



Record No: RZN-26-12

Rezoning Application

Status: Active

Submitted On: 3/9/2026

Primary Location

7229 Georgia Highway 119
North
Clyo, GA 31303


Owner

ADAMS MARSHA ELIZABETH
AND ANTHONY
506 MORGAN CEMETERY RD
CLYO, GA 31303

Applicant

 Marsha Adams




 506 Morgan Cemetery
Rd
Clyo, GA 31303

Staff Review

Planning Board Meeting Date* 

05/12/2026

Board of Commissioner Meeting Date* 


06/02/2026


Notification Letter Description * 

to allow for permitted uses in B-2 and AR-2.

Staff Description 

AR-1 to B-2 & AR-1 to AR-2

Stipulations 

Map #* 

401

Parcel #* 


39

Georgia Militia District 

—

Commissioner District* 

3rd

Public Notification Letters Mailed 

04/14/2026

Board of Commissioner Ads 



05/13/2026

Planning Board Ads 

04/15/2026

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*

Anthony & Marsha Adams

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

[REDACTED]

Applicant City*

Clyo

Applicant State & Zip Code*

Ga 31303

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-2 (General Commercial)

Map & Parcel *

Map 0401; Parcel 04010039

Road Name*

State Hwy 119 N

Proposed Road Access* 

State Hwy 119 N

Total Acres *

5.64

Acres to be Rezoned*

4.64

Lot Characteristics *

The proposed 1-acre tract contains an existing single-family residence with established driveway access to Highway 119. The lot is generally level and cleared around the homesite, with remaining vegetation consistent with rural residential character. The surrounding area consists primarily of agricultural and low-density residential properties.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

The proposed rezoning of approximately one (1) acre to AR-2 is requested to allow the existing single-family residence to remain as a conforming residential lot following the rezoning of the remaining 4.64 acres for future commercial use.

The residence predates the proposed commercial development and has independent access to Highway 119. Separating the homesite from the remainder of the property creates a clear distinction between residential and commercial uses, promotes compatibility of land uses, and prevents the existing home from becoming a nonconforming structure.

The one-acre tract is consistent with rural residential transitional buffer between adjacent residential and future commercial property. The request supports orderly development along Hwy 119 corridor while preserve the existing residential use.

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

North*

AR -1

South*

AR-1 and B2

East*

AR-4

West*

AR-1

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

The property is currently used as a single-family residential homesite with surrounding open land. The residence is occupied as a rental property. The remaining acreage is undeveloped and consists of open land with natural vegetation consistent with rural agricultural-residential use.

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

The property does have reasonable economic use under its current AR-1 zoning as a single-family residential homesite. However, given its location along the Highway 119 corridor and proximity to recreational traffic in the area, the requested rezoning would allow the property to be utilized in a manner that better aligns with surrounding development patterns and supports appropriate economic activity.

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

Upon approval of the requested rezoning, the one-acre tract will continue to function as an existing single-family residential homesite. The rezoning will allow the residence to remain a conforming use as the remaining 4.64-acre portion of the property is being considered separately for B-2 zoning to accommodate a boat storage facility intended to serve the nearby boat landing, thereby creating a clear and appropriate separation between residential and commercial uses

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

Surrounding properties consist primarily of agricultural and low-density residential uses, including single-family homes on larger rural tracts. Diagonally across Highway 119 is an existing convenience store, and an adjoining parcel is currently zoned B-2, which has previously been used for commercial purposes. The area is characterized by a mix of rural residential, agricultural, limited commercial activity, and recreational traffic associated with the nearby boat landing.


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

The requested AR-2 rezoning will allow the existing single-family residence to remain a conforming residential use, which is consistent with surrounding agricultural and low-density residential properties. The proposal does not introduce new residential density but maintains the current homesite along Highway 119, while the rear portion of the property is being evaluated separately for commercial use. This separation of uses is compatible with nearby development, including existing rural residences and limited commercial activity in the corridor.

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?*

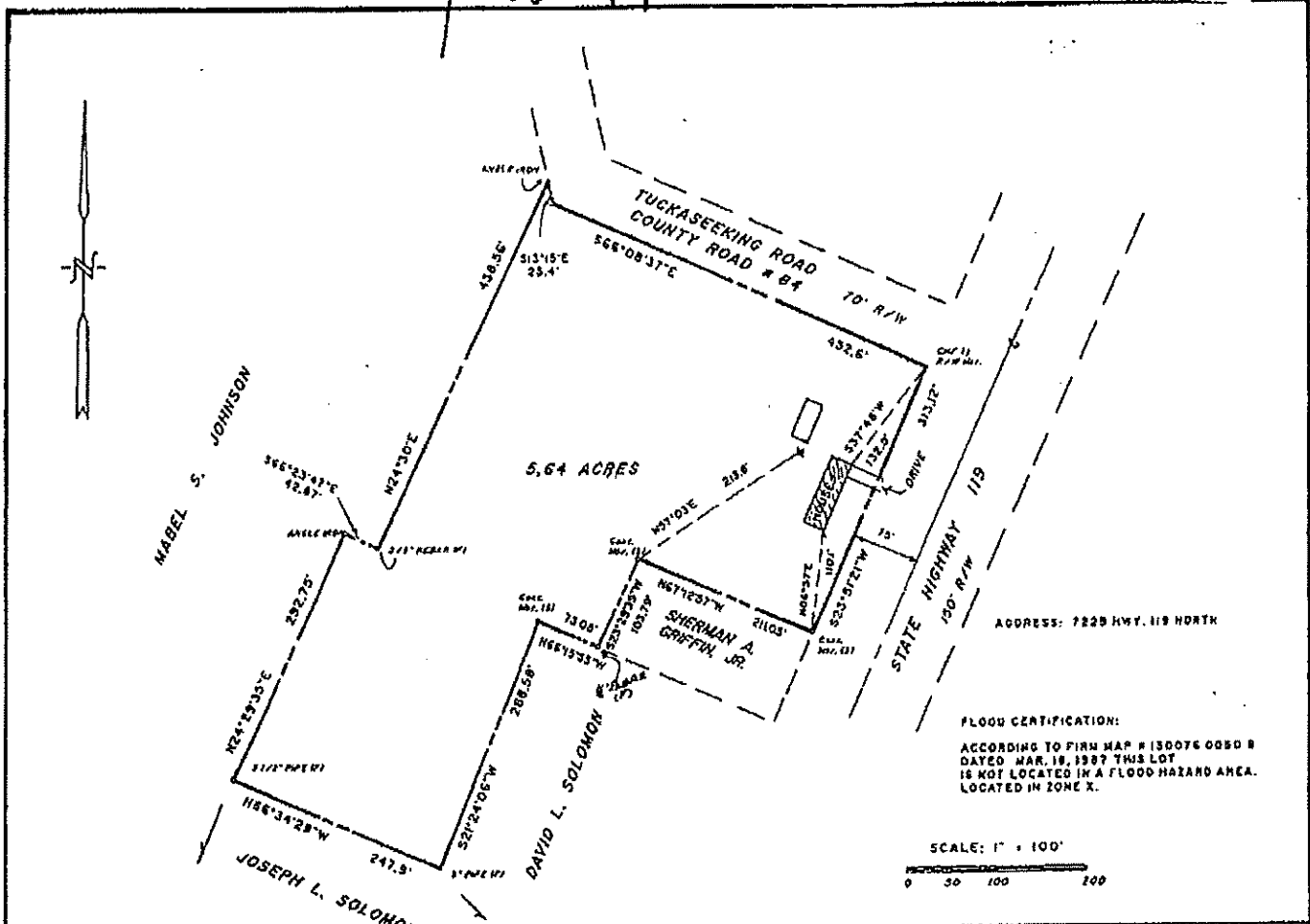
No. The proposed AR-2 rezoning will not result in an excessive or burdensome use of existing streets, transportation systems, utilities, or schools. The property will continue to function as an existing single-family residence, and no additional residential density or infrastructure demand is being introduced.

Digital Signature*

 Anthony & Marsha Adams
Feb 23, 2026

PCA/303 A-1

Filed for Record
Book 1303 Page A1
Date 1/23/1995



NOTE: THIS IS A RESURVEY OF A PREVIOUSLY APPROVED LOT & DOES NOT REQUIRE PLANNING BOARD APPROVAL.



PROPERTY SURVEY
FOR
DAVID L. FRIDAY

LOCATION: NEAR TUCKASEEKING AT THE SAVANNAH RIVER IN THE 11TH G.M.D., EFFINGHAM COUNTY, GEORGIA

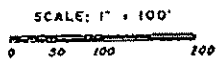
DATE: JAN. 16, 1995
BY WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
931 HUNTERS ROAD
SYLVANIA, GA. 30467
TELE. - 1912/ 657-3286

COUNT: 11672 30M&C

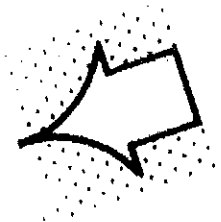
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 400,000 FEET, AN ANGULAR ERROR OF 25 SECONDS ANGLE POINT & WAS ADJUSTED USING COMPASS RULE.

THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 407,616 FEET.

FLOOD CERTIFICATION:
ACCORDING TO FIRM MAP # 13D076 0050 D DATED MAR. 18, 1997 THIS LOT IS NOT LOCATED IN A FLOOD HAZARD AREA. LOCATED IN ZONE X.



ACKNOWLEDGED AND AUTHORIZED BY

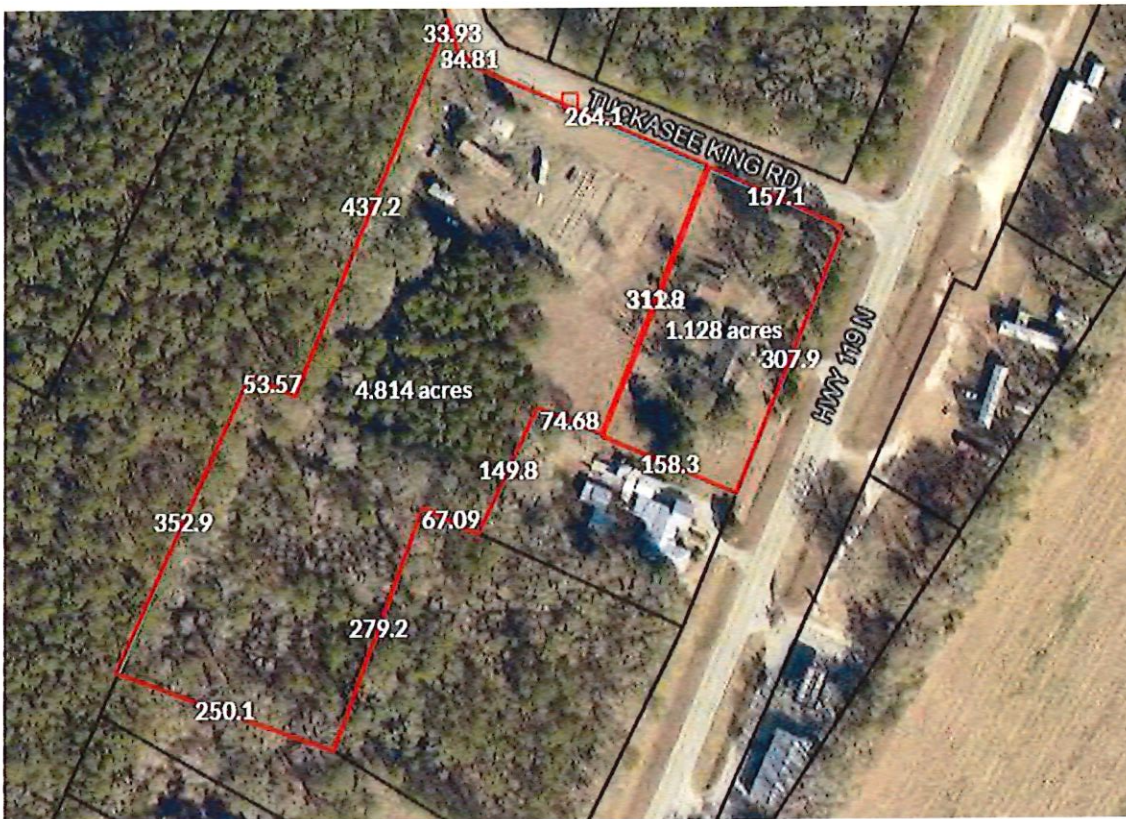


**SIGN
HERE**

This is the property broken into the two lots as requested.

~1 acre with residential home along 119 to be AR-2

~4.8 acres to be zoned B-2



This is the purposed 2.5 acres to be used as outdoor storage facility.



