



RZN-25-30

Rezoning Application

Status: Active

Submitted On: 6/13/2025





Primary Location

446 Nease Road
Guyton, GA 31312

Owner

DICKERSON LAURIE Z
AKA LAURIE STREGLES 721
NEASE RD GUYTON, GA 31312

Applicant

 Darrin Dickerson
 912-313-9216
 chaparral39@yahoo.com
 721 Nease Rd
Guyton, Ga 31312

Staff Review

 Planning Board Meeting Date*

07/08/2025

 Board of Commissioner Meeting Date*

08/05/2025

 Notification Letter Description *


To permitted uses in AR-2.

 Map #*

374

 Parcel #*

35A

 Staff Description

 Georgia Militia District

—

 Commissioner District*

1st

 Public Notification Letters Mailed

06/16/2025

 Board of Commissioner Ads



07/16/2025

 Planning Board Ads

06/18/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Darrin Dickerson

Applicant Email Address*

chaparral39@yahoo.com

Applicant Phone Number*

912-313-9216

Applicant Mailing Address*

721 Nease Road

Applicant City*

Guyton

Applicant State & Zip Code*

Ga, 31312

Property Owner Information

Owner's Name*

Laurie Z. Dickerson

Owner's Email Address*

Chaparral39@yahoo.com

Owner's Phone Number*

912-313-9216

Owner's Mailing Address*

446 Nease Rd

Owner's City*

Guyton

Owner's State & Zip Code*

Ga, 31312

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 *

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Road Name*

Nease Road

Proposed Road Access* ?

Nease Road

Total Acres *

1.61

Acres to be Rezoned*

1.61

Lot Characteristics *

There is a home on the Property

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Subdividing the property

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

North*

AR-1

South*

AR-2

East*

AR-2

West*

AR-1

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

there is a home on the property

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.*

A family home that's lived in

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

Its open 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?*

It's Open Land

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*

✓ Darrin Dickerson
Apr 1, 2025

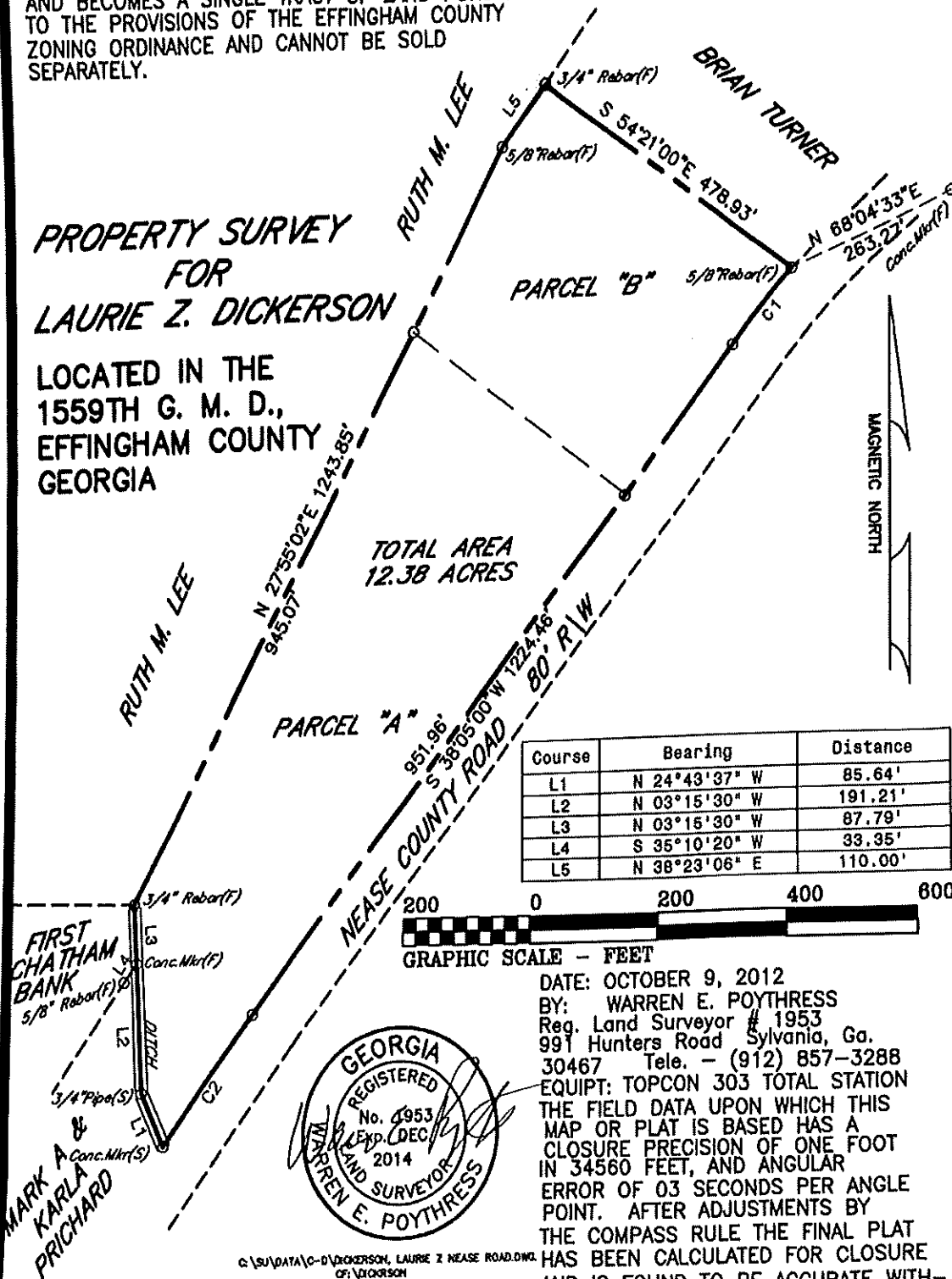
Curve	Radius	Tangent	Chord	Chord Bear.
C1	1098.02'	72.75'	145.18'	S 39°55'07" W
C2	7818.36'	116.90'	233.76'	S 36°42'53" W

PARCEL NUMBER "A" IS TO BE ADDED TO PARCEL "B",
LANDS OF LAURIE Z. DICKERSON AS RECORDED IN DEED
BOOK UNLOCATED AND PLAT BOOK 16 PAGE 213
AND BECOMES A SINGLE TRACT OF LAND PURSUANT
TO THE PROVISIONS OF THE EFFINGHAM COUNTY
ZONING ORDINANCE AND CANNOT BE SOLD
SEPARATELY.

