



RZN-25-40

Rezoning Application

Status: Active

Submitted On: 8/25/2025

Primary Location

32.294350, -81.389351

Owner

No owner information

Applicant

 Suzette Schmetz

 706-614-9678

 reseschmetz@gmail.com

 1121 Sandhill Rd
Guyton, GA 31312

Staff Review

 Planning Board Meeting Date*

10/14/2025

 Board of Commissioner Meeting Date*

11/04/2025

 Notification Letter Description *

To allow for veterinary services in B-3.

 Map #*

296

 Parcel #*

46C01

 Staff Description

 Georgia Militia District

—

 Commissioner District*

3rd

 Public Notification Letters Mailed

09/15/2025

 Board of Commissioner Ads

10/15/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required* 

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Suzette Schmetz

Applicant Email Address*

reseschmetz@gmail.com

Applicant Phone Number*

7066149678

Applicant Mailing Address*

1121 Sandhill Rd

Applicant City*

Guyton

Applicant State & Zip Code*

31312

Property Owner Information

Owner's Name*

Beverley Boyles

Owner's Email Address*

na

Owner's Phone Number*

9126564885

Owner's Mailing Address*

1772 Central Avenue

Owner's City*

Guyton

Owner's State & Zip Code*

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*

B-3 (Highway Commercial)

Map & Parcel *

32.2949, -81.3891, 0296 0046c00

Road Name*

Pound Rd

Proposed Road Access* 

17 and Pound Rd

Total Acres *

5

Acres to be Rezoned*

5

Lot Characteristics *

Property is mostly cleared 5 acre lot

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Relocation of existing animal clinic, Guyton Animal Hospital.

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

North*

AR-1

South*

B-3

East*

AR-1

West*

AR-1

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

Property is a empty lot

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.*

Relocation of Guyton Animal Hospital

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

There is a farm to the East, a lot zoned B3 to the South owned by Effingham Storage, a property with a house accross Hwy 17, to the north is an uncleared forested property

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

We have served this community, nearby families as an animal clinic providing care for their pets and farm animals for over 11 years. Moving to this location and building a better facility would positively impact the area.

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?*

Hwy 17 is a heavily traveled road, already accommodating heavy traffic. Our business is low traffic and would not cause a burden. We have never had any complaints or problems at our current location, up the road on 17.

Digital Signature*

✓ Suzette Schmetz
Aug 24, 2025

Participant ID: 8880906199

BK: 30 PG: 14-14
Filed and Recorded
12-16-2024 04:26 PM
DOC# P2024-000258

Jason E. Bragg

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
728 SHORT HEDGE ROAD
STUNAW, GEORGIA 30467
PH (412) 839-3972

SURVEYORS CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-2-67, this plat has been prepared by a land surveyor who is duly licensed and qualified to perform the recording as evidenced by a signed certification, signature, stamp, or electronic means.

Such approvals or affirmations should be confirmed with the appropriate and before by the user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for land surveying as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-2-67.

