



**Record No: RZN-
26-33**

Rezoning Application

Status: Active

Submitted On: 6/14/2026

Primary Location

✓ 4386 Midland Road
Guyton, GA 31312

Owner

KESSLER SCOTT J
4386 MIDLAND RD GUYTON,
GA 31312

Applicant

👤 Scott Kessler

📞 912-122-2227



🏠 4386 Midland Road
Guyton, Ga 31312

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 #* 🗓️

397

Parcel #* 🗓️

4 & 5

Georgia Militia District 

Commissioner District* 

2nd

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*

Scott Kessler

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

4386 Midland Road

Applicant City*

Guyton

Applicant State & Zip Code*

GA/ 31312

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 *

03970005/ 03970004

Road Name*

Midland Road

Proposed Road Access* 

Exsisting Access

Total Acres *

8.29

Acres to be Rezoned*

8.29

Lot Characteristics *

2 acre home and 6.29 acre partially cleared wooded area

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Gifting land to child to build a house

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

North*

AR-1

South*

AR-2

East*

AR-1

West*

AR-1

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

home/ wooded acreage

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

No

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

Building a home

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

homes that are occupied

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

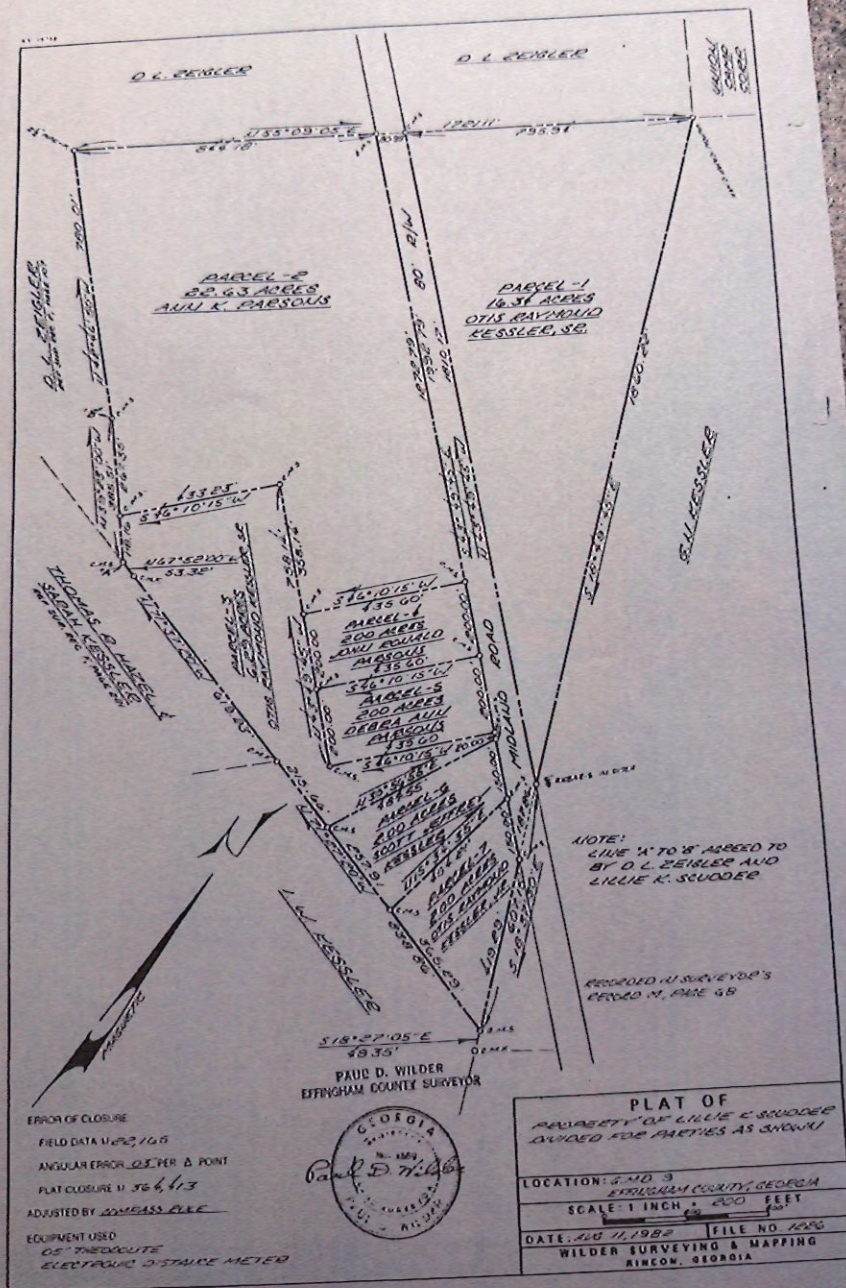
additional home in the area

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?*

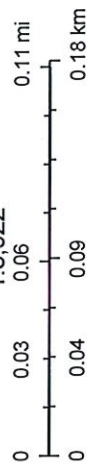
No

Digital Signature*

✓ Scott J Kessler
Jun 2, 2026



1:3,922

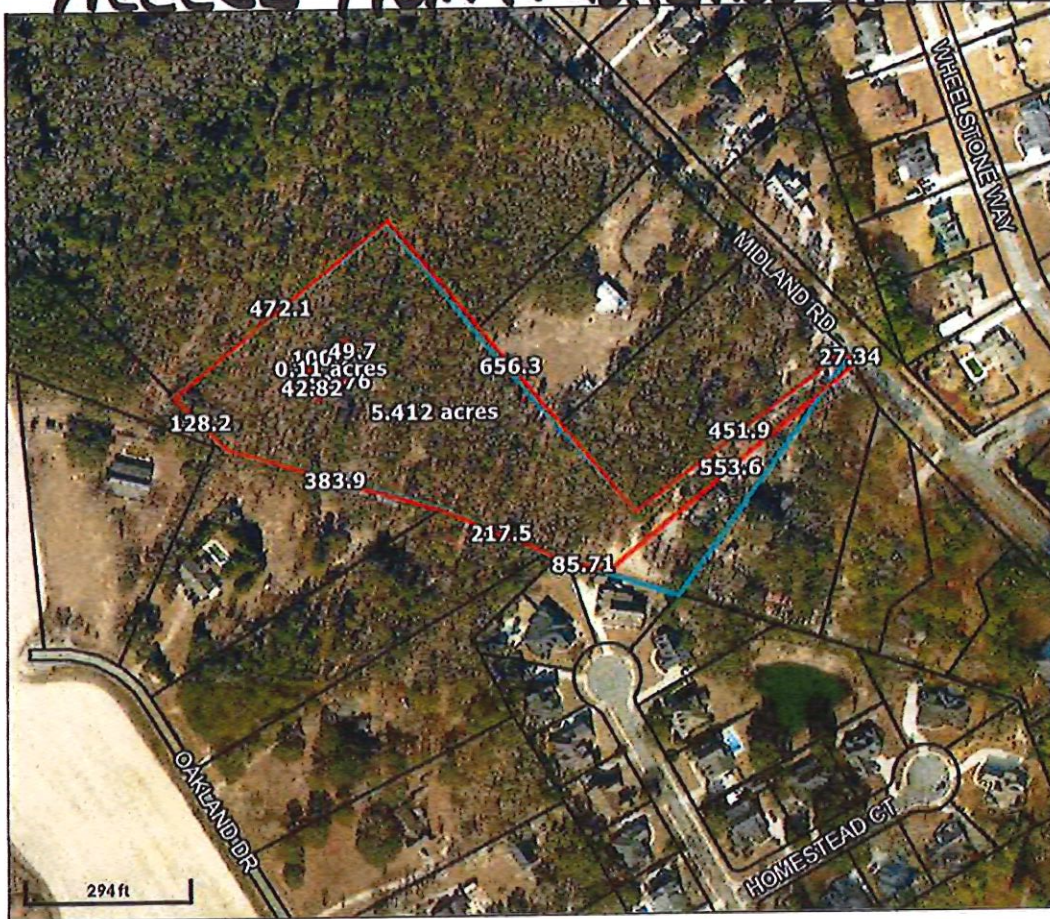


ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Access from Midland after Survey

Overview

in Red



Legend

- ☐ Parcels
- ☐ Roads

Parcel ID	03970004	Owner	KESSLER SCOTT J
Class Code	Residential		4386 MIDLAND RD
Taxing District	01-County		GUYTON, GA 31312
	County	Physical Address	4386 MIDLAND RD
Acres	6.29	Fair Market Value	\$248398

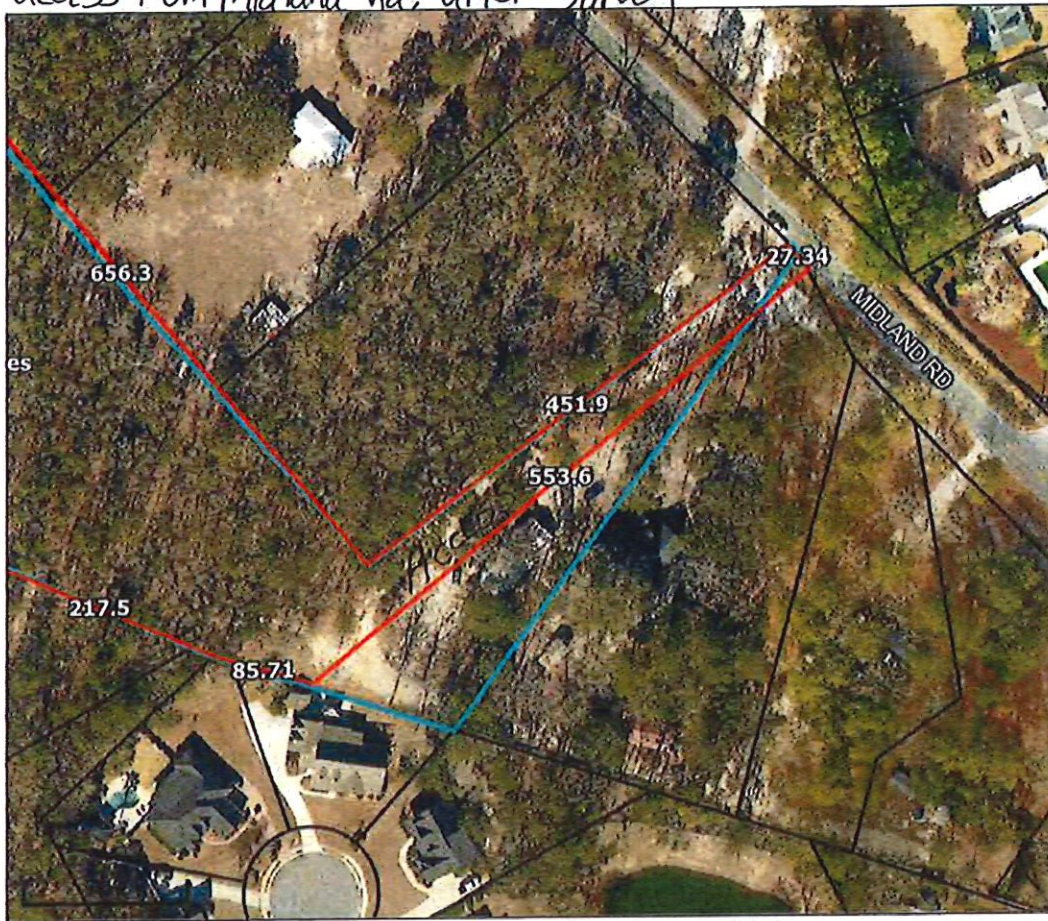
Last 2 Sales			
Date	Price	Reason	Qual
10/27/2021	0	U	U
3/15/2007	0	UI	U

Note: Not to be used on legal documents.