PROPERTY SURVEY FOR LAURIE Z. DICKERSON

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

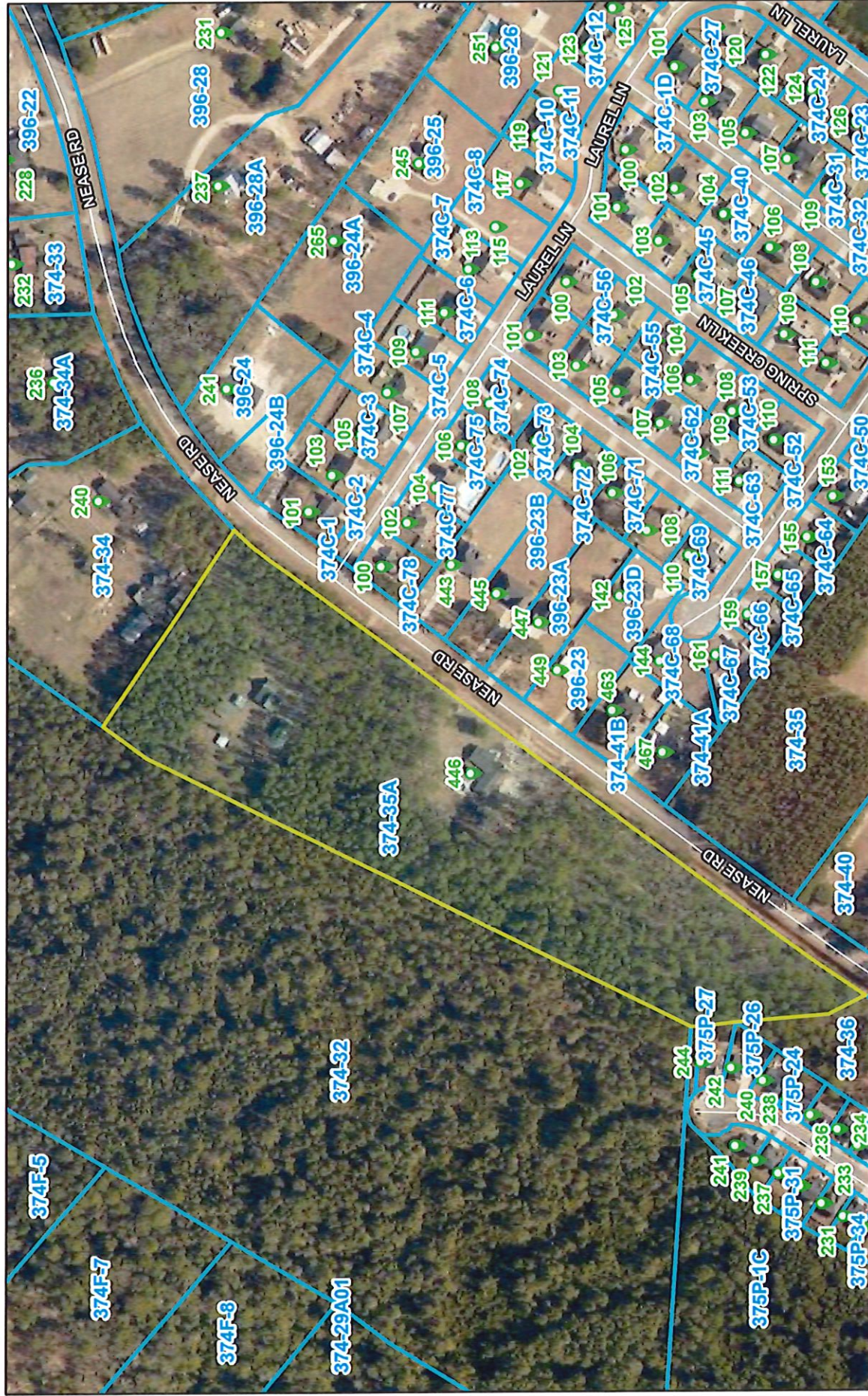
TOTAL AREA
12.38 ACRES





Course	Bearing	Distance
L1	N 24°43'37" W	85.64'
L2	N 03°15'30" W	191.21'
L3	N 03°15'30" W	87.79'
L4	S 35°10'20" W	33.35'
L5	N 38°23'06" E	110.00'

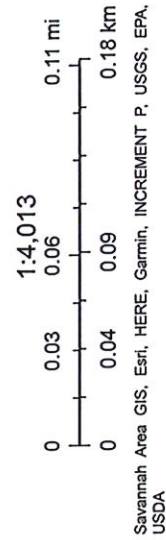
G:\SU\DATA\G-D\ICKERSON, LAURIE Z NEASE ROAD.DWG
OF: DICKERSON

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6/13/2025

-  Addresses
-  Parcels
- Roads
- Citations

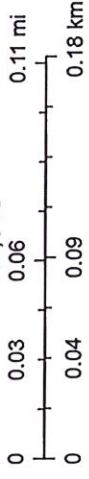


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Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA