



**Record No: RZN-
26-34**

Rezoning Application

Status: Active

Submitted On: 6/18/2026

Primary Location

1235 Corinth Church Road
Clyo, GA 31303

Owner

CHRISTMAS THOMAS L
1235 CORINTH CHURCH
ROAD CLYO, GA 31303

Applicant

 Thomas Christmas



 1235 Corinth Church Rd
Select One, GA 31303

Staff Review

Planning Board Meeting Date* 

08/11/2026

Board of Commissioner Meeting Date* 

09/01/2026

Notification Letter Description * 

to allow for permitted uses in AR-2.

Staff Description 

Stipulations 

Map #* 

311

Parcel #* 

11

Georgia Militia District 

—

Commissioner District* 

3rd

Public Notification Letters Mailed 

07/20/2026

Board of Commissioner Ads 

08/12/2026

Planning Board Ads 

07/22/2026

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*

Thomas Christmas

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

1235 Corinth Church Rd

Applicant City*

Clyo

Applicant State & Zip Code*

GA 31303

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

AR-1

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

311-11 Parcel 2

Road Name*

Corinth Church Rd

Proposed Road Access* ?

Corinth Church Rd

Total Acres *

16.73

Acres to be Rezoned*

1.46

Lot Characteristics *

open with some trees

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Gifting for child to build a home

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.*

empty used for hobby farming

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.*

Gifting for child building a home

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

home a hobby farm and hunting

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

won't have any effect

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*

 Thomas Christmas
Jun 12, 2026

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA COMMUNITY PANEL NO. 130076 0023 B, EFFECTIVE MARCH 18, 1987, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOODPLAIN

LEGEND:
 RF 3/4" REBAR FOUND
 RS 3/4" REBAR SET
 PL PROPERTY LINE
 CH CONC MON FOUND
 N/F NOW OR FORMERLY
 PP POWER POLE

312A 11
 N/F
 DAVID LEWIS EXLEY
 CAB C3 C1

311-10
 N/F
 LLOYD EDWARDS
 CAB A400 F

2013 JAN 32 AM 11:11
 BLOWN BY HURRICANE
 OLIVER 120000

FORMERLY 311-11A
 11.67 ACRES
 CAB A400 F

NOW 16.73 ACRES

EQUIP. USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE EXCEEDS
 1:10,000 PLAT NOT ADJUSTED



Adolph N. Michelis
 ADOLPH N. MICHELIS R.L.S.
 GA Reg. L.S. # 1323
 ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

David B. Jones
 ZONING ADMINISTRATOR
 DATE 1-28-2013

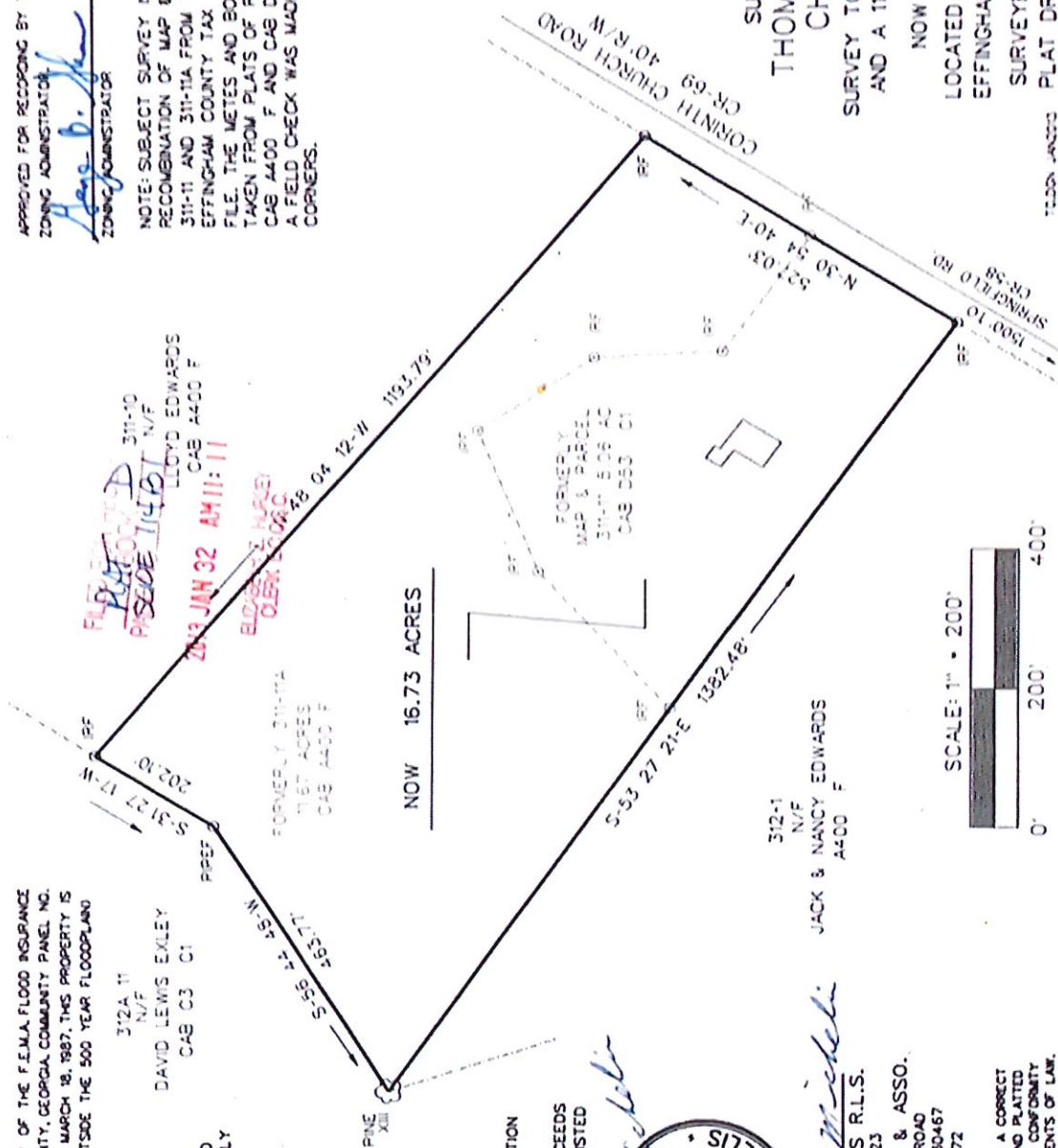
NOTE: SUBJECT SURVEY IS A RECOMBINATION OF MAP & PARCEL 311-11 AND 311-11A FROM THE EFFINGHAM COUNTY TAX ASSESSORS FILE. THE METES AND BOUNDS WERE TAKEN FROM PLATS OF REFERENCE CAB A400 F AND CAB D53 C1. A FIELD CHECK WAS MADE TO VERIFY CORNERS.

SURVEY FOR
 THOMAS & LEAH
 CHRISTMAS
 SURVEY TO RECOMBINE A 5.06
 AND A 11.67 ACRE PARCEL

NOW 16.73 ACRES

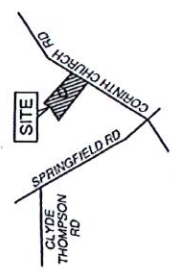
LOCATED IN THE 12TH. G.M.D.
 EFFINGHAM COUNTY, GEORGIA

SURVEYED 18 JAN 2013
 PLAT DRAWN 19 JAN 2013



LEGEND:
IRF - 5/8" IRON REBAR FOUND
IRS - 1/2" IRON REBAR SET
M&P - MAP & PARCEL
PF - 3/4" PIPE FOUND
RW - RIGHT OF WAY

NOTE: BASED UPON REVIEW OF THE
F.E.M.A. FLOOD INSURANCE RATE MAP
1310300050E, EFFINGHAM COUNTY,
GEORGIA, REFERRING THE CURRENT
EFFECTIVE SPECIAL FLOOD HAZARD AREA
(SFHA) DATED MARCH 16, 2015. THIS
PROPERTY IS LOCATED IN MAP ZONE X.



