



**Record No: RZN-26-12**

Rezoning Application

Status: Active

Submitted On: 3/9/2026

**Primary Location**

7229 Georgia Highway 119  
North  
Clyo, GA 31303


**Owner**

ADAMS MARSHA ELIZABETH  
AND ANTHONY  
506 MORGAN CEMETERY RD  
CLYO, GA 31303

**Applicant**

 Marsha Adams




 506 Morgan Cemetery  
Rd  
Clyo, GA 31303

**Staff Review**

**Planning Board Meeting Date\*** 

05/12/2026

**Board of Commissioner Meeting Date\*** 


06/02/2026


**Notification Letter Description \*** 

to allow for permitted uses in B-2 and AR-2.

**Staff Description** 

AR-1 to B-2 & AR-1 to AR-2

**Stipulations** 

**Map #\*** 

401

**Parcel #\*** 

39

Georgia Militia District 

—

Commissioner District\* 

3rd

Public Notification Letters Mailed 

04/14/2026

Board of Commissioner Ads 

05/13/2026

Planning Board Ads 

04/15/2026

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\*

Anthony & Marsha Adams

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

[REDACTED]

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\*

B-2 (General Commercial)

Map & Parcel \*

Map 0401; Parcel 04010039

Road Name\*

State Hwy 119 N

Proposed Road Access\* 

State Hwy 119 N

Total Acres \*

5.64

Acres to be Rezoned\*

4.64

Lot Characteristics \*

The proposed 1-acre tract contains an existing single-family residence with established driveway access to Highway 119. The lot is generally level and cleared around the homesite, with remaining vegetation consistent with rural residential character. The surrounding area consists primarily of agricultural and low-density residential properties.

Water Connection \*

Private Well

Sewer Connection\*

Private Septic System

**Justification for Rezoning Amendment \***

The proposed rezoning of approximately one (1) acre to AR-2 is requested to allow the existing single-family residence to remain as a conforming residential lot following the rezoning of the remaining 4.64 acres for future commercial use.

The residence predates the proposed commercial development and has independent access to Highway 119. Separating the homesite from the remainder of the property creates a clear distinction between residential and commercial uses, promotes compatibility of land uses, and prevents the existing home from becoming a nonconforming structure.

The one-acre tract is consistent with rural residential transitional buffer between adjacent residential and future commercial property. The request supports orderly development along Hwy 119 corridor while preserve the existing residential use.

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

**North\***

AR -1

**South\***

AR-1 and B2

**East\***

AR-4

**West\***

AR-1

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

The property is currently used as a single-family residential homesite with surrounding open land. The residence is occupied as a rental property. The remaining acreage is undeveloped and consists of open land with natural vegetation consistent with rural agricultural-residential use.

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

The property does have reasonable economic use under its current AR-1 zoning as a single-family residential homesite. However, given its location along the Highway 119 corridor and proximity to recreational traffic in the area, the requested rezoning would allow the property to be utilized in a manner that better aligns with surrounding development patterns and supports appropriate economic activity.

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

Upon approval of the requested rezoning, the one-acre tract will continue to function as an existing single-family residential homesite. The rezoning will allow the residence to remain a conforming use as the remaining 4.64-acre portion of the property is being considered separately for B-2 zoning to accommodate a boat storage facility intended to serve the nearby boat landing, thereby creating a clear and appropriate separation between residential and commercial uses

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

Surrounding properties consist primarily of agricultural and low-density residential uses, including single-family homes on larger rural tracts. Diagonally across Highway 119 is an existing convenience store, and an adjoining parcel is currently zoned B-2, which has previously been used for commercial purposes. The area is characterized by a mix of rural residential, agricultural, limited commercial activity, and recreational traffic associated with the nearby boat landing.


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

The requested AR-2 rezoning will allow the existing single-family residence to remain a conforming residential use, which is consistent with surrounding agricultural and low-density residential properties. The proposal does not introduce new residential density but maintains the current homesite along Highway 119, while the rear portion of the property is being evaluated separately for commercial use. This separation of uses is compatible with nearby development, including existing rural residences and limited commercial activity in the corridor.

