA, EPA, USDA



AROLYN BASHLOR S/D

EPHEN BASHLOR

LOT 2

NOT FOR REPRODUCTION
FOR REPRODUCTION
FOR REPRODUCTION
FOR REPRODUCTION

LOT 1

KERMIT COWART

RUTH DARLENE
SMITH ETAL.

PARCEL 1

BASHLOR DARLENE S
382 CLARK RD
GUYTON, GA 31312

JDM OPERATIONS LLC
6022 CLYO KILDARE RD
NEWINGTON, GA 30446

LOWE ZACKARY DYLLON
484 CLARK RD
GUYTON, GA 31312

NEAL LISA ELLEN
404 ARMOR WAY
POWDER SPRINGS, GA 30127

PARK SHERRY MAE
444 CLARK RD
GUYTON, GA 31312

PROPERTIES BY BASHLOR LLC
327 GRIFFIN LAKE RD
GUYTON, GA 31312

ROSS LINDA HELMLY
404 CLARK RD
GUYTON, GA 31312

SMITH ALVIN FURMAN
414 CLARK RD
GUYTON, GA 31312

SMITH GRADY R
4450 HWY 17 N
GUYTON, GA 31312

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GUYTON, GA 31312

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GUYTON, GA 31312

SMITH GRADY R
4450 HWY 17 N
GUYTON, GA 31312

235A-6C



9/4/2026



ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

07/17/2024, on file in the office of the Clerk of the Superior Court of
Effingham County, in Deed Book 3057 page 977978.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature [Signature]
Print Name Joshua Maynard

Owner's signature _____

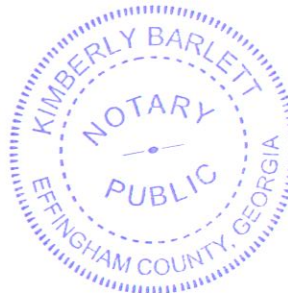
Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 26 day of August, 20 24.

[Signature]
Notary Public, State of Georgia



October 6, 2026

Effingham County Zoning Board
Springfield, GA 31329

RE: Rezoning Amendment
Joshua Maynard
6022 Cloy-Kildare Road
Cloy, GA 31303

Zoning Board Members:

The Effingham County Health Department, Environmental Health Office, has reviewed the request to rezone the above-mentioned tract of land. A minimum of a level 3 soil report and 1 acre or more of useable land is needed for the parcel to comply with the lot sizing requirements according to the State of Georgia Department of Public Health Chapter 511-3-1.

The Environmental Health Office may require additional documents other than listed above to ensure a complete review of the project. Useable land for an onsite sewage system may be larger than 1 acre, depending upon flow rate of the project.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Office, at (912) 754-6850.

Sincerely,



Stephen T. Andrews
Environmental Health County Manager
Effingham County Health Department

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request, **Joshua Maynard (Map # 235A Parcel # 6C)** from **AR-1 to AR-2 zoning**.

- Yes No ? 1. Is this proposal inconsistent with the county's master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

Of the rezoning request, **Joshua Maynard (Map # 235A Parcel # 6C) from AR-1 to AR-2 zoning.**

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