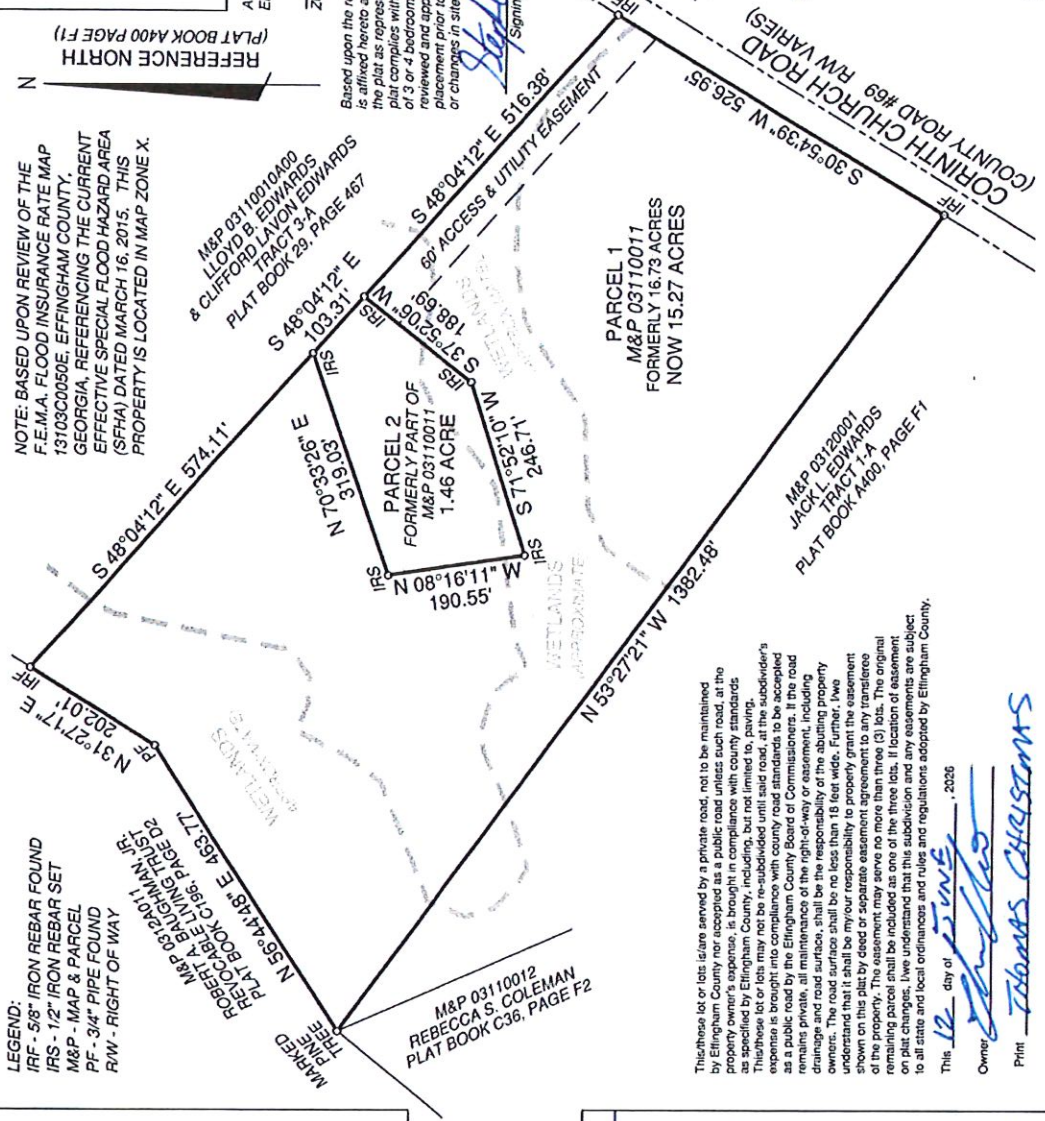
VICINITY MAP
(NOT TO SCALE)

APPROVED FOR RECORDING BY THE
EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

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 O.C.G.A. 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 description may void this approval.

Signature Authority Title Date
E.Hen 6/12/26



REFERENCE:
TRACT 2-A AS PER
PLAT BOOK A400, PAGE F1
SIMPLE SUBDIVISION FOR
THOMAS L. CHRISTMAS
MAP & PARCEL 03110011
12TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
FIELD SURVEY 27 MAY 2026
PLAT PREPARED 3 JUNE 2026

ERROR OF CLOSURE:
1:552.396' (PLAT NOT ADJUSTED)



This/These lot or lots is/are served by a private road, not to be maintained
by Effingham County nor accepted as a public road unless such road, at the
property owner's expense, is brought in compliance with county standards
as specified by Effingham County, including, but not limited to, paving.
This/These lot or lots may not be re-subdivided until said road, at the subdivider's
expense is brought into compliance with county road standards to be accepted
as a public road by the Effingham County Board of Commissioners. If the road
is not accepted as a public road, the owner of the right-of-way or easement, including
drainage and road surface shall be no less than 15 feet wide. The owner
understand that it shall be my/our responsibility to properly grant the easement
shown on this plat by deed or separate easement agreement to any transferee
of the property. The easement may serve no more than three (3) lots. The original
remaining parcel shall be included as one of the three lots. If location of easement
on plat changes, I/we understand that this subdivision and any easements are subject
to all state and local ordinances and rules and regulations adopted by Effingham County.

