

**Record No: CU-
25-32**

Conditional Use Permit

Status: Active

Submitted On: 12/31/2025

Primary Location

894 Little McCall Road
Guyton, GA 31312

Owner

ZETTLER JOSEPH POWELL
JR
Little McCall rd 894 guyton,
GA 31312-4733

Applicant

 Joseph Zettler



 894 Little McCall Rd
Guyton, GA 31312

Staff Review

 Board of Commissioner Meeting Date*

02/17/2026

 Notification Letter Description*

Firewood production from logs is a recognized silvicultural/agricultural use under Georgia law.

 Property Location*

894 Little McCall Road

 Map #*

345

 Parcel #*

38

 Commissioner District*

3rd

 Has Business License been applied for?*

N/A

 Public Notification Letters Mailed

01/26/2026

Board of Commissioner Ads

Request Approved or Denied

01/28/2026

—

Applicant Information

Who is applying for the Conditional Use?*

Applicant / Agent Name*

Property Owner

Joseph Zettler

Applicant Email Address*

Applicant Phone Number*



Applicant Mailing Address*

Applicant City*

894 little mcCall rd

guyton

Applicant State*

Applicant Zip Code*

GA

31312-4733

Property Information

Property Location*

Present Zoning of Property*

894 little McCall rd

A1

Map/Parcel Number*

Total Acres of Property*

Map 345 parcel38

16.5

Water Connection*

Sewer Connection*

Private Water

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15B - Rural Business

Status of Business License?*

Applied for

Reason:*

JEMML Farms – Updated Operational Summary

Overview

JEMML Farms intends to operate under agricultural use classification with a clear, limited scope that supports both sustainability and rural economic activity. This revised plan eliminates grinding activities and instead focuses on passive wood utilization through firewood production and clean woodchip repurposing.

Accepted Materials

- Clean Logs (unsawed timber, trunks, or limbs suitable for firewood processing)
- Clean Wood Chips (from tree services or landscaping activities)
- No stumps, contaminated material

Activities on Site

- Log Drop-Off & Firewood Processing:

Logs will be cut and split into seasoned firewood using a log splitter. No wood grinding or industrial chipping on site. Firewood will be sold to local residents via on-site pickup or delivery.

- Wood Chip Redistribution:

Chips brought in by tree services will be stored in a designated area. Chips will be resold to landscapers, farms, or the general public. No on-site reprocessing is involved.

Equipment Used

- Tractor (for moving logs and chip piles)
- Log Splitter
- Standard Pickup Trucks (Class 1–5 delivery vehicles)
- No grinders, commercial sawmills, or high-decibel machinery will be used under this plan.

Traffic & Access

- Expected vehicle visits: 5 to 10 per day

- All deliveries and pickups will occur Monday–Saturday, 8 AM to 5

Noise and Environmental Impact

Firewood splitting and tractor use are limited to daylight hours. No heavy industrial noise associated with grinders or tub equipment. 300+ ft of wooded buffer surrounds operational areas, significantly reducing sound transmission.

How does request meet criteria of Section 7.1.6 (see Attachment C):

Agricultural Classification Justification

Firewood production from logs is a recognized silvicultural/agricultural use under Georgia law. The operation involves forestry product handling without industrial manufacturing. GA Code § 1-3-3 defines agriculture to include:

"...the raising, harvesting, or processing of timber by or for the owner of the land..."