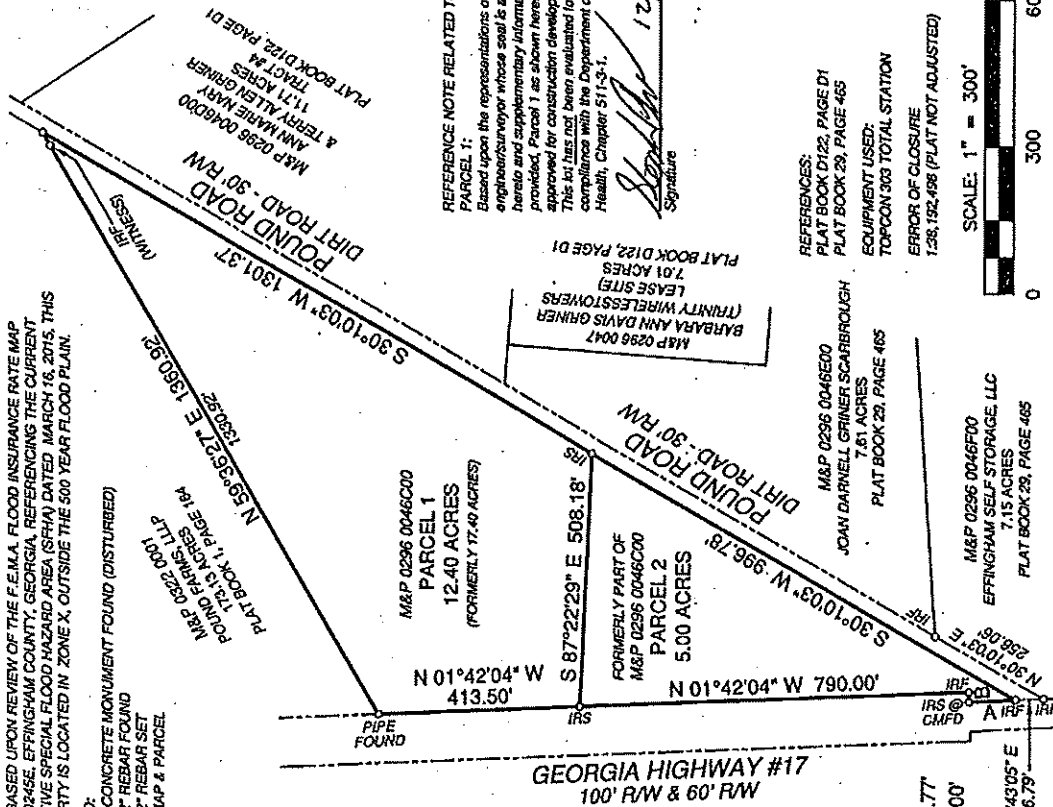


Adolph N. Michelis
GA Reg. L.S. LIC. NO. 1323 12-04-24 DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0245E, EFFINGHAM COUNTY, GEORGIA, REFLECTING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED MARCH 16, 2015, THIS PROPERTY IS LOCATED IN ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAIN.

LEGEND:
CMFD - CONCRETE MONUMENT FOUND (DISTURBED)
IRS - 1/2" REBAR FOUND
IRS - 1/2" REBAR SET
M&P - MAP & PARCEL

REFERENCE NORTH
(PLAT BOOK D122, PAGE D1)



REFERENCE NOTE RELATED TO PARCEL 1:

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OCSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appliances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Adolph N. Michelis
Signature
12/14/24
Date

REFERENCE NOTE RELATED TO PARCEL 2:

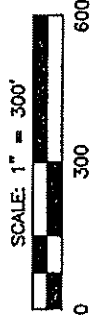
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OCSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appliances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Adolph N. Michelis
Signature
12/14/24
Date

SUBJECT PROPERTY IS TRACT #2, A 17.40 ACRE PARCEL, AS SHOWN ON A SURVEY FOR HUBERT T. GRINER DATED 04/03/04 BY JOHNSON LAND SURVEYING CO., INC. (HAROLD R. JOHNSON, RLS NO. 1137).

MINOR SUBDIVISION SURVEY FOR BEVERLY ANN GRINER BOYLES
A SURVEY TO DIVIDE A 5.00 ACRE PARCEL FROM EXISTING 17.40 ACRE PARCEL (MAP AND PARCEL 0296 0046C00)

LOCATED IN 10TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 5 NOVEMBER 2024
PLAT PREPARED 3 DECEMBER 2024

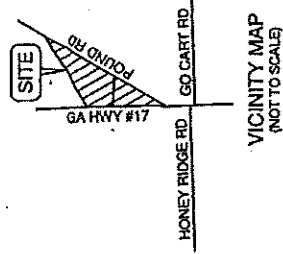


A N 01°58'50" W 94.77'
B N 88°01'47" E 20.00'

