



Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: October 14, 2025

Proposed Zoning: B-3 (Major Commercial District)

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 296-46C01

Parcel Size: 5 acres

Proposed Use: Veterinary Services

Applicant: Suzette Schmetz
1121 Sandhill Road
Guyton, GA 31312

Owner(s): Beverley Boyles
1772 Central Avenue
Guyton, GA 31312

Location: Highway 17 S & Pound Road

Existing Land Use and Zoning:

The parcel totals 5 acres and is located at the intersection of Highway 17 S and Pound Road. According to the Tax Assessor's website, this parcel is currently vacant land. This parcel has two points of ingress and egress: one on Highway 17 S and the other on Pound Road.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). The property to the south is zoned B-3 (Major Commercial District), while the north, east, and west properties are zoned AR-1 (Agricultural – Residential, 5 acres or more).



The Proposed Development:

The applicant has requested to rezone the total 5 acres to B-3 (Major Commercial District). Initially, the applicant applied for a Conditional Use in AR-1 for veterinary services. At the Board of Commissioners meeting on August 19, 2025, the board discussed the option of this parcel being zoned B-3 for the proposed veterinary services and suggested that the applicant apply for rezoning.

Per the Effingham County Code of Ordinances, **Section 4.1A – Permitted use table**, Veterinary Services is a permitted use in the B-3 (Major Commercial District) zoning district. The other permitted uses with the B-3 zoning district are as follows: Housing Services, Automobile Sales and Services (except wrecked vehicle import/export and junkyards), Heavy Consumer Goods or Sales Services, Durable Consumer Goods Sales or Services, Consumer Goods, Grocery, Food, Beverage, Dairy, etc., Health and Personal Care, Finance and Insurance, Real Estate Services (except property management services and rental housing – related), Rental and Leasing – Non-Residential, Professional Services, Administration Services, Services to Buildings and Dwellings, Food Services, Personal Services, Pet and Animal Sales or Services, Flex Space with Retail Front, Enclosed/Mini Storage/Self-Storage, Road, Ground Passenger, and Transit Transportation, Publishing, Telecommunications and Broadcasting, Information Services and Data Processing Industries, Water, Steam, Air Conditioner Supply, Theater, Dance, or Music Establishment, Sports Team or Club, Museums and Other Special Purpose Recreational Institutions, Amusement, Sports, or Recreation Establishment, Natural and Other Recreational Parks, Educational Services, Public Administration, Judicial Functions, Other Government Functions, Public Safety (Gov't Owned), Health and Human Services, Social Assistance, Welfare and Charitable Services, Religious Institutions, Final Care Services, Associations, Nonprofit, Organizations, etc., Building, Developing, and General Contracting, Machinery Road, Special Trade Contractor, Heavy Construction Contractor, Agriculture, Forestry, Fishing and Hunting, and Support Functions for Agriculture.

Comprehensive Plan:

This parcel falls within the Agricultural–Residential area within the Future Land Use Map (FLUM). The predominant use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37) The parcel adjacent to this property is located within the commercial area on the FLUM. The predominant use of land for the commercial area ranges from small-scale stores and serving residential areas, to wholesale operations, and everything in between (pg. 36).

Determination:

Staff has reviewed the application, and the application is complete with the following conditions:

1. A site plan must be approved by the Board of Commissioners.
2. Any encroachments onto Pound Road must be approved by the County Engineer and any encroachments onto Highway 17 must be approved by GDOT.

Planning and Zoning Services

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