Attachment C - Site Plan Requirements

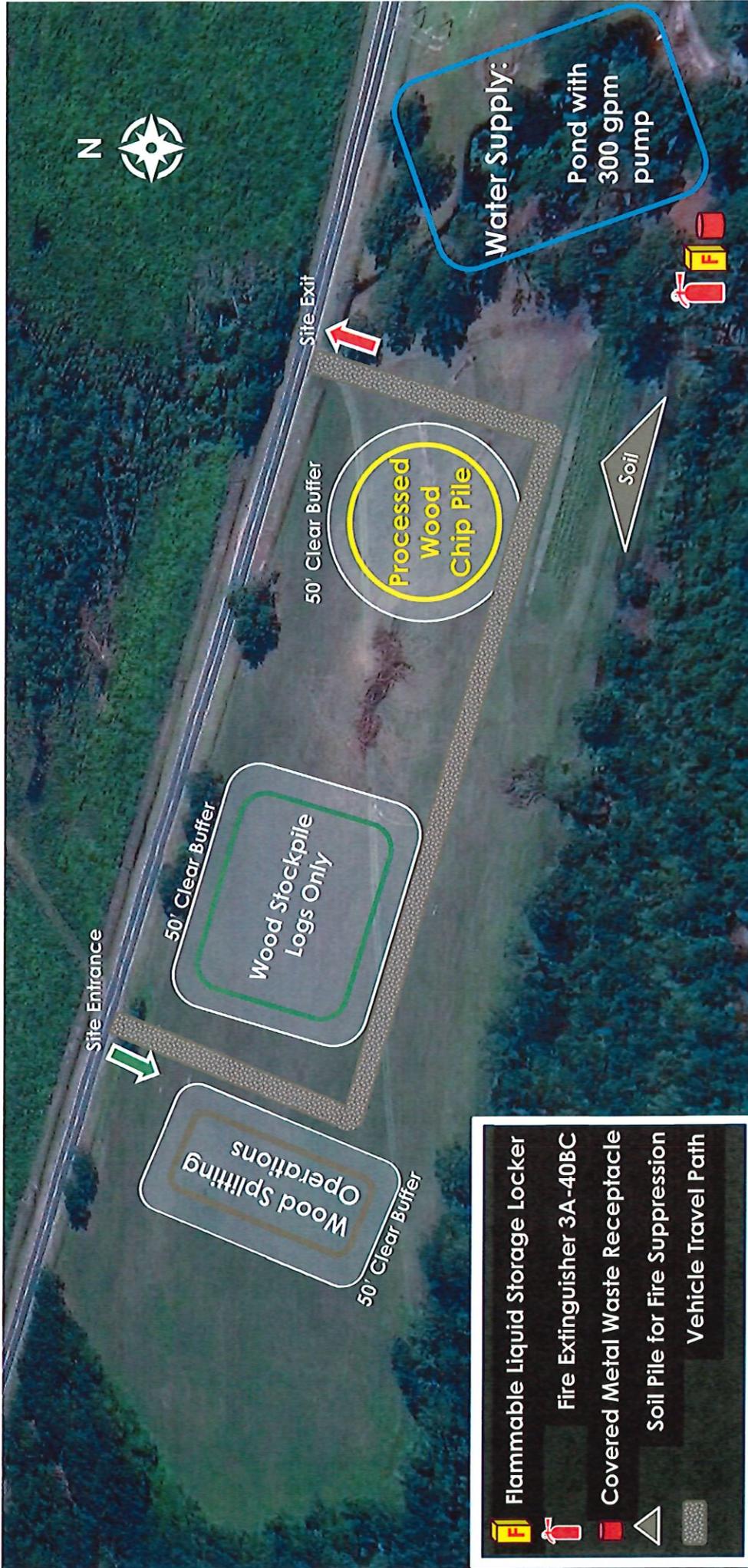
All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1. Organization
7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

✓ Joseph Zettler
Dec 31, 2025



-  Flammable Liquid Storage Locker
-  Fire Extinguisher 3A-40BC
-  Covered Metal Waste Receptacle
-  Soil Pile for Fire Suppression
-  Vehicle Travel Path

JEMML Farms, LLC- Site Plan



-  Flammable Liquid Storage Locker
-  Fire Extinguisher 3A-40BC
-  Covered Metal Waste Receptacle
-  Soil Pile for Fire Suppression
-  Vehicle Travel Path

JEMML Farms, LLC- Site Plan

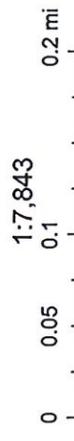
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12/31/2025