M&P 0296 0046E00
JOAN DARNELL GRINER SCARBROUGH
7.01 ACRES
PLAT BOOK 29, PAGE 465

M&P 0296 0046F00
EFFINGHAM SELF STORAGE, LLC
7.15 ACRES
PLAT BOOK 29, PAGE 465

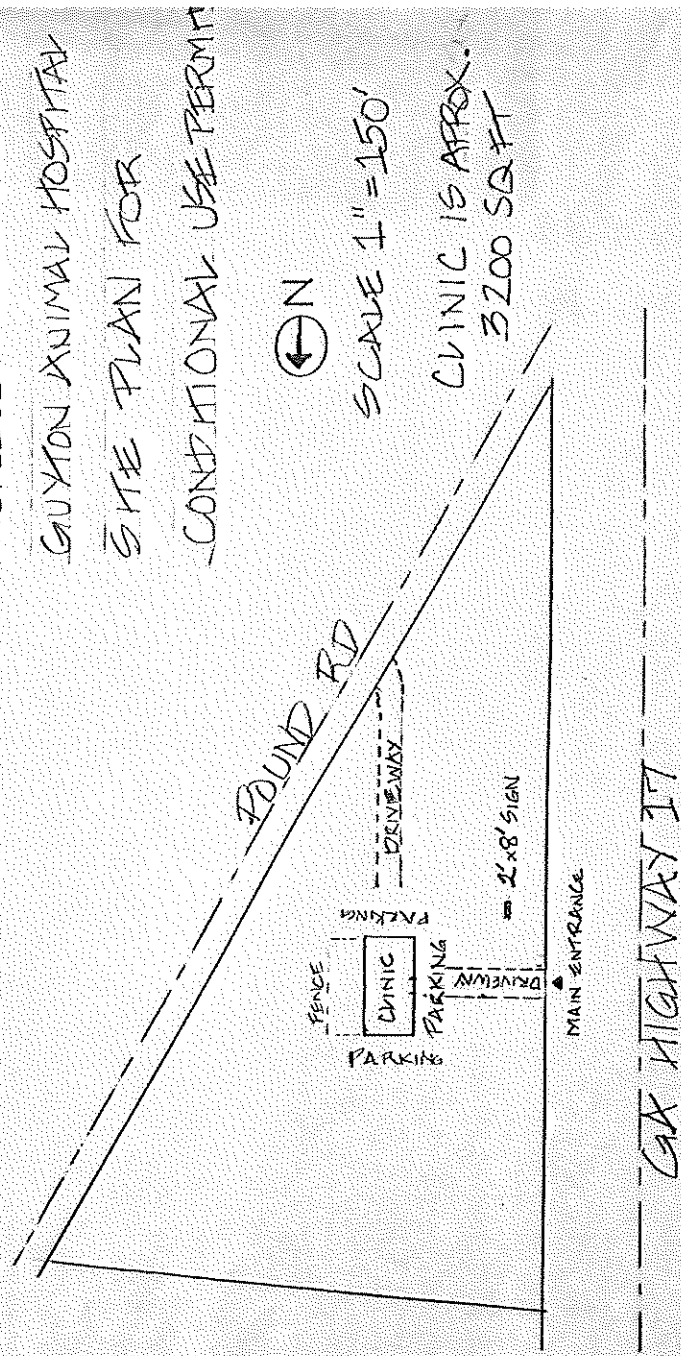
PLAT BOOK D122, PAGE D1
EQUIPMENT USED:
TOPCON 303 TOTAL STATION
ERROR OF CLOSURE
1.28, 192.498 (PLAT NOT ADJUSTED)



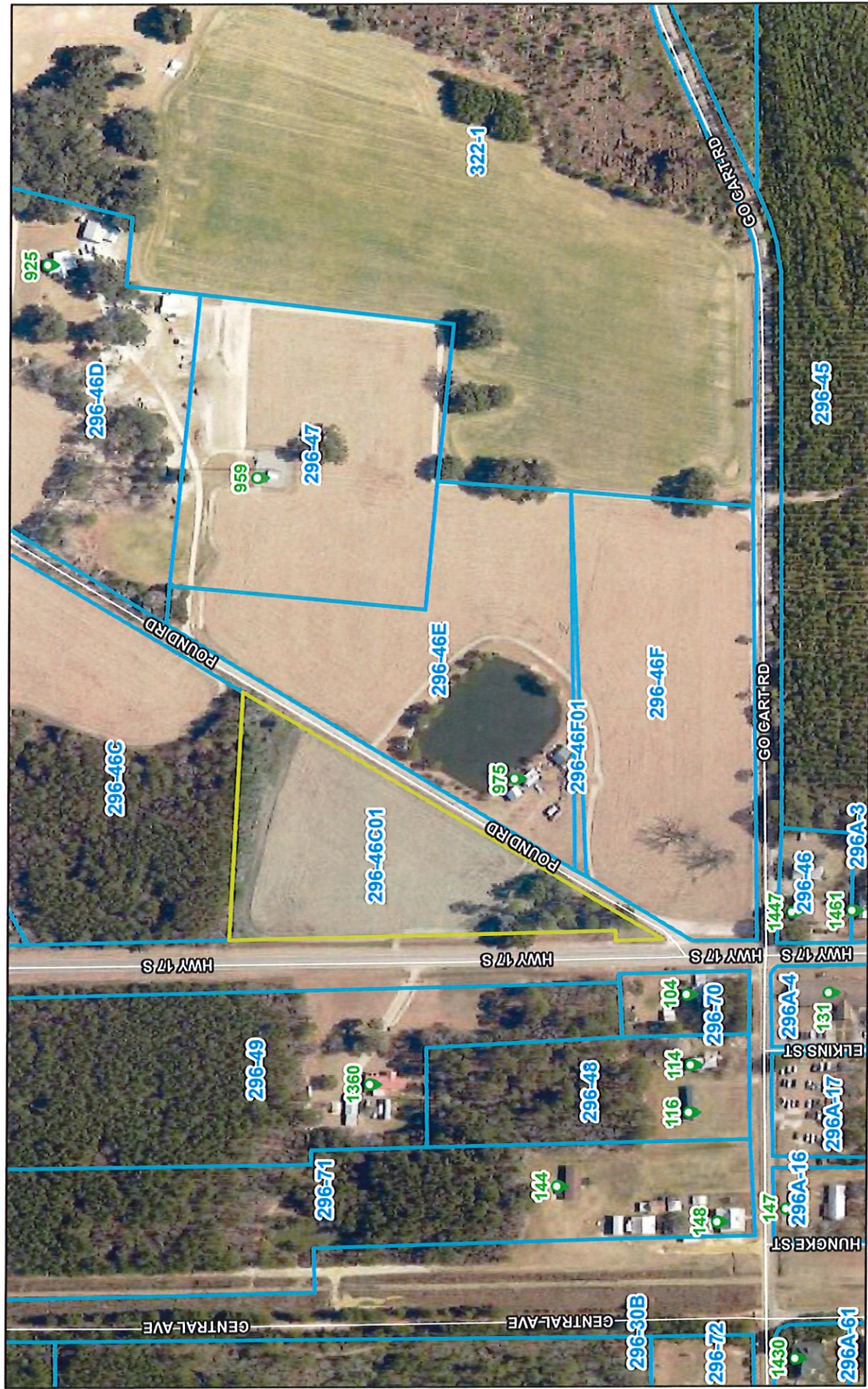
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Charles Johnson
ZONING ADMINISTRATOR
DATE 12/14/24

PROPOSED NEW LOCATION
GUYTON ANIMAL HOSPITAL
SITE PLAN FOR
CONDITIONAL USE PERMIT



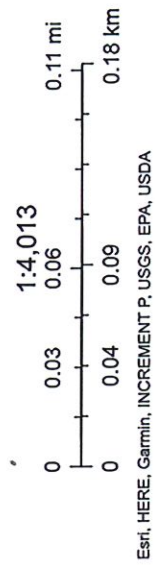
296-46C01



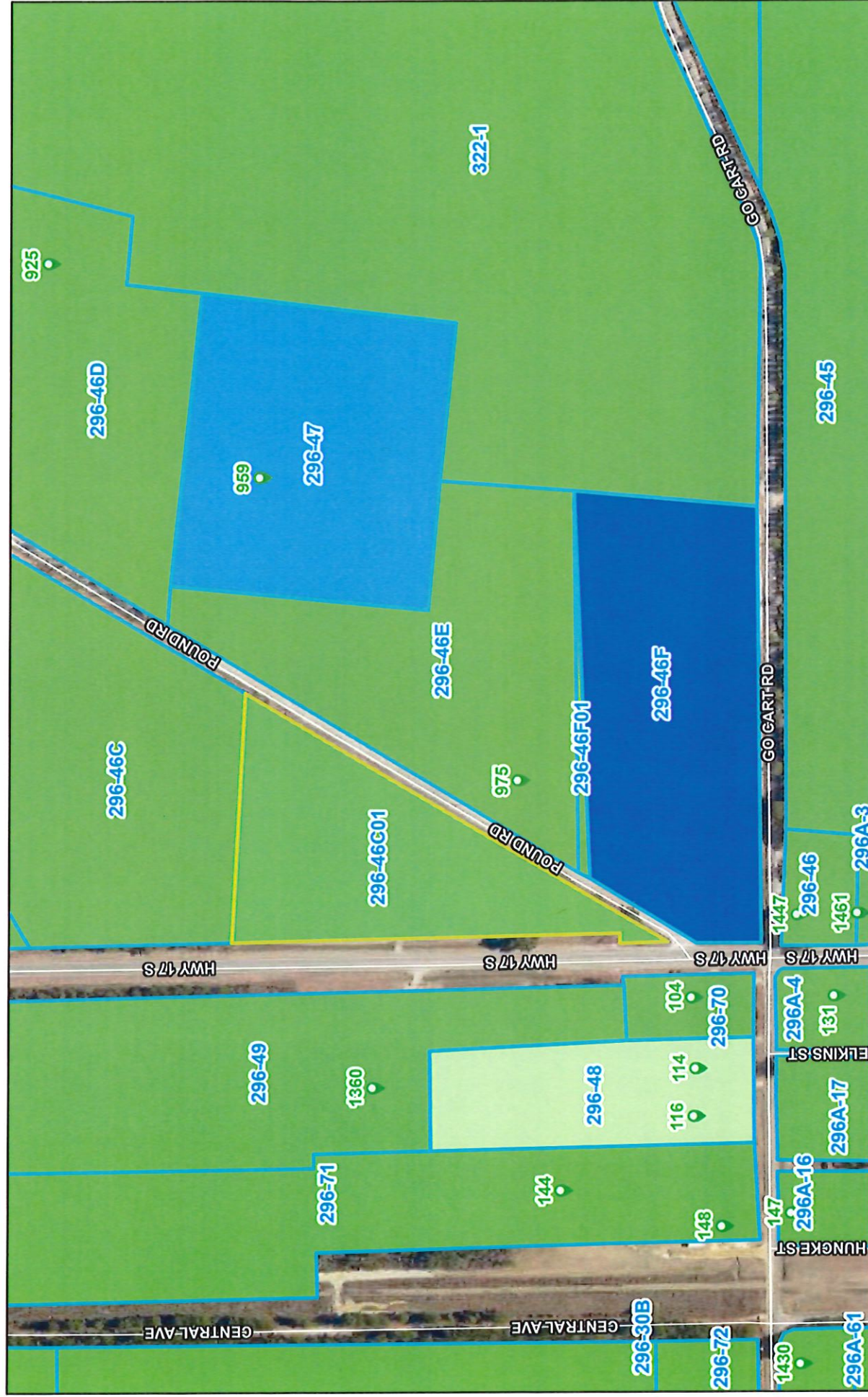
8/22/2025

Addresses  Parcels

Roads Citations



296-46C01



8/22/2025

1:4,013

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Citations

296-46C01



8/22/2025

- Addresses
- Roads
- Parcels
- Character Areas
 - Parks-Recreation
 - FLUM Areas
 - Agricultural-Residential
- Assembly Area
- Commercial
- Public-Institutional
- Utility
- Citations

