



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.

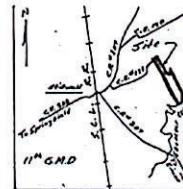
Area by Computer:

110.592 Acres
4,817,388 Sq. Ft.

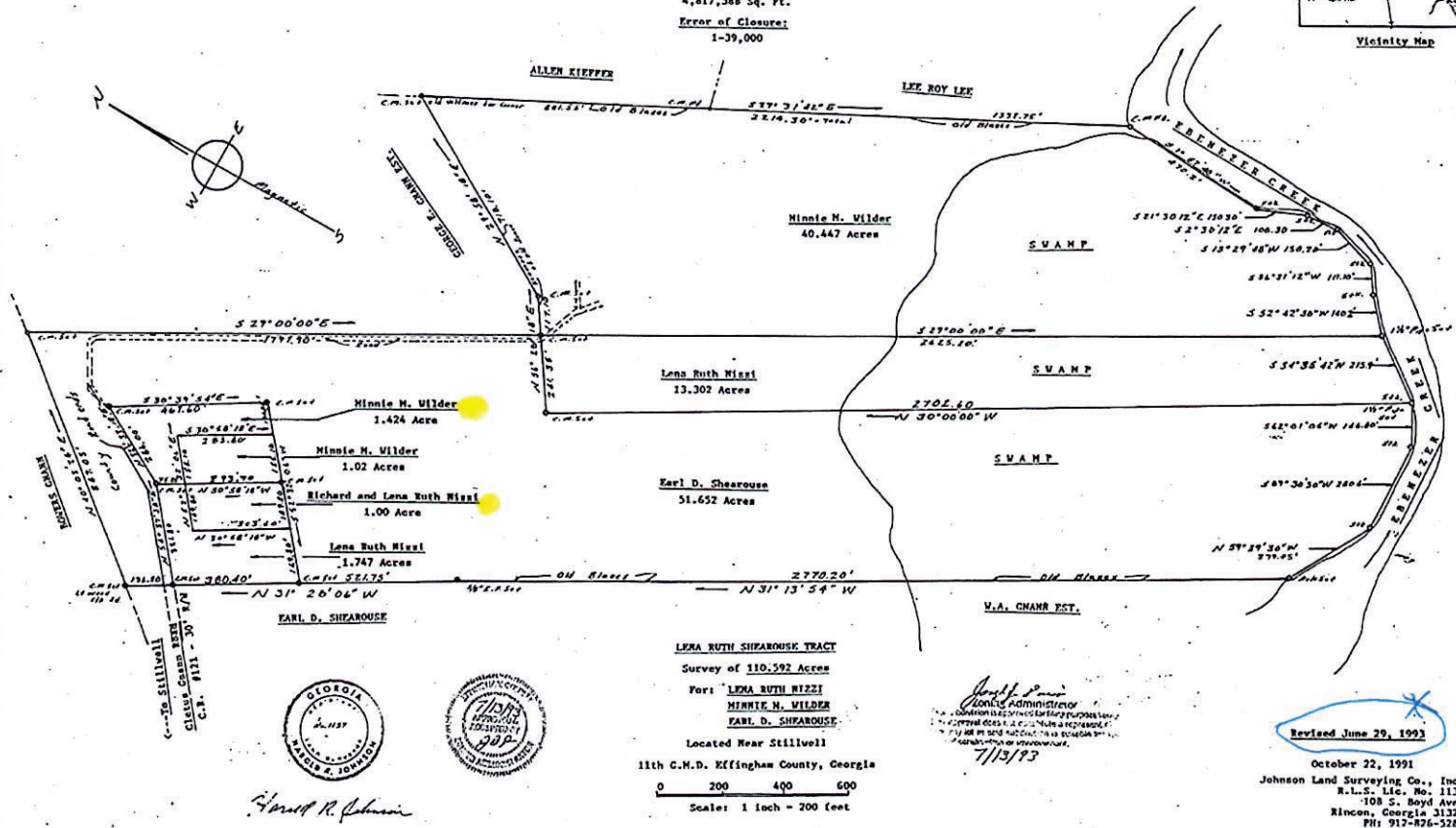
Error of Closure:
1-39,000

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

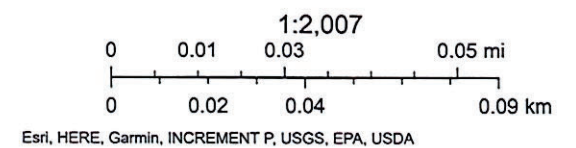


444-31 & 31A



9/15/2025

 Addresses  Parcels
Roads Citations



444-31 & 31A



9/15/2025



Addresses



Parcels

Zoning



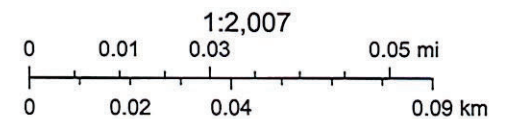
AR-1



AR-2

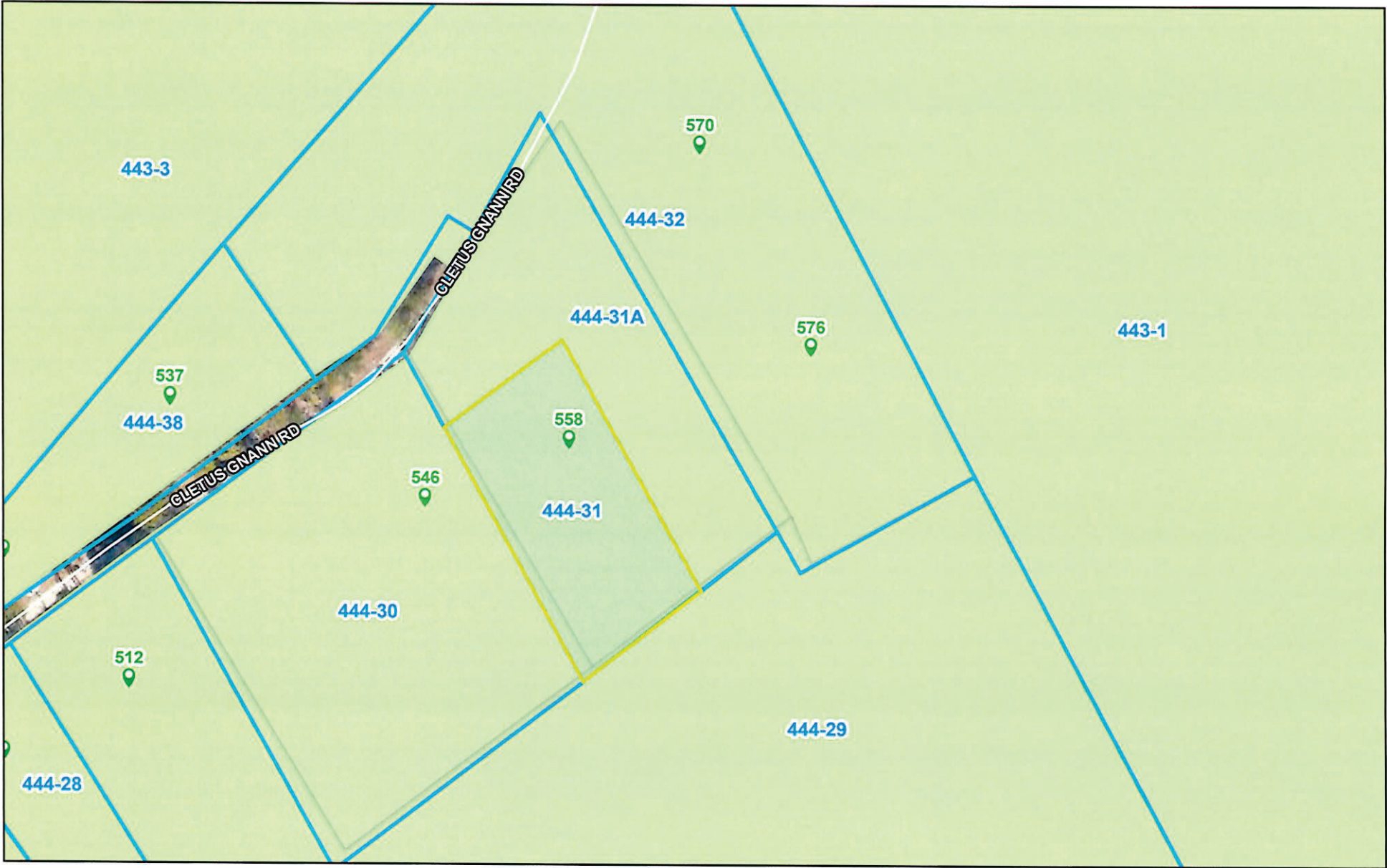
Citations

Roads



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

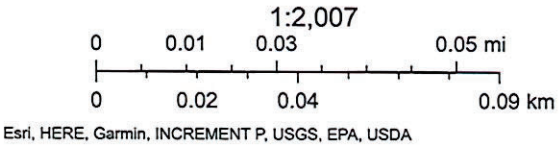
444-31 & 31A



9/15/2025

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

Citations



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 X

DISAPPROVAL _____

Of the rezoning request **Minnie Wilder (Map # 444 Parcel # 31 & 31A)** from **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?

RT

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*Conformance
issue*



N.B.

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J.P. 

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*Recused
Family*

NK