Legend

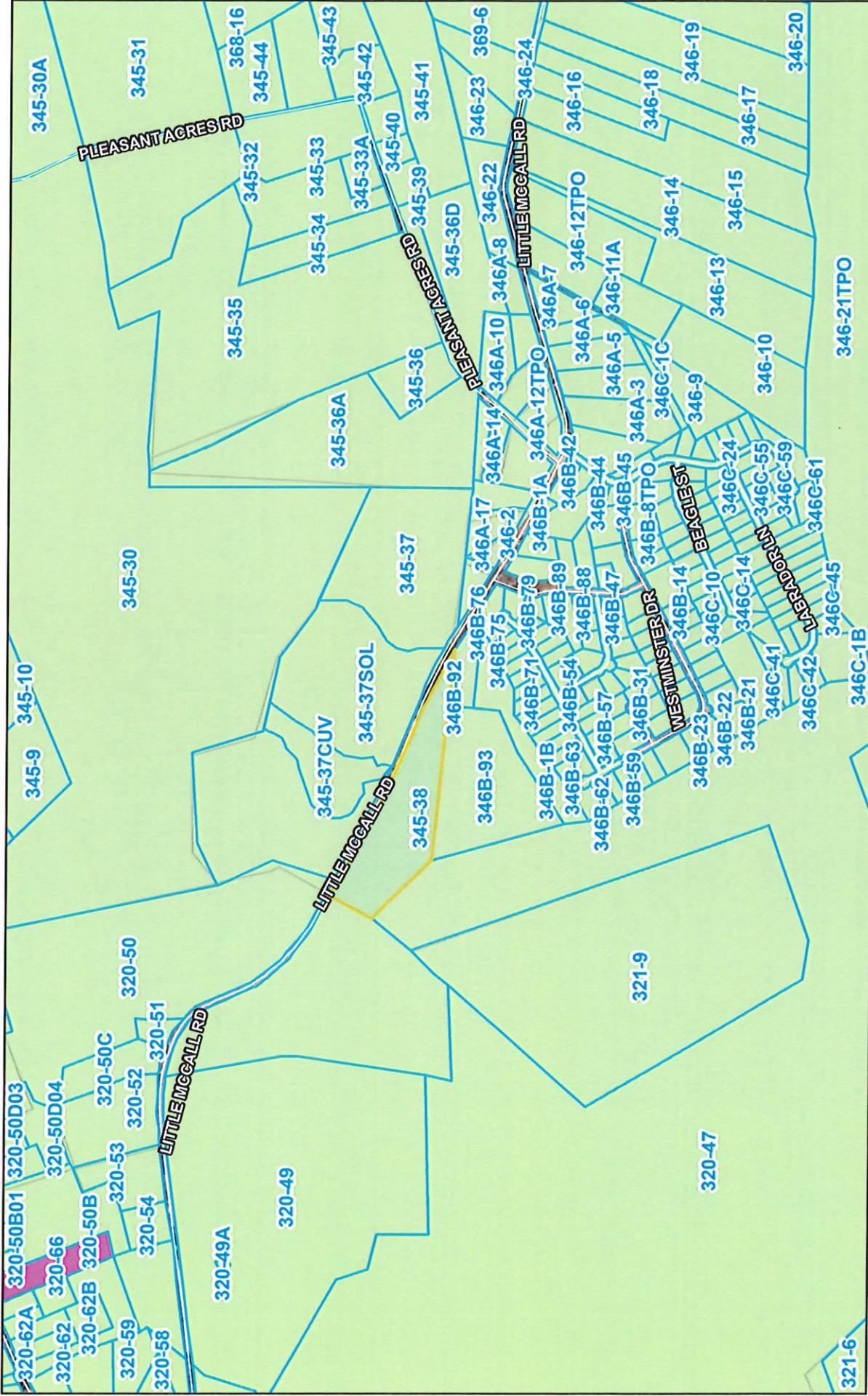
- Roads
- AR-2
- AR-1
- R-1
- Parcels
- AR-2
- R-1
- Citations



1:7,843

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

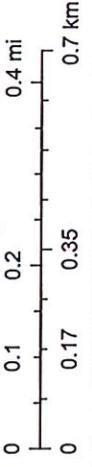
345-38



12/31/2025

- Roads
- Parcels
- FLUM Areas
- Agricultural-Residential
- Assembly Area
- Citations

1:15,686



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