**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?\***

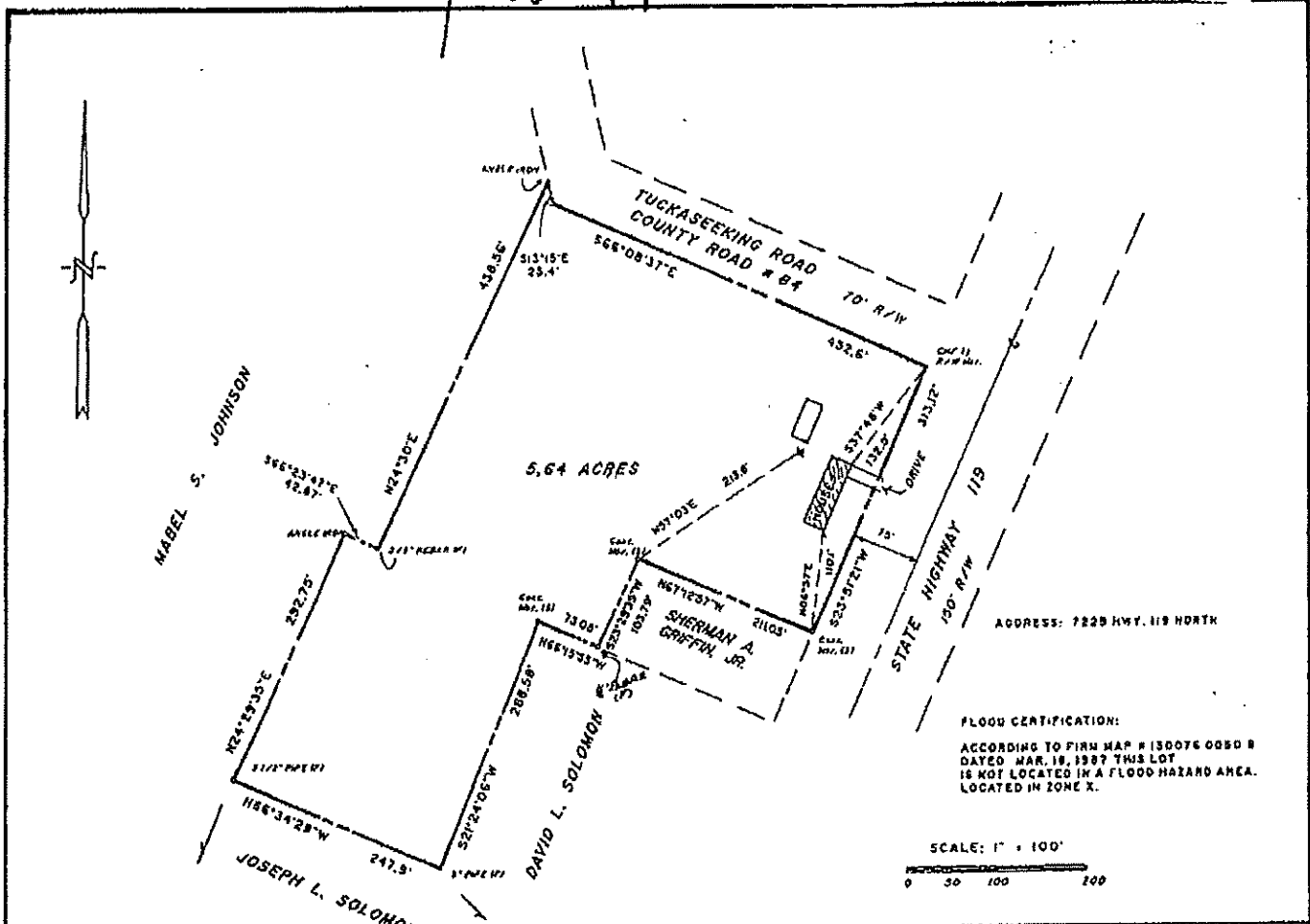
No. The proposed AR-2 rezoning will not result in an excessive or burdensome use of existing streets, transportation systems, utilities, or schools. The property will continue to function as an existing single-family residence, and no additional residential density or infrastructure demand is being introduced.

**Digital Signature\***

 Anthony & Marsha Adams  
Feb 23, 2026

PCA/303 A-1

Filed for Record  
Book 1303 Page A1  
Date 1/23/1995



ADDRESS: 7229 HWY. 119 NORTH

FLOOD CERTIFICATION:  
 ACCORDING TO FIRM MAP # 13D076 0050 B  
 DATED MAR. 18, 1987 THIS LOT  
 IS NOT LOCATED IN A FLOOD HAZARD AREA.  
 LOCATED IN ZONE X.

SCALE: 1" = 100'

0 50 100 150

NOTE: THIS IS A RESURVEY OF A  
 PREVIOUSLY APPROVED LOT &  
 DOES NOT REQUIRE PLANNING  
 BOARD APPROVAL.



PROPERTY SURVEY  
 FOR  
DAVID L. FRIDAY

LOCATION: NEAR TUCKASEEKING  
 AT THE SAVANNAH RIVER IN THE  
 11TH G.M.D., EFFINGHAM COUNTY,  
 GEORGIA

DATE: JAN. 16, 1995  
 BY WARREN E. POYTHRESS  
 Reg. Land Surveyor # 1953  
 931 HUNTERS ROAD  
 SYLVANIA, GA. 30467  
 TELE. - 1912/ 657-3286

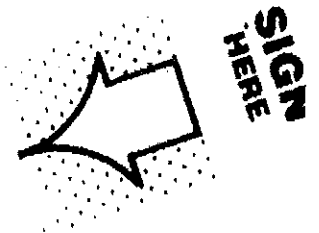
COUNT: 11672 30MAC

THE FIELD DATA UPON WHICH THIS  
 MAP OR PLAT IS BASED HAS A  
 CLOSURE PRECISION OF ONE FOOT  
 IN 100,000 FEET, & AN ANGULAR  
 ERROR OF 25 SECONDS ANGLE POINT &  
 WAS ADJUSTED USING COMPASS RULE.

THIS MAP OF PLAT HAS BEEN CALCULATED  
 FOR CLOSURE & IS FOUND TO  
 BE ACCURATE WITHIN ONE FOOT IN  
 367,516 FEET.

ACKNOWLEDGED AND AUTHORIZED BY

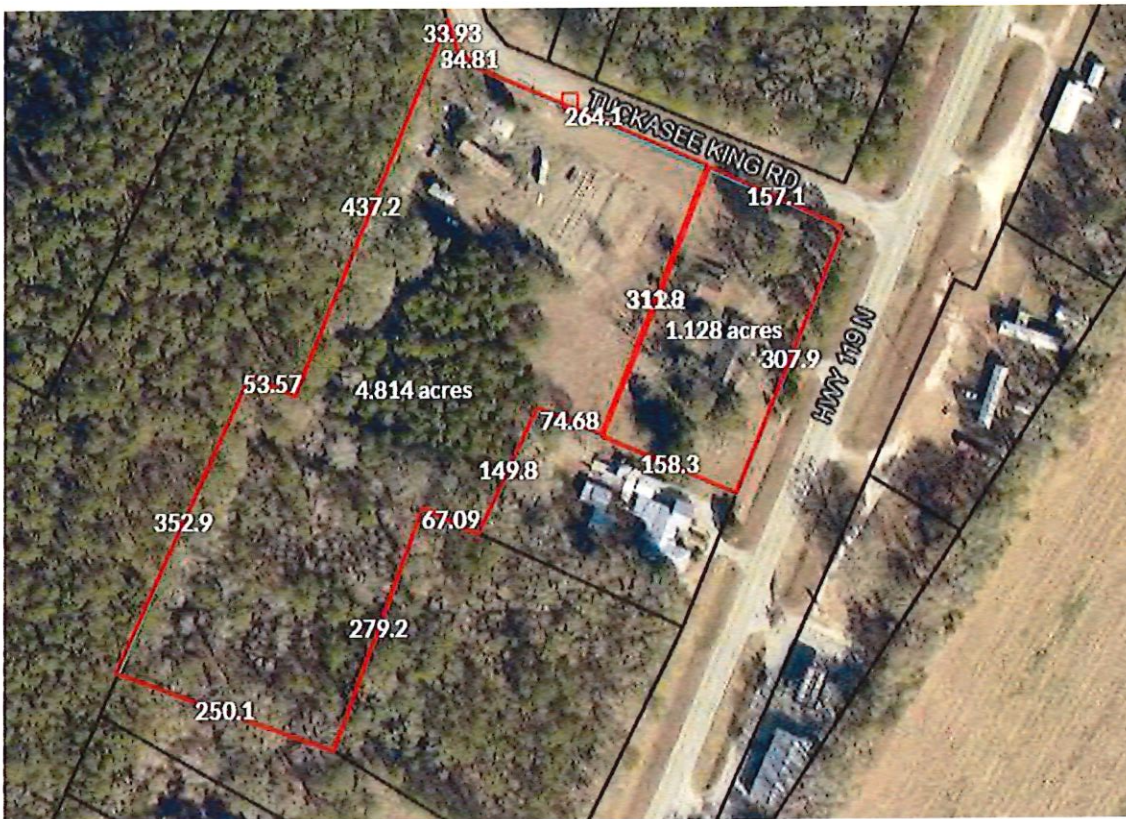
\_\_\_\_\_



This is the property broken into the two lots as requested.

~1 acre with residential home along 119 to be AR-2

~4.8 acres to be zoned B-2



This is the purposed 2.5 acres to be used as outdoor storage facility.



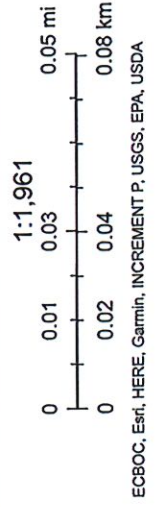
This illustrates location of the boat storage facility with red line as our potential fence location with gate opening along Tuckasee King Rd.



401-39



3/18/2026



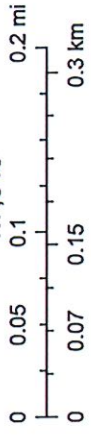
# 401-39



3/18/2026

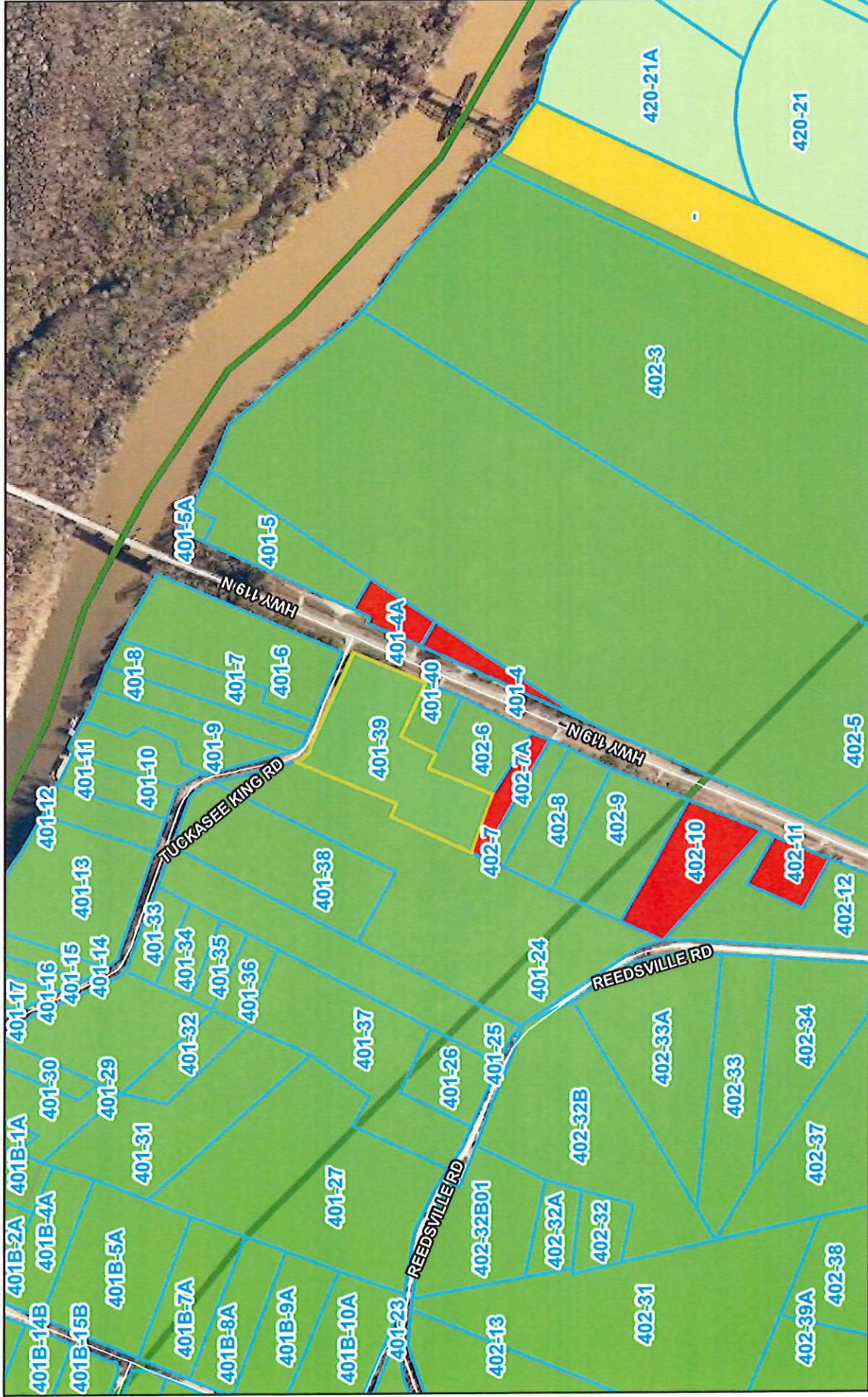
- Parcels
- AR-1
- AR-2
- B-1
- B-2
- B-3
- R-4
- RR (Railroad)
- Citations

1:7,843

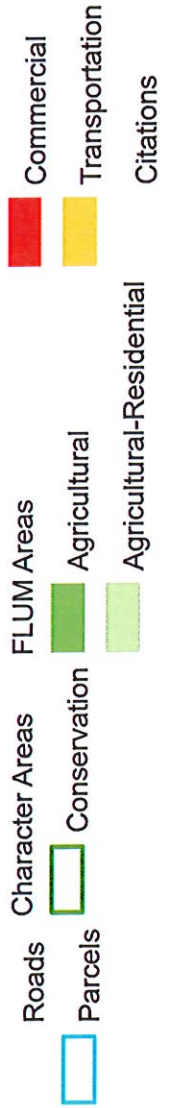


ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/  
NASA, EPA, USDA

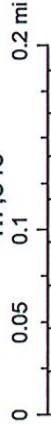
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3/18/2026



1:7,843



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9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL     *[Signature]*     DISAPPROVAL \_\_\_\_\_

Of the rezoning request, **Marsha Adams (Map # 401 Parcel # 39) from AR-1 to B-2 & AR-1 to AR-2 zoning.**

- Yes  No? 1. Is this proposal inconsistent with the county's master plan?
- Yes  No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes  No? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes  No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes  No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes  No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes  No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes  No? 8. Do other conditions affect the property so as to support a decision against the proposal?

*[Signature]*



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*Recommend Privacy fence Against the AR-2*

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DISAPPROVAL \_\_\_\_\_

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*[Handwritten signatures]*