Record No: RZN-26-40

Rezoning Application

Status: Active

Submitted On: 7/21/2026

Primary Location

352 Lower Ferry Road
Clyo, GA 31303

Owner

MCFARLIN DEATIA GOLDWIRE
352 LOWER FERRY RD
CLYO, GA 31303

Applicant

Gregory McFarlin
912-667-9715
@ urbanrootsdc@windstream.net
366 Lower Ferry Rd
Clyo, GA 31303

Staff Review

Planning Board Meeting Date* 🔒

09/08/2026

Board of Commissioner Meeting Date* 🔒

10/06/2026

Notification Letter Description * 🔒

Rezone 4.764 acres from AR-1 to A-2.

Staff Description 🔒

Stipulations 🔒

Map #* 🔒

424

Parcel #* 🔒

15

Georgia Militia District

–

Commissioner District*

3rd

Public Notification Letters Mailed

08/17/2026

Board of Commissioner Ads

09/16/2026

Planning Board Ads

08/19/2026

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*

Deatia McFarlin

Applicant Email Address*

urbanrootsga@windstream.net

Applicant Phone Number*

912-658-2048

Applicant Mailing Address*

366 Lower Ferry Rd

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*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

424-15

Road Name*

Lower Ferry Rd

Proposed Road Access*

existing access

Total Acres *

10.47

Acres to be Rezoned*

4.764

Lot Characteristics *

Flat lot squared shaped with access to water, sewer and electric.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Subdivide land for new home build.

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

North*

AR 1

South*

AR 1

East*

AR 1

West*

AR 1

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

Overgrown wooded lot with no structures.

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

Yes.

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

New home build

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

Single family residence (SFR)

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 are subdividing to build a new single family residnece.

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. There will be no impact to any of the aforementioned.

Digital Signature*

Deatia Jenine McFarlin
Jul 20, 2026

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 are subdividing to build a new single family residnece.

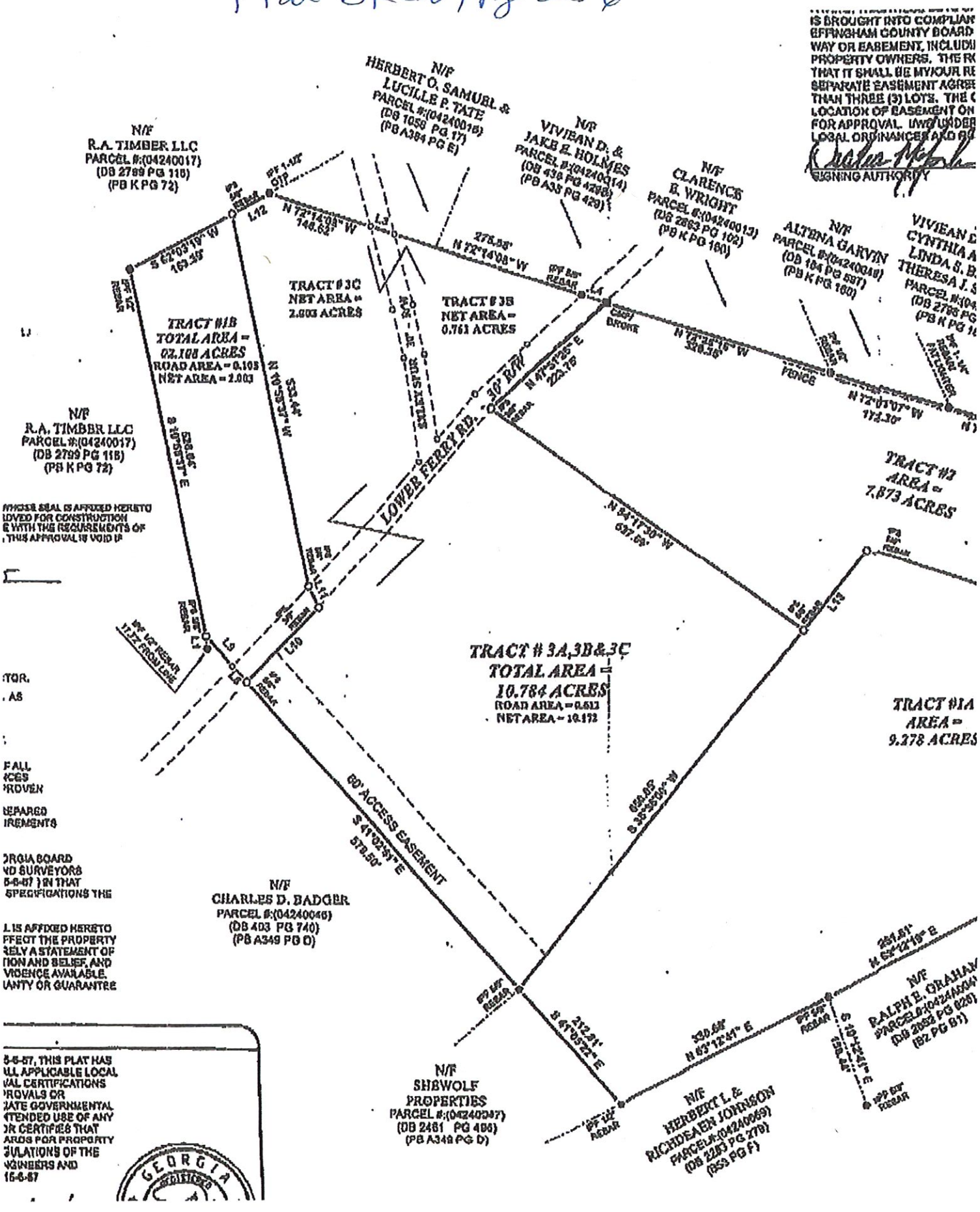
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No. There will be no impact to any of the aforementioned.

Digital Signature*

Deatia Jenine McFarlin
Jul 20, 2026

Plat BK30/Pg 256



SURVEYOR'S 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 certificated, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or 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 property surveys in Georgia 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 15-6-67.

Warren E. Poythress

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953

7-27-26

DATE:

GRID NORTH

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 OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. 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.

Signing Authority

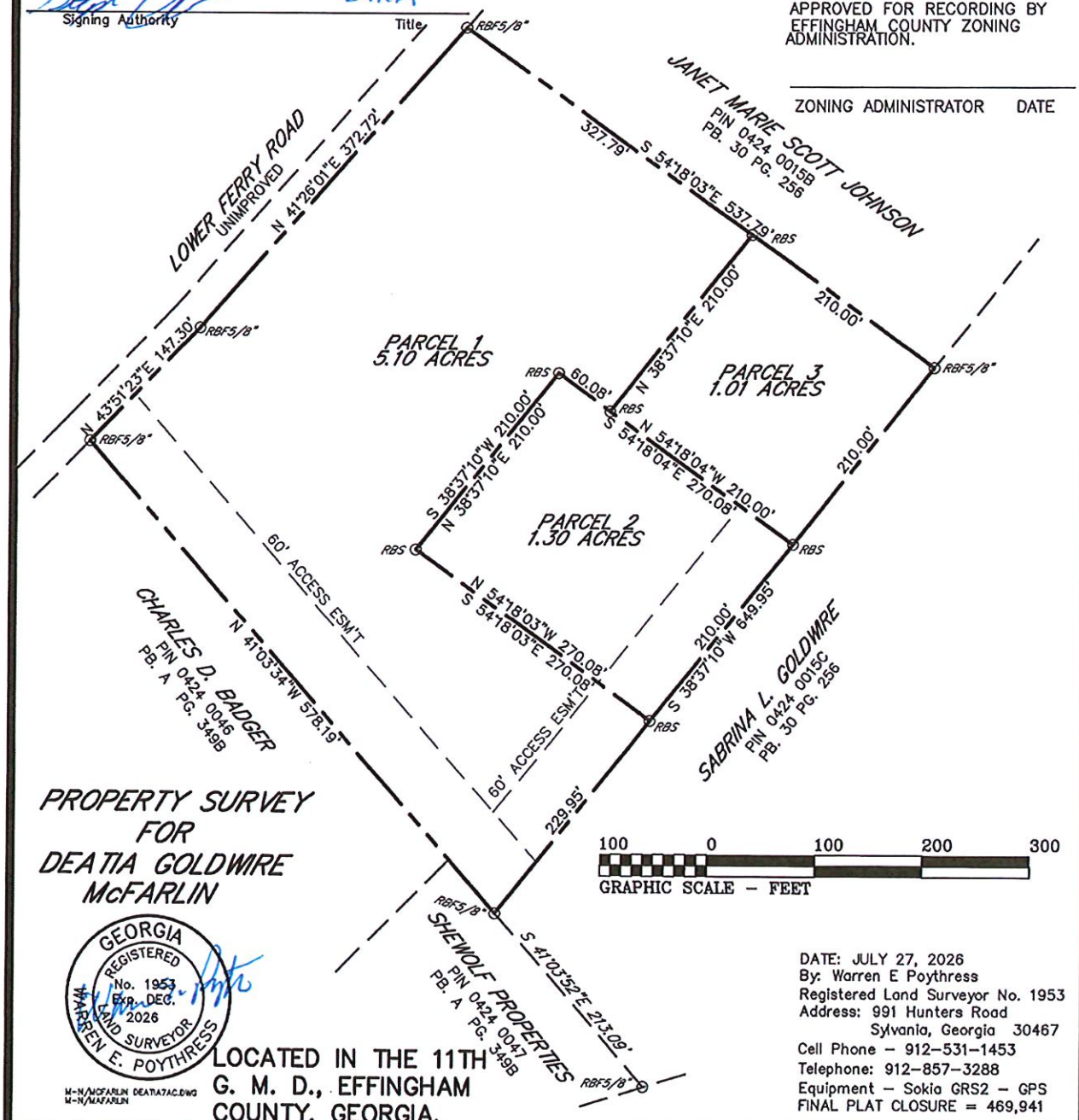
EHCm

Title

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATION.

ZONING ADMINISTRATOR DATE



100 0 100 200 300

GRAPHIC SCALE - FEET

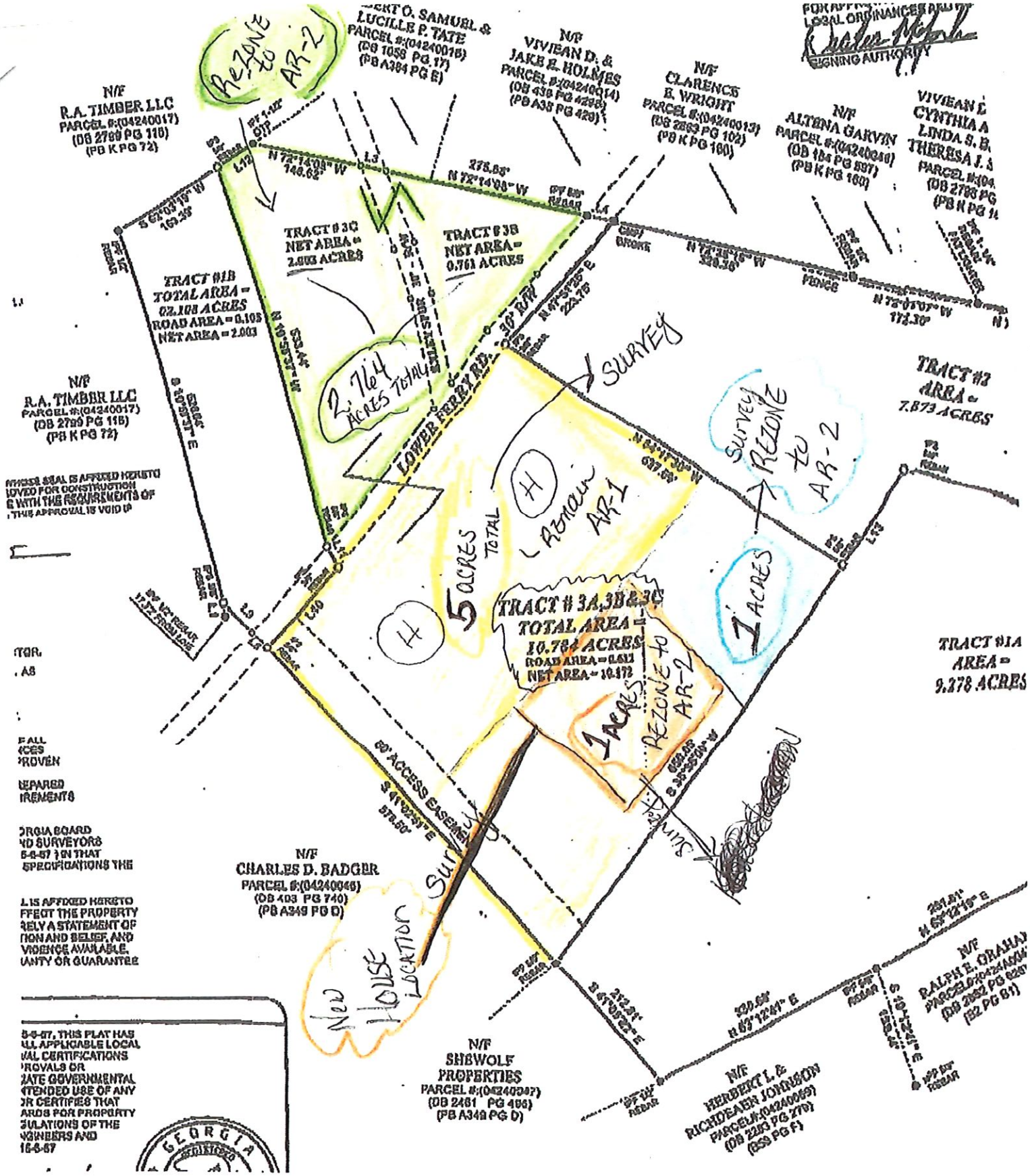
PROPERTY SURVEY FOR DEATIA GOLDWIRE McFARLIN

GEORGIA REGISTERED No. 1953 EXP. DEC. 2026 LAND SURVEYOR WARREN E. POYTHRESS

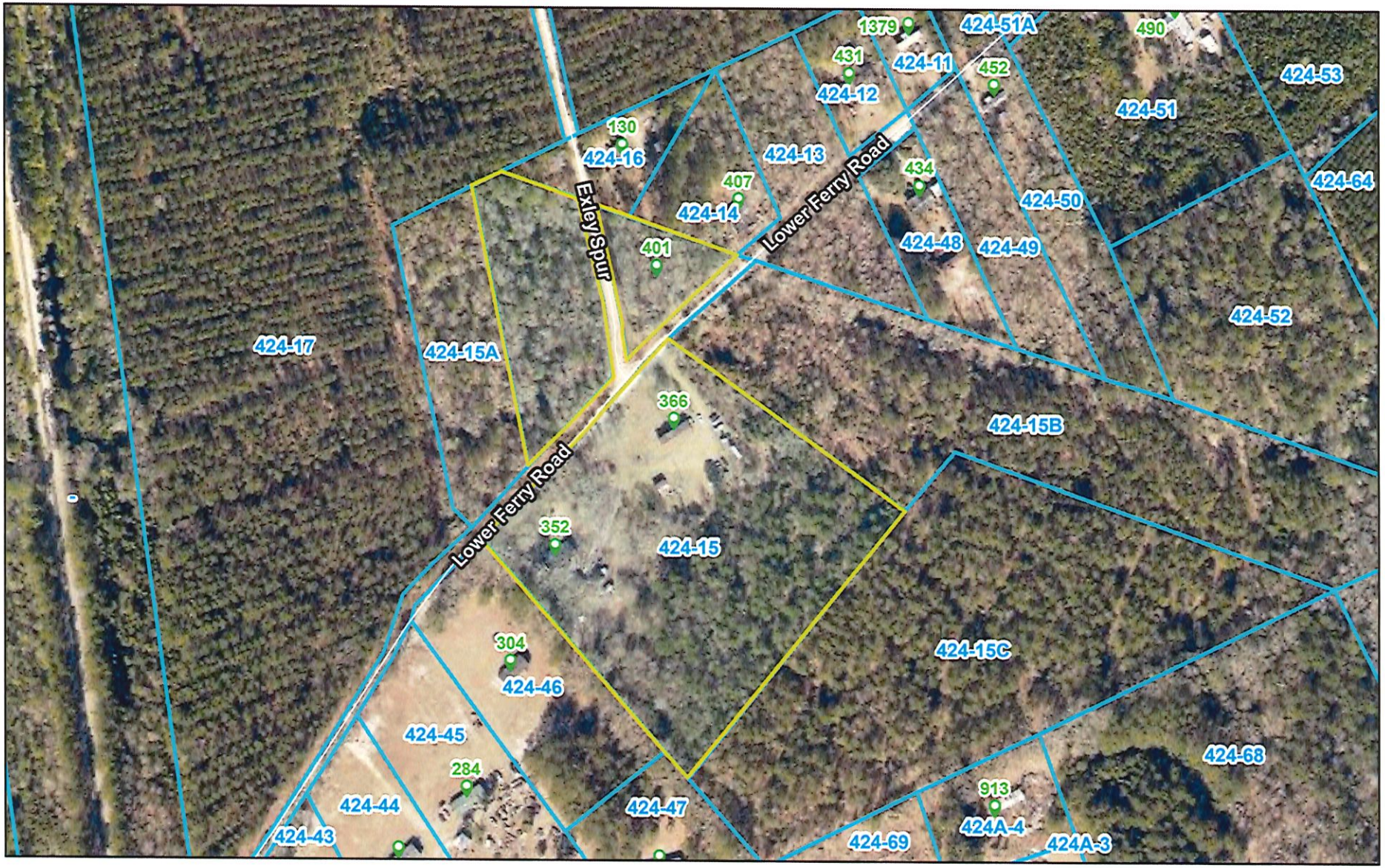
M-N/MCFARLIN DEATIA7AC.DWG
M-N/MCFARLIN

LOCATED IN THE 11TH G. M. D., EFFINGHAM COUNTY, GEORGIA.

DATE: JULY 27, 2026
By: Warren E Poythress
Registered Land Surveyor No. 1953
Address: 991 Hunters Road
Sylvania, Georgia 30467
Cell Phone - 912-531-1453
Telephone: 912-857-3288
Equipment - Sokia GRS2 - GPS
FINAL PLAT CLOSURE = 469,941


REZONE TO AR-2
N/F R.A. TIMBER LLC PARCEL #:(04240017) (DB 2799 PG 116) (PB K PG 72)
N/F LUCILLE P. TATE PARCEL #:(04240015) (DB 1058 PG. 17) (PB A384 PG E)
N/F VIVIAN D. & JAKE E. HOLMES PARCEL #:(04240014) (DB 438 PG 4298) (PB A38 PG 429)
N/F CLARENCE E. WRIGHT PARCEL #:(04240013) (DB 2883 PG 102) (PB K PG 160)
N/F ALTENA GARVIN PARCEL #:(04240040) (DB 184 PG 597) (PB K PG 160)
VIVIAN L CYNTHIA A LINDA S. B THERESA J. S
TRACT #3C NET AREA = 2.005 ACRES
TRACT #3B NET AREA = 0.761 ACRES
TRACT #1B TOTAL AREA = 02.108 ACRES ROAD AREA = 0.105 NET AREA = 2.003
2.764 ACRES TOTAL
SURVEY
TRACT #3 AREA = 7.873 ACRES
LOWER FERRY RD.
SURVEY REZONE TO AR-2
5 ACRES TOTAL
REZONE TO AR-1
TRACT #3A,3B&3C TOTAL AREA = 10.784 ACRES ROAD AREA = 0.611 NET AREA = 10.173
1 ACRES
REZONE TO AR-2
1 ACRES
TRACT #1A AREA = 9.378 ACRES
60' ACCESS EASEMENT
N/F CHARLES D. BADGER PARCEL #:(04240046) (DB 403 PG 740) (PB A349 PG D)
New House Location
N/F SHEWOLF PROPERTIES PARCEL #:(04240047) (DB 2481 PG 495) (PB A349 PG D)
N/F RALPH E. GRAHA PARCEL#:(04240 (DB 2882 PG 62 (52 PG 81)
N/F HERBERT L & RICHDEAER JOHNSON PARCEL#:(04240069) (DB 2203 PG 270) (SS PG F)
GEORGIA

424-15



7/27/2026

Addresses Parcels

Roads Citations

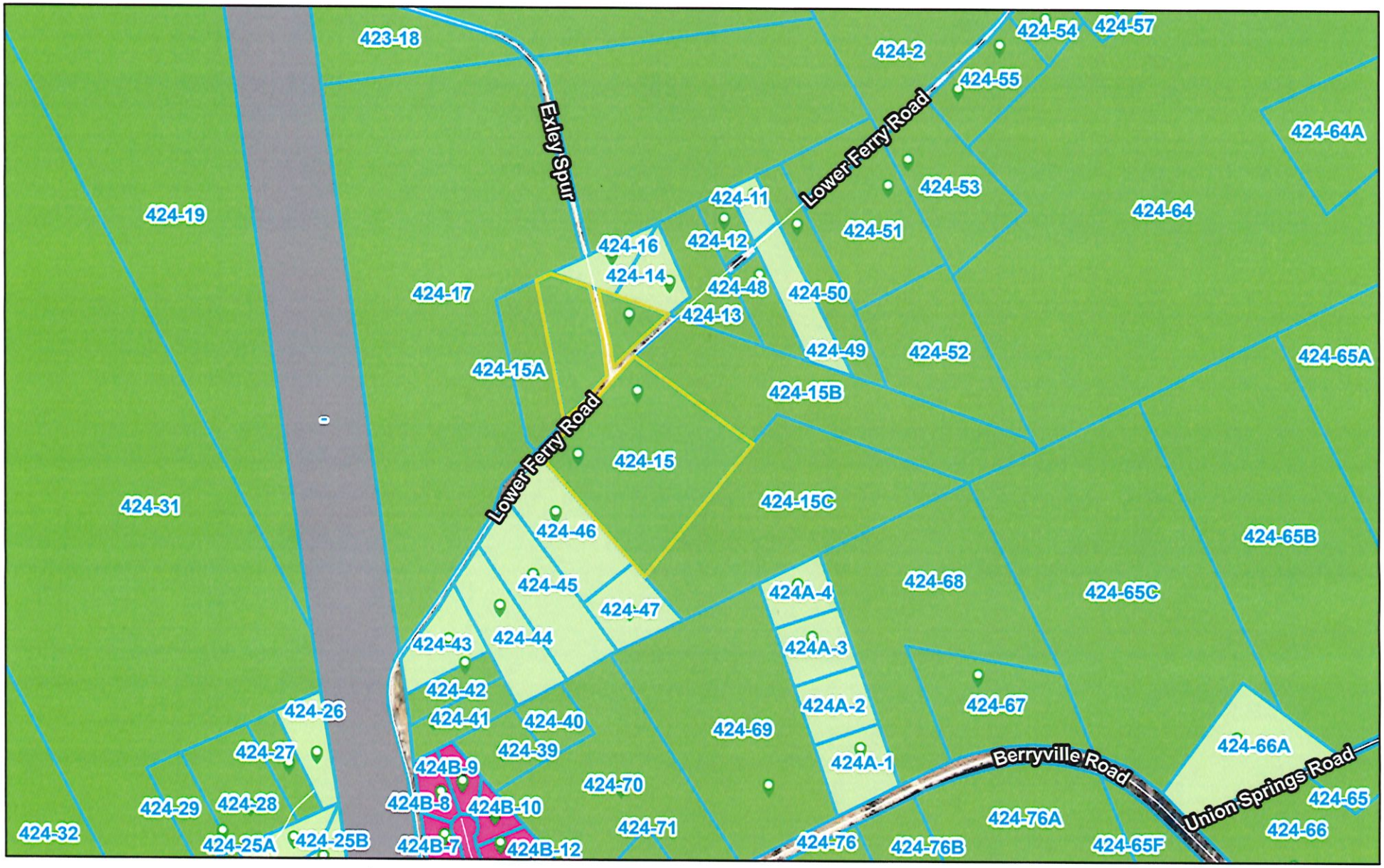
1:3,592

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

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

424-15



7/27/2026

Addresses
Roads
Parcels

Zoning
AR-1
AR-2
R-1
RR (Railroad)

Citations
Citations

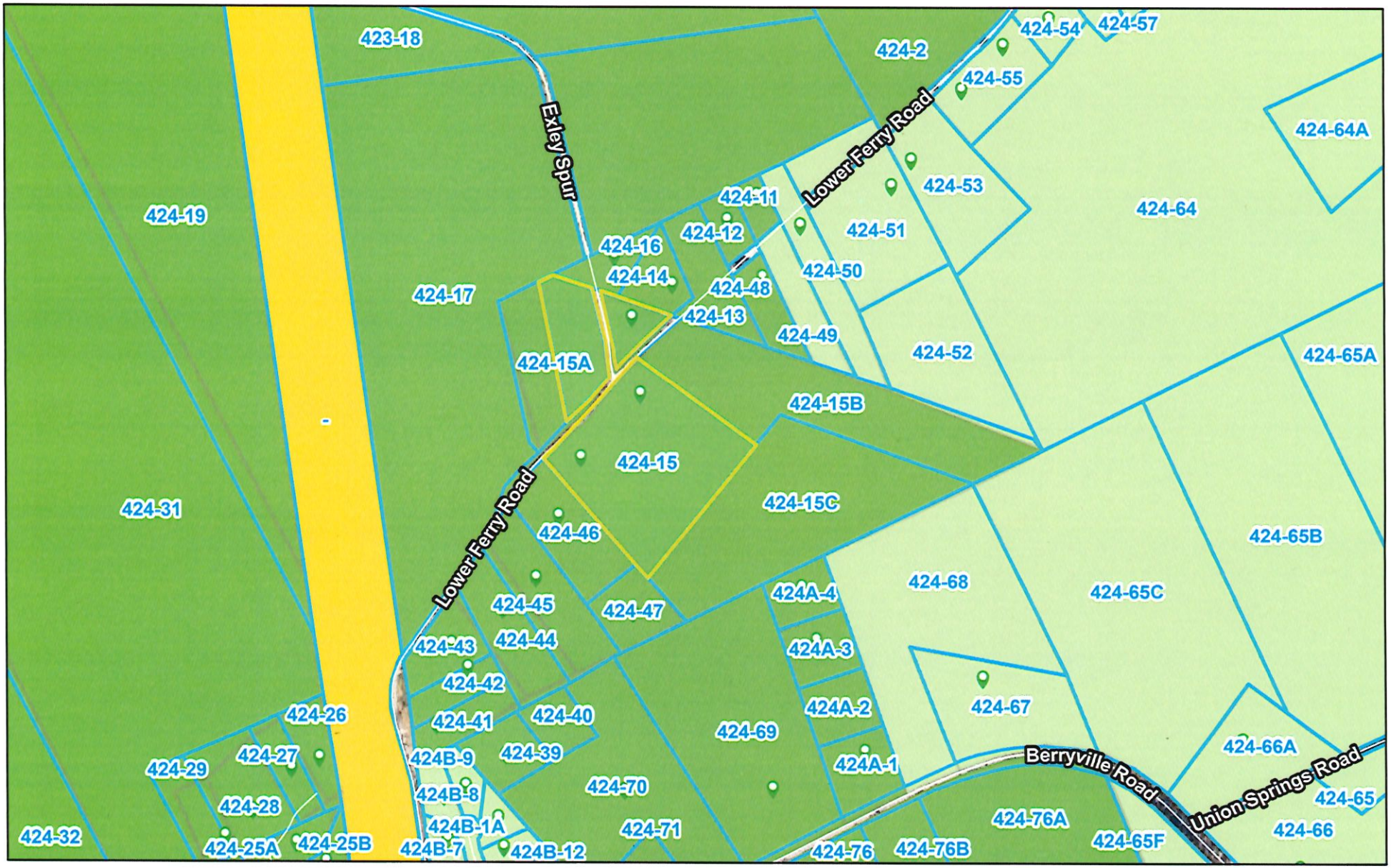
1:7,185

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

424-15



7/27/2026

Addresses
Roads
Parcels

FLUM Areas
Agricultural
Agricultural-Residential

Transportation
Citations

1:7,185

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

County:	Effingham	Date:	8/26/2026
Point of Contact:	Greg McFarlin	SWC Project #:	S26-195
Site Location:	352 Lower Ferry Road, Clyo GA 31303	Phone Number:	912-667-9715
Legal:	10.784 AC TRCT 3A-C (SPLT 424-15A-C) 30/256	Email:	urbanrootsdc@windstream.net
Parcel Number:	04240015	Mail:	352 Lower Ferry Road, Clyo GA 31303
Scale	1 inch = 100 feet	Intensity Level :	Level 3

Soil Series	Slope % (range)	Depth to Seasonal High Water Table (inches)	Absorption Rate at Recommended Trench Depth (min/in)	Recommended Trench Depth (inches)	Suitability Code and installation information	Recommended Height of Mound (inches)		Depth of Topsoil (inches)
						with 12-in system height	with 9-in system height	
Blanton	0-2	42	15	18	C	6	3	6-8
Albany	0-2	36	15	12	C	12	9	6-8
Ocilla	0-2	24	15	0	C	24	21	6-8
Pelham A	0-2	18	15	(+) 6	C	30	27	8-12
Pelham B	0-2	14	15	(+) 10	C	34	31	8-12
Rains	0-2	<12	n/a	n/a	F	n/a	n/a	n/a

All recommendations are based off existing soil surface.

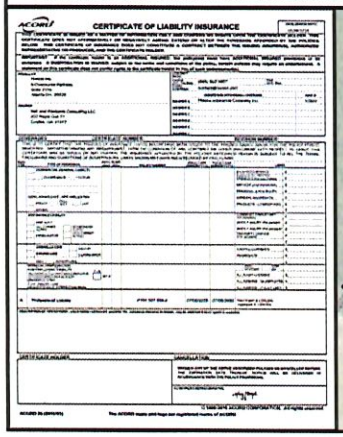
Area utilized for absorption fields should be shaped for rapid runoff.