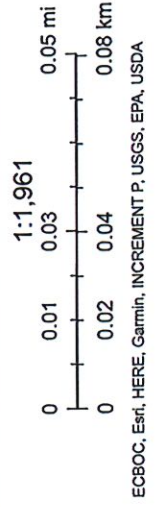
This illustrates location of the boat storage facility with red line as our potential fence location with gate opening along Tuckasee King Rd.



401-39



3/18/2026



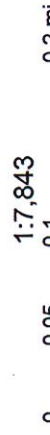
401-39



3/18/2026

Zoning

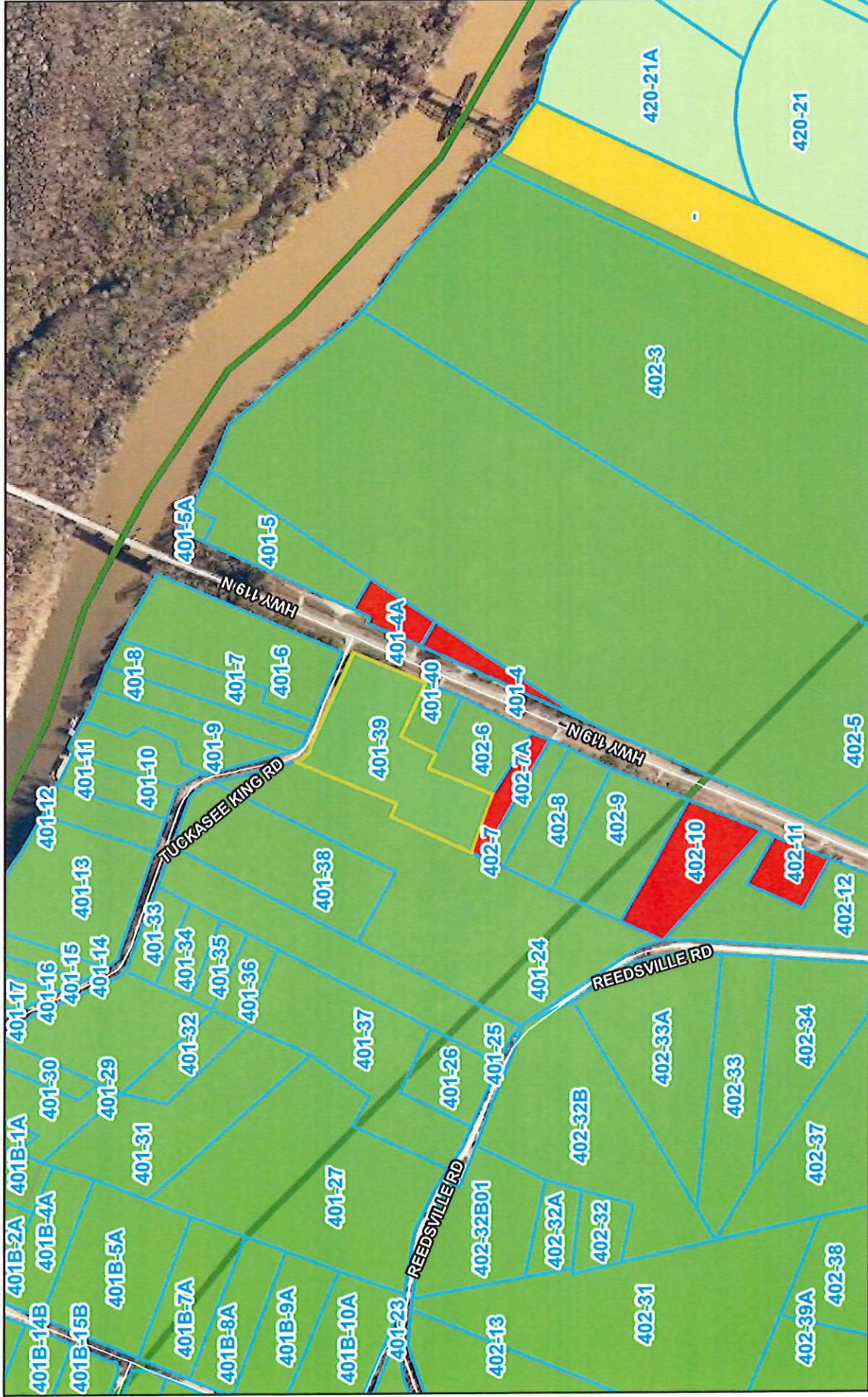
- AR-1
- AR-2
- B-1
- B-2
- B-3
- R-4
- RR (Railroad)
- Citations



1:7,843

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

401-39



3/18/2026

1:7,843

0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

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

Character Areas

- Conservation
- Agricultural
- Agricultural-Residential

FLUM Areas

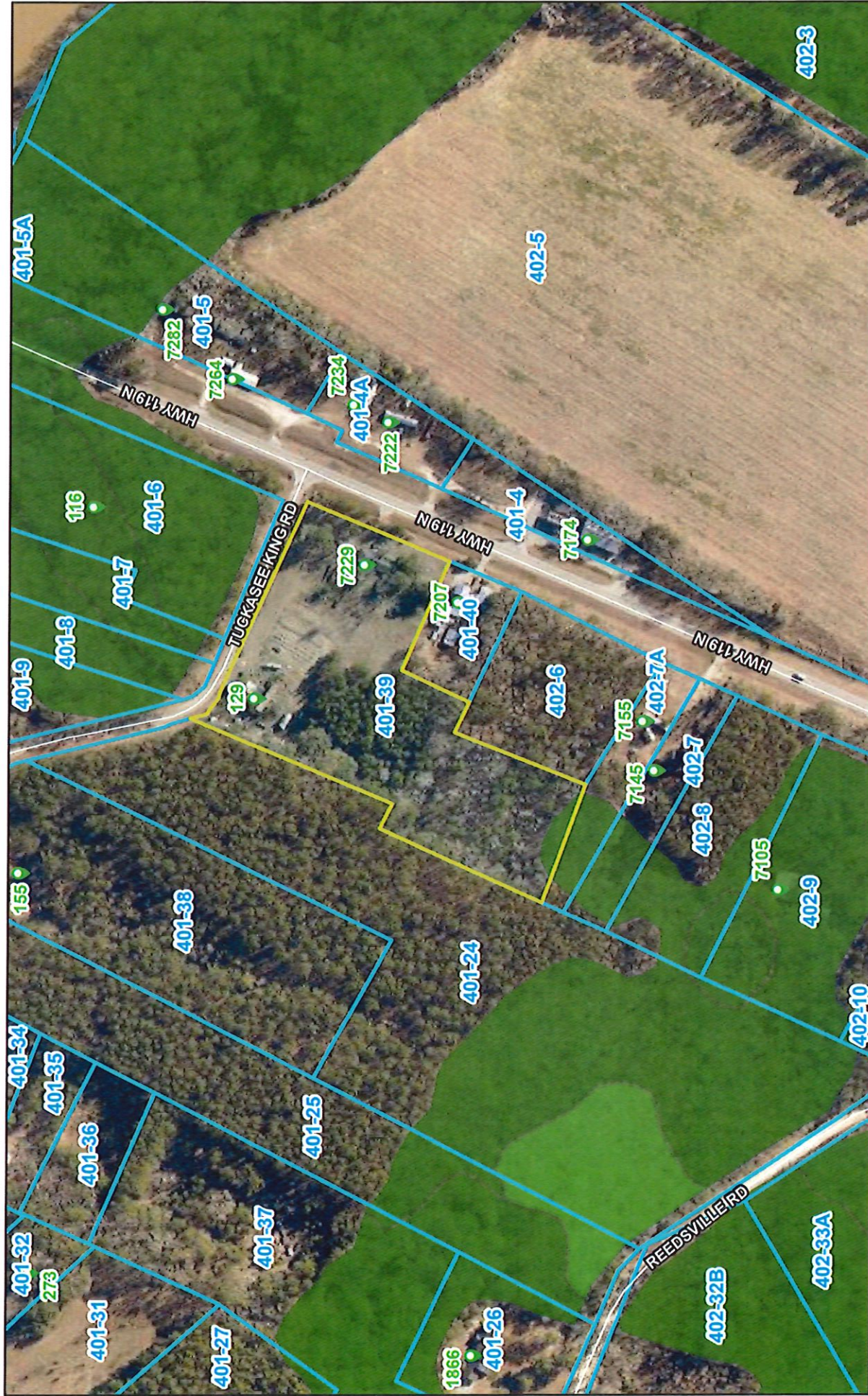
- Commercial
- Transportation

Roads

- Parcels

Citations

401-39



3/18/2026

- Addresses
- Roads
- Parcels
- Wetlands
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
- Riverine
- Citations

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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