Date created: 6/17/2026
Last Data Uploaded: 6/16/2026 6:23:54 PM

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GEOSPATIAL

access From Midland Rd. after Survey



Overview

Legend

- ☐ Parcels
- ☐ Roads

Parcel ID	03970004	Owner	KESSLER SCOTT J	Last 2 Sales			
Class Code	Residential		4386 MIDLAND RD	Date	Price	Reason	Qual
Taxing District	01-County		GUYTON, GA 31312	10/27/2021	0	U	U
	County	Physical Address	4386 MIDLAND RD	3/15/2007	0	UI	U
Acres	6.29	Fair Market Value	\$248398				

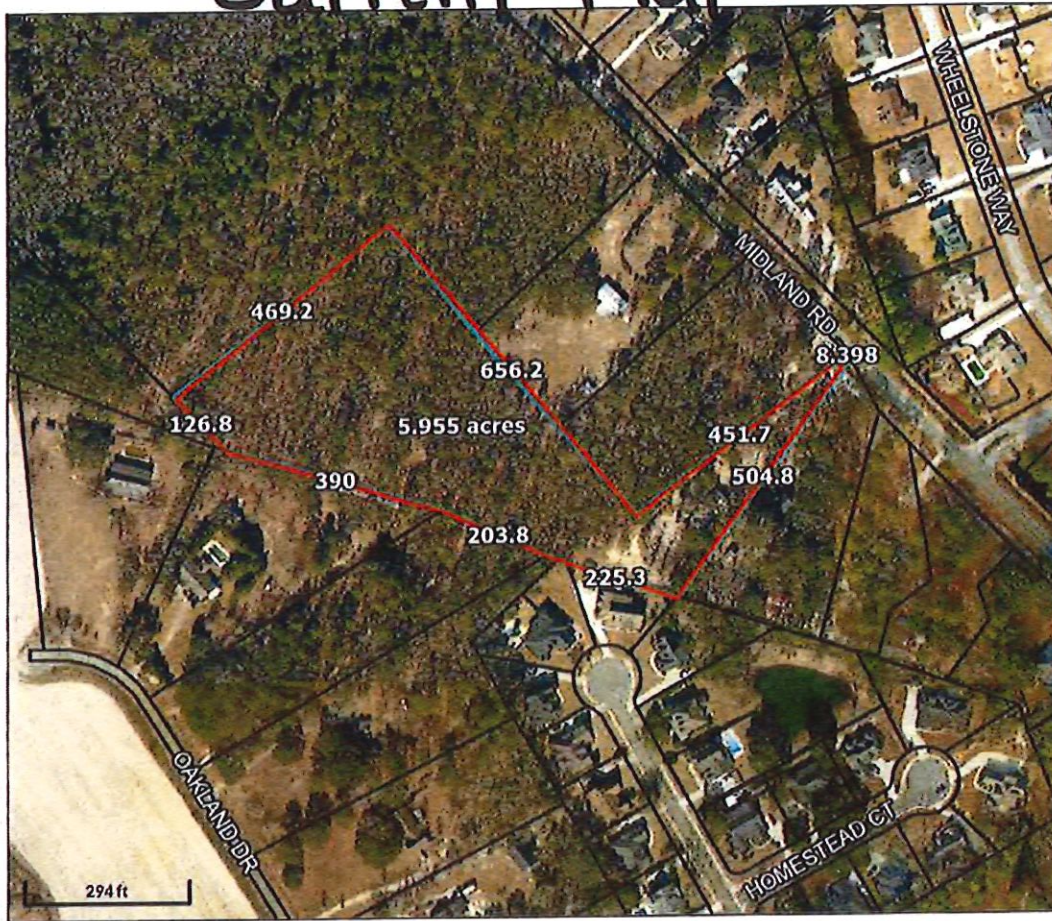
Note: Not to be used on legal documents.

Date created: 6/17/2026

Last Data Uploaded: 6/16/2026 6:23:54 PM

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Current Plat



Overview

Legend

- ☐ Parcels
- ☐ Roads

Parcel ID	03970004	Owner	KESSLER SCOTT J	Last 2 Sales			
Class Code	Residential		4386 MIDLAND RD	Date	Price	Reason	Qual
Taxing District	01-County		GUYTON, GA 31312	10/27/2021	0	U	U
	County	Physical Address	4386 MIDLAND RD	3/15/2007	0	UI	U
Acres	6.29	Fair Market Value	\$248398				

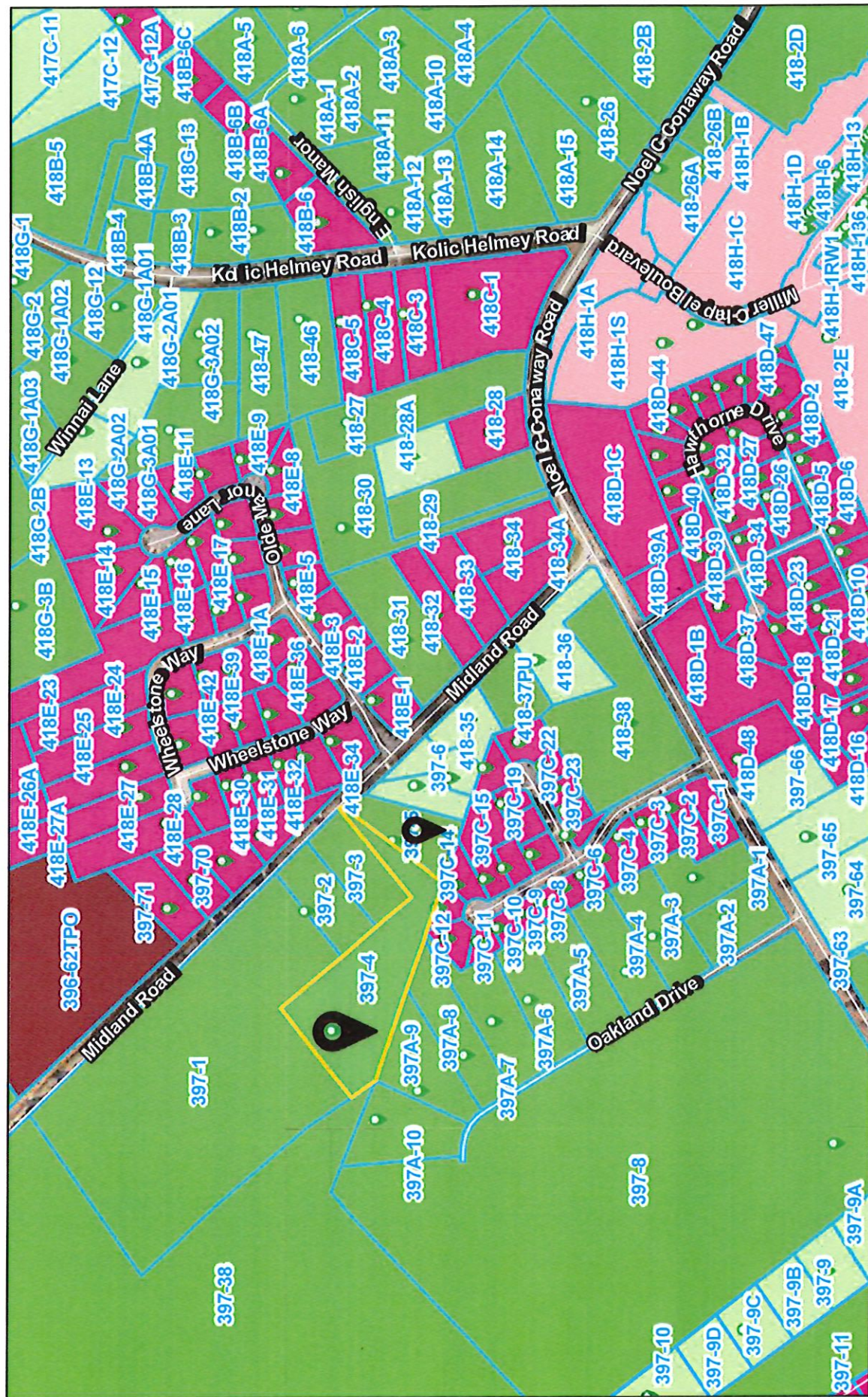
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397-4 & 5



