



**RZN-25-45**

Rezoning Application

Status: Active

Submitted On: 9/12/2025

**Primary Location**


32.384346, -81.234106

**Owner**

No owner information

**Applicant**

 Gene Wilder

 912-547-0037

 gmandad106@gmail.com

 106 Mill Ct  
Rincon, Ga 31326

**Staff Review**

 Planning Board Meeting Date\*

11/11/2025

 Board of Commissioner Meeting Date\*

12/02/2025

 Notification Letter Description \*

Permitted uses in AR-2

 Map #\*

444

 Parcel #\*

31 & 31A

 Staff Description

Permitted uses in AR-2

 Georgia Militia District

—

 Commissioner District\*

4th

 Public Notification Letters Mailed

10/13/2025

 Board of Commissioner Ads

11/12/2025

Planning Board Ads  
10/15/2025

Request Approved or Denied  
—

Plat Filing required\*  
Yes

## Applicant Information

Who is applying for the rezoning request?  
Property Owner

Applicant / Agent Name  
Minnie Wilder

Applicant Email Address  
Gmandad106@gmail.com

Applicant Phone Number  
912-547-0037

Applicant Mailing Address  
558 Cletus Gnann Rd.

Applicant City  
Springfield

Applicant State & Zip Code  
Ga. 31329

## 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  
32.38435-81.23411

Road Name \*

Proposed Road Access\* 

Cletus Gnann Rd.

existing driveway

Total Acres \*

Acres to be Rezoned\*

2.444

2.444

Lot Characteristics \*

family land with pre existing septic and drainfield from previous mobile home  
with existing deep well

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

New mobile home to meet setbacks, smaller than homeowners house

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

North\*

South\*

AR1

AR1

East\*

West\*

AR1

AR2

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

Home use

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

N/A

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

Put new mobile home for Grandson to live in

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

All family

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

N/A

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\*



Minnie Wilder

Aug 28, 2025

Plat Cabinet A227/Pg A

Filed for Record  
Book A227 Page A  
Date 7/27/1993

**References:**

Pl. Bk. C - P. 191  
Pl. Bk. C - P. 11  
Pl. Bk. C - P. 284  
Pl. Bk. I - P. 330  
Pl. Bk. 18 - P. 233

**Equipment Used:**

06 Theodolite & E.D.M.

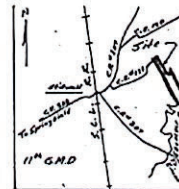
**Area by Computer:**

110.592 Acres  
4,817,388 Sq. Ft.

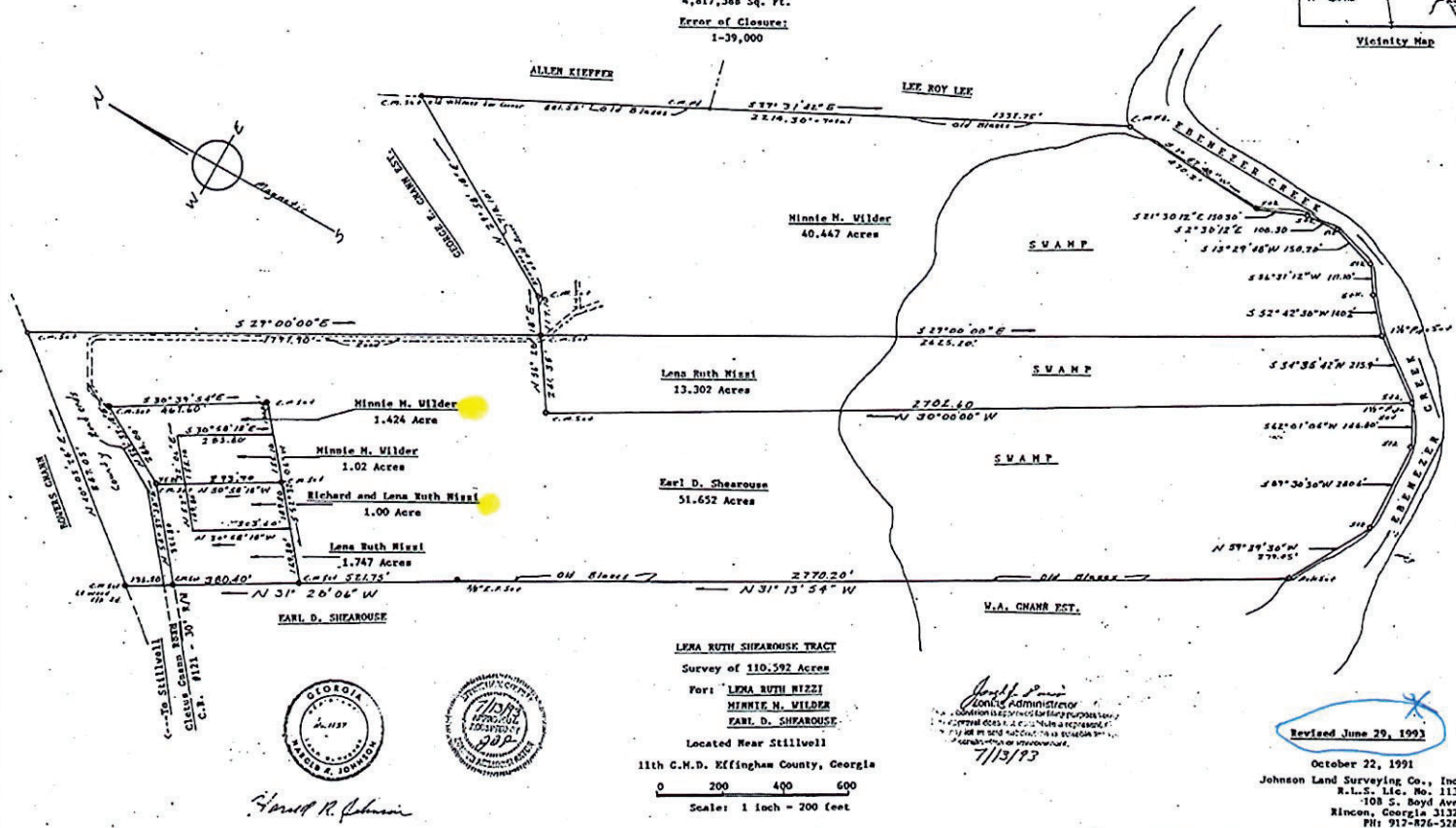
**Error of Closure:**  
1-39,000

**Flood Zones:**

Swamp area is in Flood Zone "A".  
Flood Hazard not determined.  
Other areas located in Flood Zone "X".  
Outside 500 yr. Flood Plain.  
Com. Panel No. 130076 908  
March 18, 1987



Vicinity Map



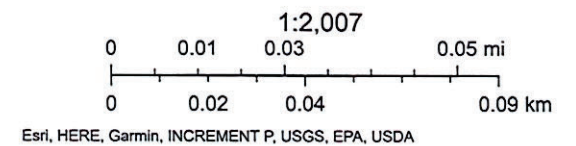


# 444-31 & 31A



9/15/2025

 Addresses  Parcels  
Roads Citations





# 444-31 & 31A



9/15/2025



Addresses



Parcels

Zoning

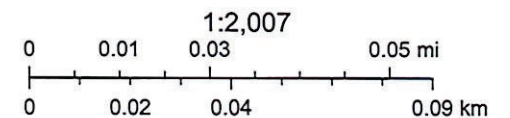
AR-1



AR-2

Citations

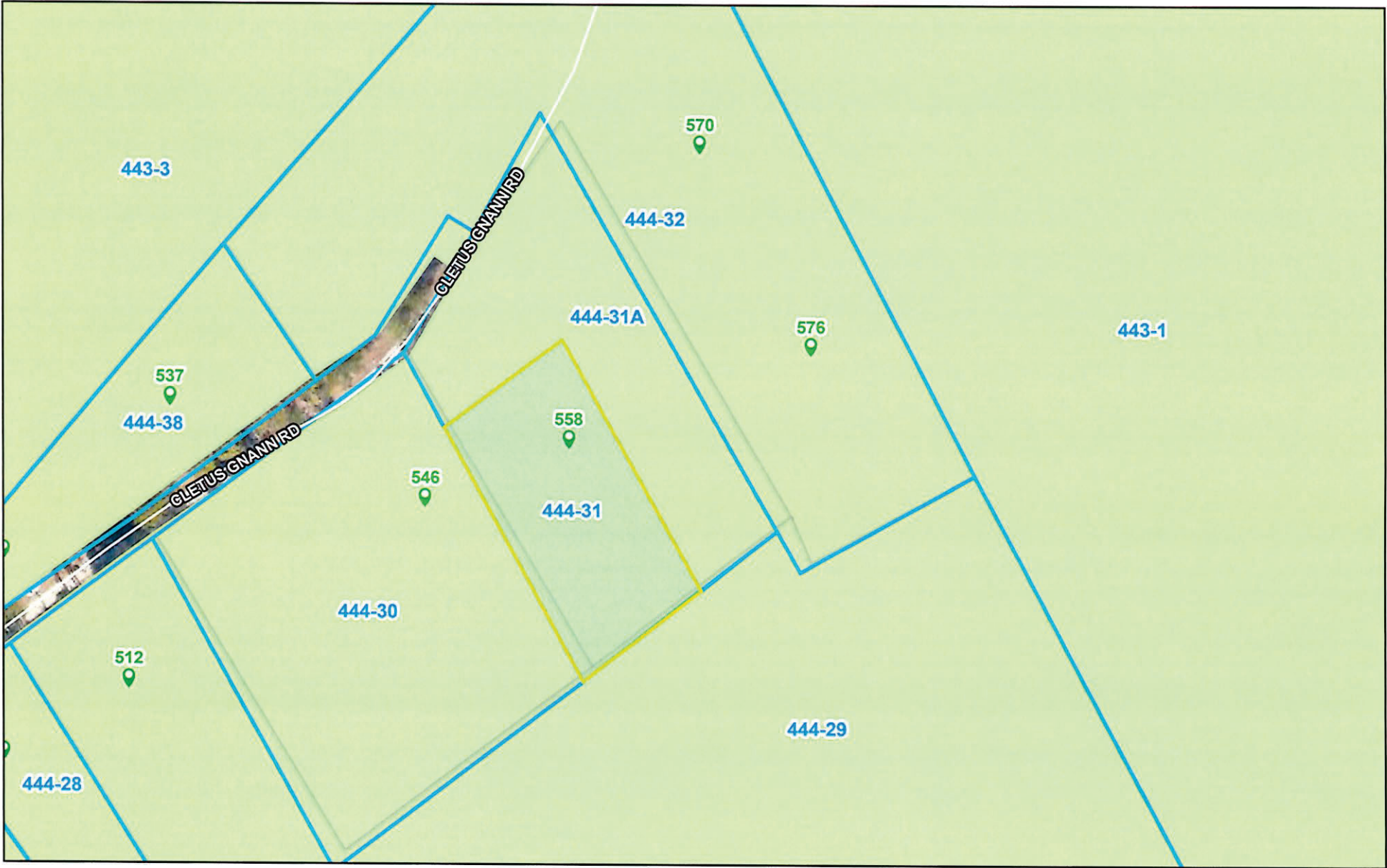
Roads



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



444-31 & 31A



9/15/2025

- Addresses
- Roads
- Parcels
- FLUM Areas
- Agricultural-Residential

Citations