This 12 day of June, 2026

Owner: Thomas L. Christmas
Print: Thomas L. Christmas

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30457
PH. (912) 829-3972

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this
plat was prepared by a land surveyor and approved by all
applicable local jurisdictional authorities and the state surveyor.
Such approvals or affirmations should be confirmed with the
surveyor's professional seal. The 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
Professional Engineers and Land Surveyors and as
set forth in O.C.G.A. Section 15-6-67.



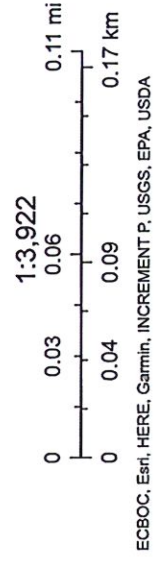
Adolph N. Michelis
GA. REG. LS. LIC. NO. 1323
DATE 6-04-26

311-11



6/30/2026

- Addresses
- Parcels
- Roads
- Citations



The map displays the Springfield area in Illinois, featuring a network of roads and land parcels. The roads shown include Springfield Road, Glyde Thompson Road, and Corinth Church Road. The land parcels are labeled with numbers, such as 311-1 through 311-21, 312-1 through 312-9, and 285-1 through 286-3. A yellow highlighted area is visible near the center of the map, bounded by parcels 311-10, 311-11, 311-12, and 311-15.

Addresses ☐ Parcels Zoning ☐ AR-2
Roads ☐ AR-1 Citations

0 0.17 0.35 0.7 km

- Addresses FLUM Areas
- Roads 
- Parcels 
- Agricultural Citations

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

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

311-11



6/30/2026

- Legend
- Addresses Wetlands
 - Roads Freshwater Forested/Shrub Wetland
 - Parcels Freshwater Pond
 - Citations

1:3,922

0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.17 km

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

County:	Effingham	Date:	5/20/2026 revised 6/10/26					
Point of Contact:	Thomas Christmas	SWC Project #:	S26-114					
Site Location:	1235 Corinth Church Road, Clio GA 31303	Phone Number:	912-704-0794					
Legal:	16.73 AC (COMB 31-1-11A) 2023 CUVA	Email:	txmas78@gmail.com					
Parcel Number:	3110011	Mail:	1235 Corinth Church Road, Clio 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	
Pelham A	0-2	18	25	(+) 6	C	30	27	8-10
Pelham B	0-2	14	25	(+) 10	C	34	31	8-10
Rains	0-2	<12	n/a	n/a	F	n/a	n/a	n/a

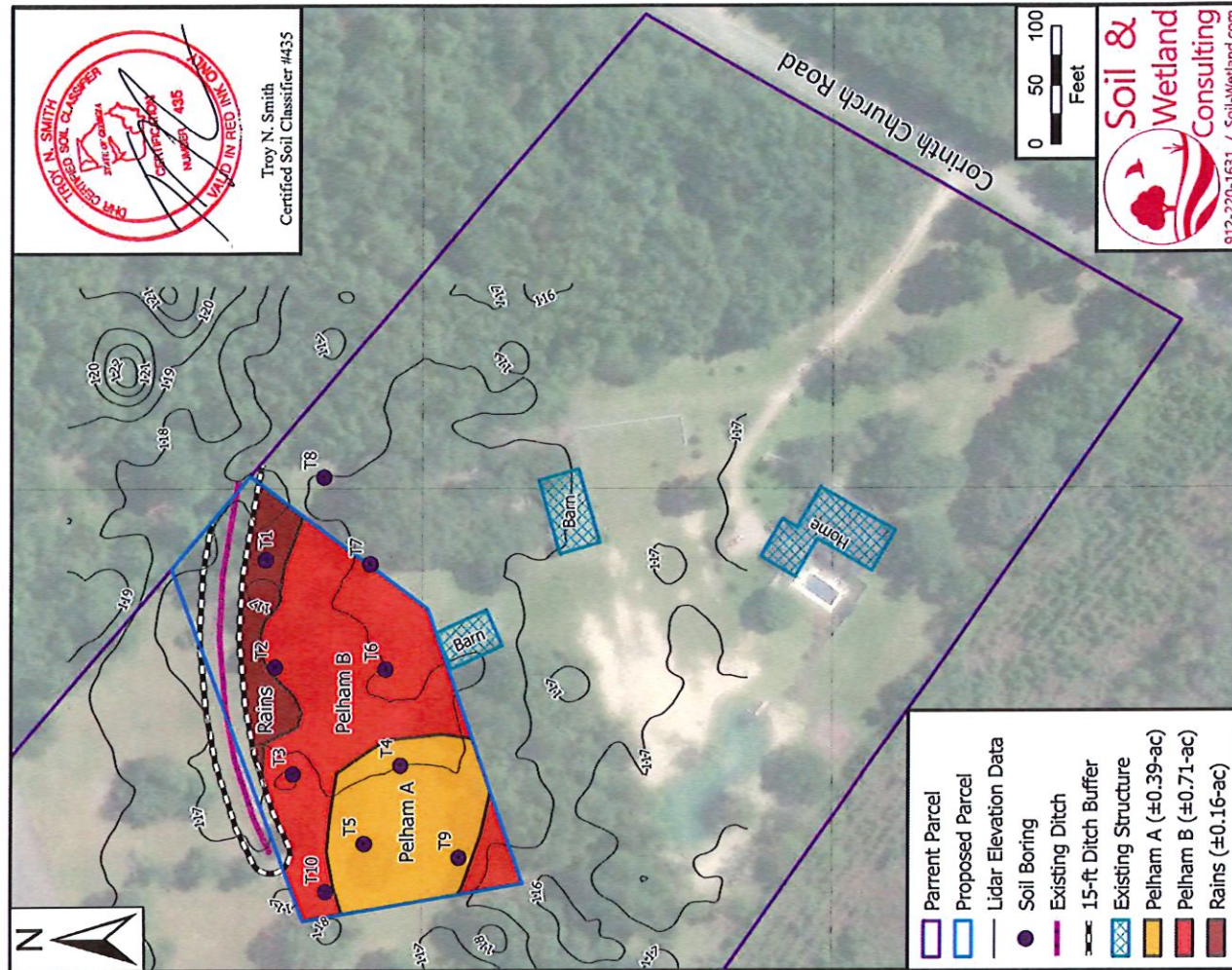
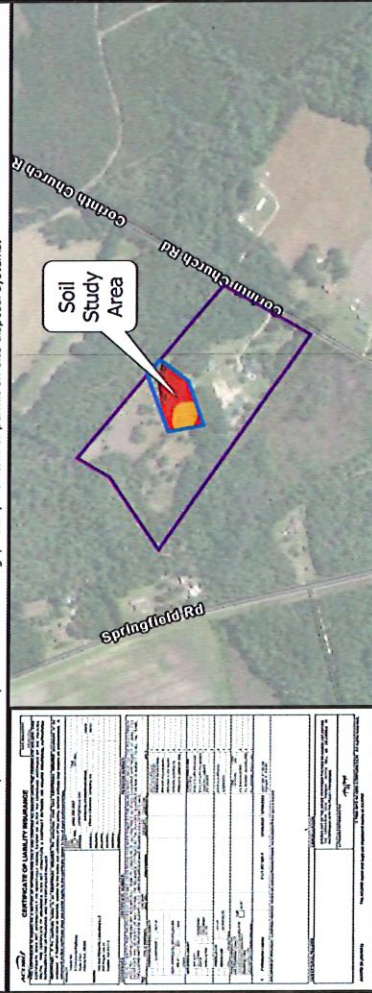
All recommendations are based off existing soil surface.

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

Soil Suitability Codes
 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.
C Because of soil limitations, these soils are unsuitable for installation of an on-site system.

Site Specific Notes
 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 <8-10 inches of topsoil. This layer 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.
 - All soils have a <150 min/in absorption rate in the upper 20 inches of the soil profile.
 The Project Area Displayed on this drawing is derived from public data and is not a boundary survey. 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 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. SWW produces soil 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 a distinct boundary. Systems 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 SWW 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. SWW does not design, install, maintain or permit on-site disposal systems.



Soil & Wetland Consulting
 912-220-1631 / Soil-Wetland.com

SOIL CLASSIFIER
 TROY N. SMITH
 Certified Soil Classifier #435
 VALID IN RED XIN ORANGE