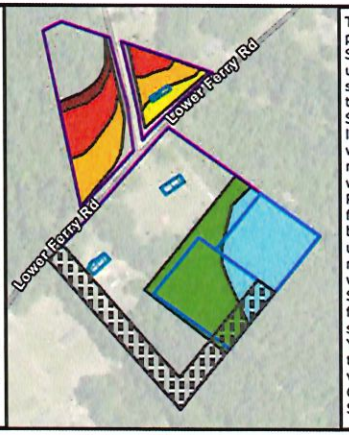
Soil Suitability Codes

C	Because of shallow water tables these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation.
F	Because of soil limitations, these soils are unsuitable for installation of an on-site system.

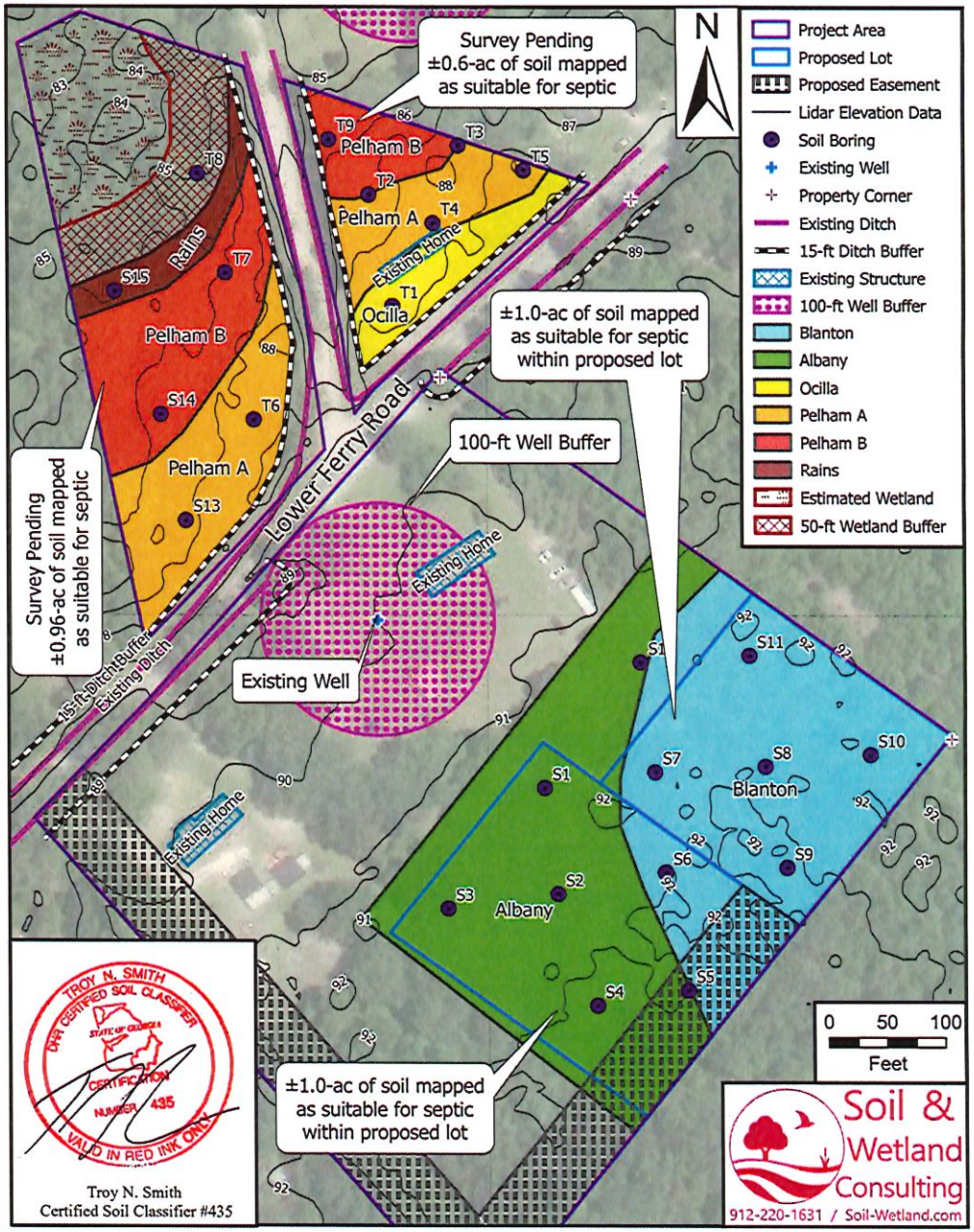
Site Specific Notes

- This Sketch represents an approximation of the limits of aquatic resources within the project site. The boundaries of the aquatic resources have not been formally delineated, surveyed or field verified by the U.S. Army Corps of Engineers.
- Within areas proposed for septic installation, all soil disturbances should be completed by a Department of Public Health (DPH) licensed septic installer. Site alterations by anyone else will void this report.
- All septic mounds should be constructed with DPH approved septic sand by a DPH licensed septic installer.
- Onsite soils have ±6-12 inches of topsoil. If the bottom of the proposed system is within or above this layer, it should be mucked out and stored onsite. After the mound has been constructed to the recommended height, the topsoil should be put over the top of the mound.
- The Project Area Displayed on this drawing is derived from public data and is not a boundary survey. Areas and acreages shown are an estimation and should be adjusted if a boundary survey is completed.
- Different products could affect the recommended trench depth and/or mound height.
- The absorption field should not be installed during wet periods. This could result in reduced system performance due to damaged soil structure.
- Keep heavy equipment from parking and driving on the septic area which could cause compaction of the soils.
- No bedrock was encountered within 60 inches of the existing soil surface.



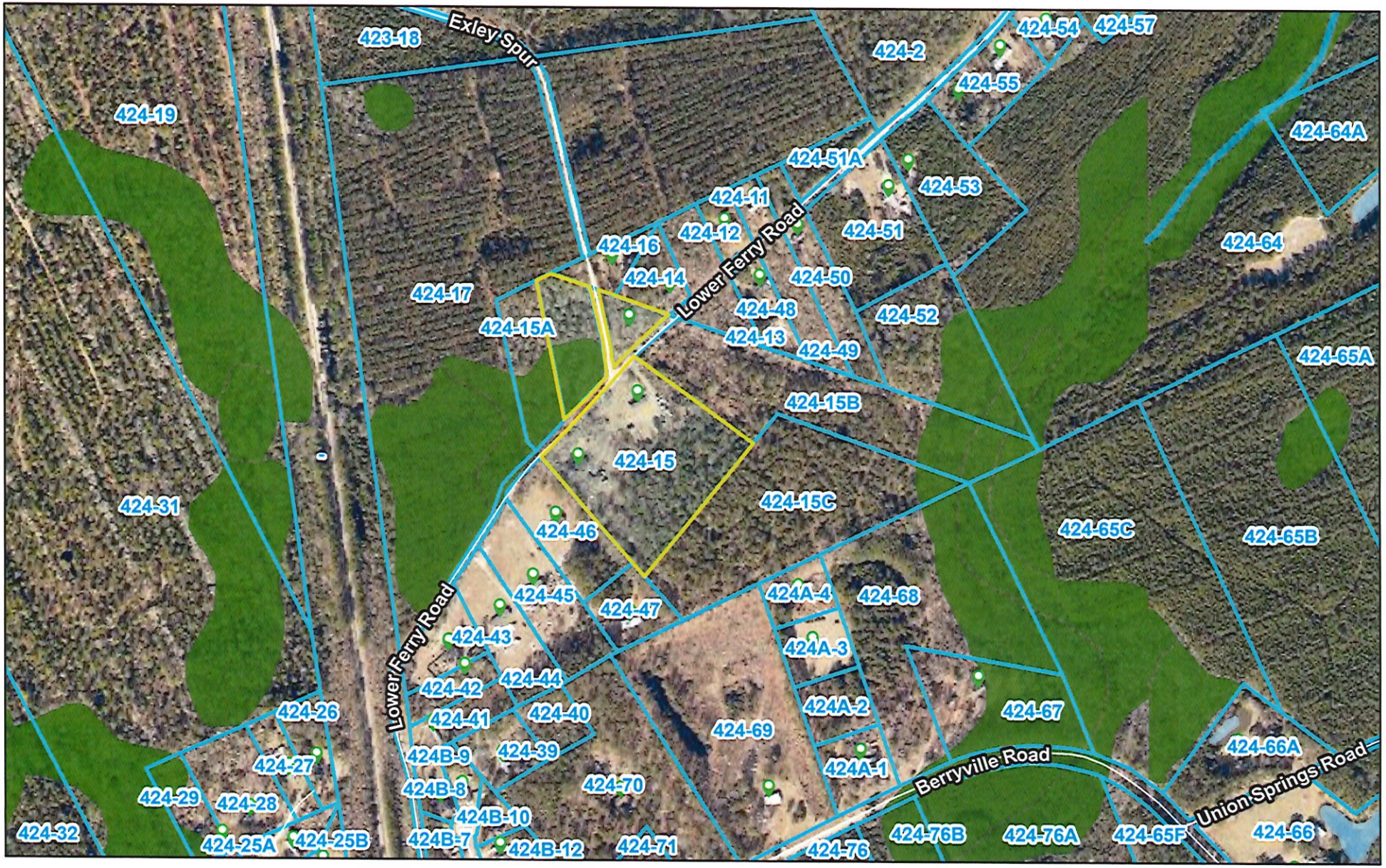


The information in this soils report is based on pedons classified in the field by hand auger borings. Soil borings were located using a sub-meter GPS using real-time SBASS correction. S&W produces soils surveys that meet or exceed all standards in the Manual for On-Site Sewage Management System, published by the GA-DPH. Soil boundary lines should be considered as a transition zone where one soil type transitions into another soil type, not an exact boundary. System should not be placed within 10-feet of unsuitable boundary line. Recommendations are site specific and if not followed will void this report. Recommendations are based on installation from the original soil surface unless otherwise stated. Any changes or alterations made to this soil map or interpretations without written consent of S&W voids the seal of the Soil Scientist. If the site is disturbed from cutting or filling after the date of site visit, the Soil Scientist's seal and his recommendations are null and void. Your local Health Department holds full authority in the permitting of on-site disposal systems and may view the soil conditions differently than the Soil Classifier and will have the final say in their county. S&W does not design, install, maintain or permit on-



Troy N. Smith
Certified Soil Classifier #435

424-15



7/27/2026

Addresses
Roads
Parcels
Wetlands
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
Citations

1:7,185

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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