6/30/2026

1:7,843

0 0.05 0.1 0.2 mi

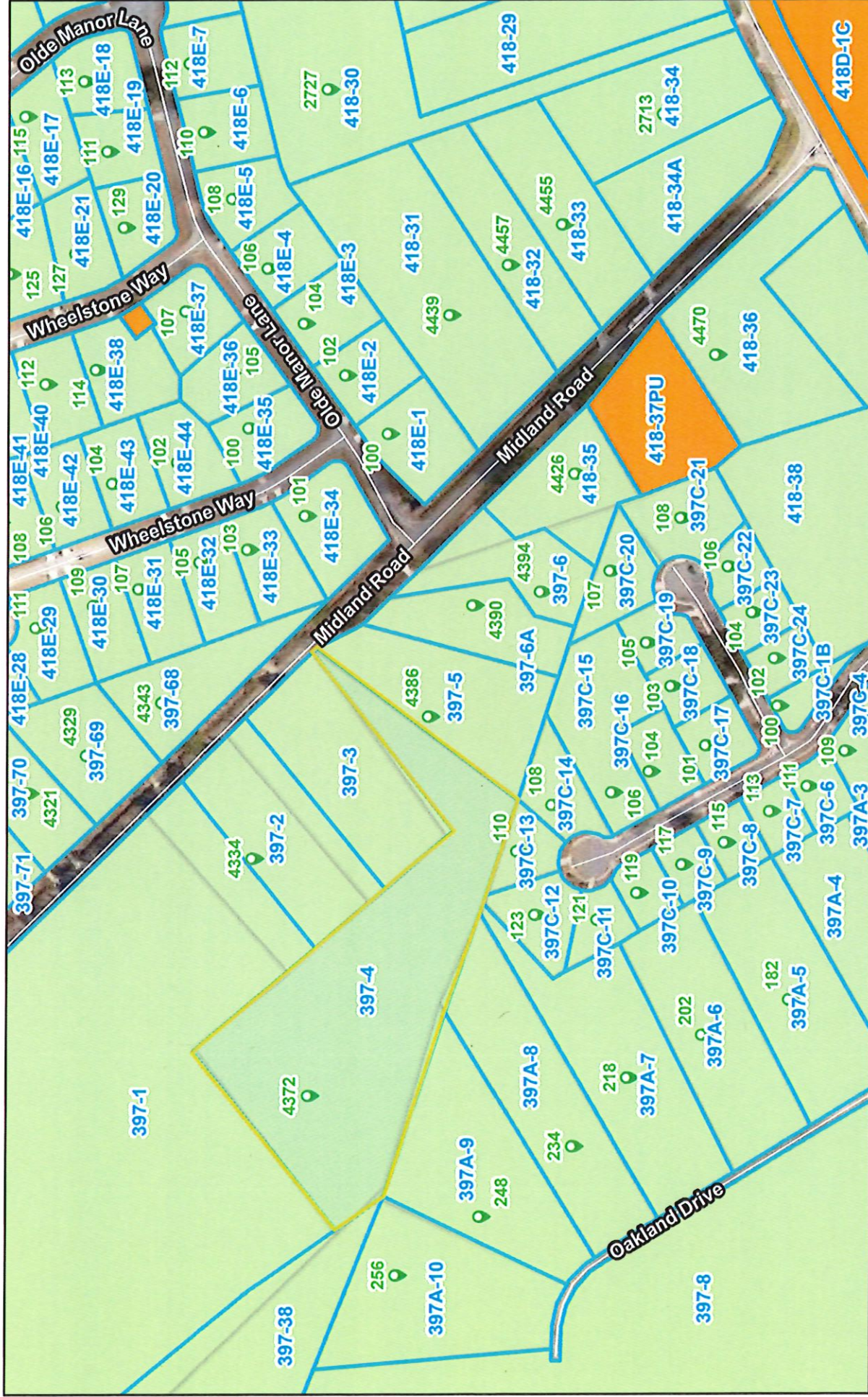
0 0.07 0.15 0.3 km

Citations

- Addresses Zoning
- Roads
- Parcels
- R-1
- AR-1
- AR-2
- PD
- PD-R

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA

397-4 & 5



6/30/2026

Addresses FLUM Areas

Addresses FLUM Areas

Roads

Parcels

Agricultural-Residential

Utility

Citations

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA