Record No: RZN-26-42

Rezoning Application

Status: Active

Submitted On: 7/29/2026

Primary Location

890 Herbert Kessler Road
Guyton, GA 31312

Owner

COX WILLIAM E AND
MELINDA L
890 HERBERT KESSLER RD
890 HERBERT KESSLER RD
GUYTON, GA 31312

Applicant

William Cox
912-547-1830
[redacted]
Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

09/08/2026

Board of Commissioner Meeting Date*

10/06/2026

Notification Letter Description *

Rezone 1 Acre from AR-1 to AR-2

Staff Description

Stipulations

Map #*

395

Parcel #*

1C

Georgia Militia District

–

Commissioner District*

2nd

Public Notification Letters Mailed

08/17/2026

Board of Commissioner Ads

09/16/2026

Planning Board Ads

08/19/2026

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*

William Cox

Applicant Email Address*

[redacted]

Applicant Phone Number*

[redacted]

Applicant Mailing Address*

890 Herbert Kessler Rd.

Applicant City*

Guyton

Applicant State & Zip Code*

31312

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 *

03950001C00 15.35ac PAR3

Road Name*

Herbert Kessler Rd

Proposed Road Access*

new drive way

Total Acres *

15.35

Acres to be Rezoned*

1

Lot Characteristics *

cleared lot

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Want to rezone 1 acre of our 15.35 acres for our sons family to put a home on.

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

North*

AR-1

South*

R-1

East*

AR-1

West*

AR-1

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

Unused property, recreational use

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.*

Son to build a family home

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

Home site

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

Private home

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?*

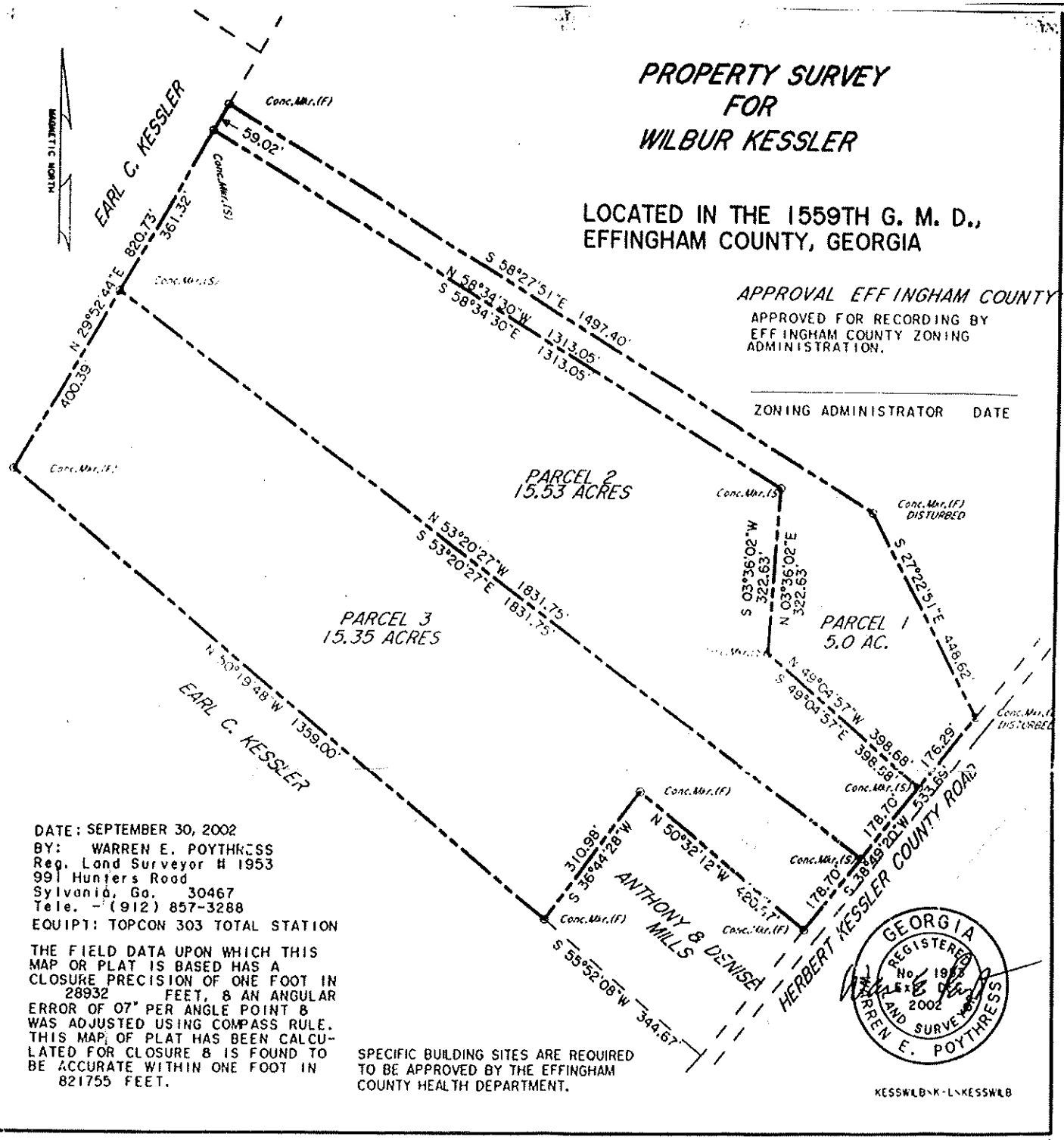
No, 2 vehicles will be at home

Digital Signature*

William E Cox
Jul 29, 2026

PROPERTY SURVEY
FOR
WILBUR KESSLER

LOCATED IN THE 1559TH G. M. D., EFFINGHAM COUNTY, GEORGIA



APPROVAL EFFINGHAM COUNTY

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATION.

ZONING ADMINISTRATOR DATE

DATE: SEPTEMBER 30, 2002

BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288

EQUIPT: TOPCON 303 TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28932 FEET, & AN ANGULAR ERROR OF 07" PER 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 821755 FEET.

SPECIFIC BUILDING SITES ARE REQUIRED TO BE APPROVED BY THE EFFINGHAM COUNTY HEALTH DEPARTMENT.

GEORGIA REGISTERED No. 1953 LAND SURVEYOR 2002 WARREN E. POYTHRESS

KESSWLB\K-L\KESSWLB

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829-3972

SURVEYORS CERTIFICATION

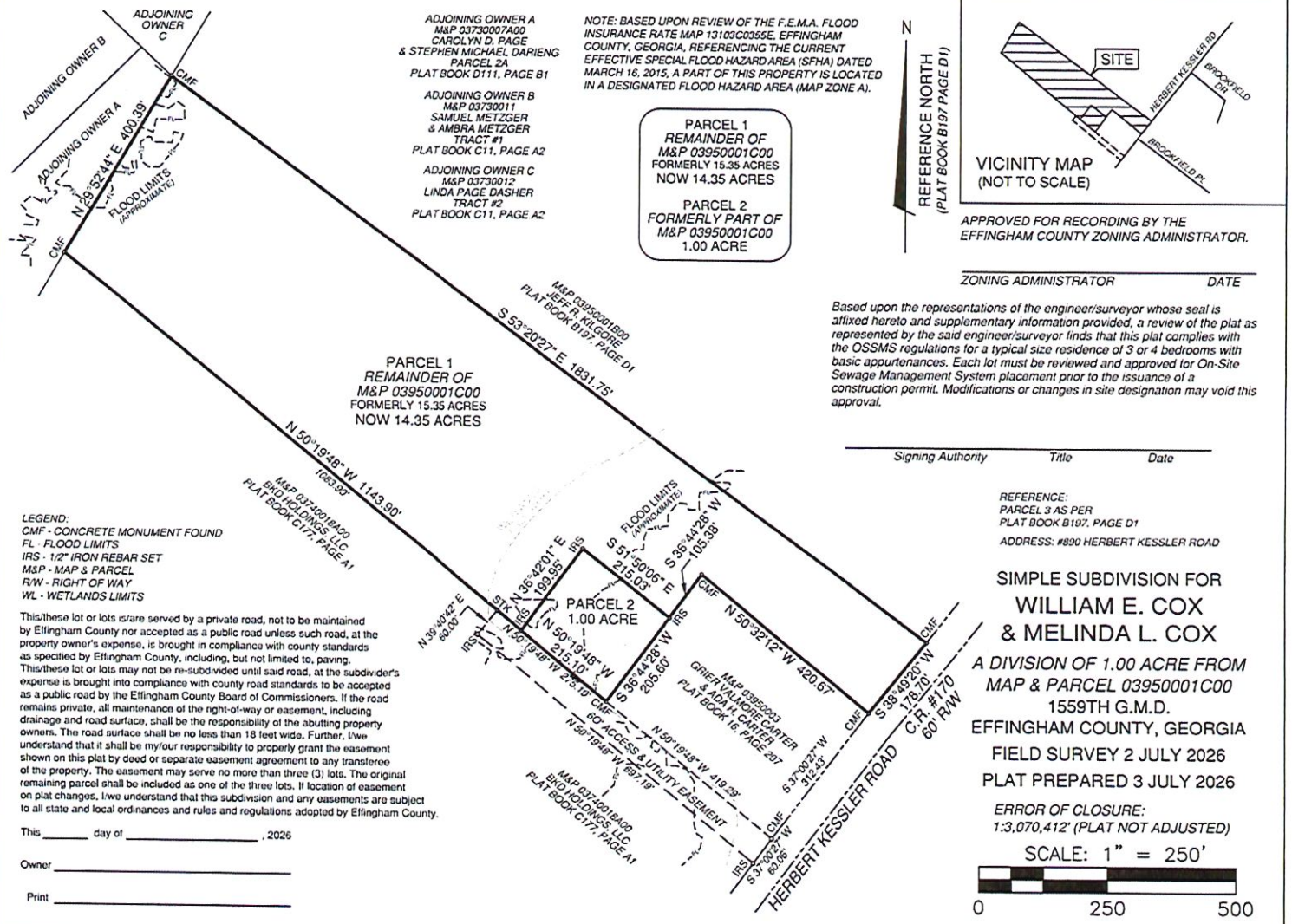
As required by subsection (d) of O.C.G.A. Section 15–6–67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land 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 Registration for Professional Engineers and Land surveyors and as set forth in O.C.G.A. Section 15–6–67.

REG. LAND SURVEYOR NO. 1323 ADOLPH N. MICHELIS

Adolph N. Michelis

GA. REG. LS LIC. NO. 1323 — DATE 7-09-26



LEGEND:
CMF - CONCRETE MONUMENT FOUND
FL - FLOOD LIMITS
IRS - 1/2" IRON REBAR SET
M&P - MAP & PARCEL
R/W - RIGHT OF WAY
WL - WETLANDS LIMITS

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 remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we 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 _____ day of _____, 2026

Owner _____

Print _____

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 OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. 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 designation may void this approval.

Signing Authority — Title — Date

REFERENCE:
PARCEL 3 AS PER
PLAT BOOK B197, PAGE D1

ADDRESS: #890 HERBERT KESSLER ROAD

SIMPLE SUBDIVISION FOR WILLIAM E. COX & MELINDA L. COX

A DIVISION OF 1.00 ACRE FROM MAP & PARCEL 03950001C00

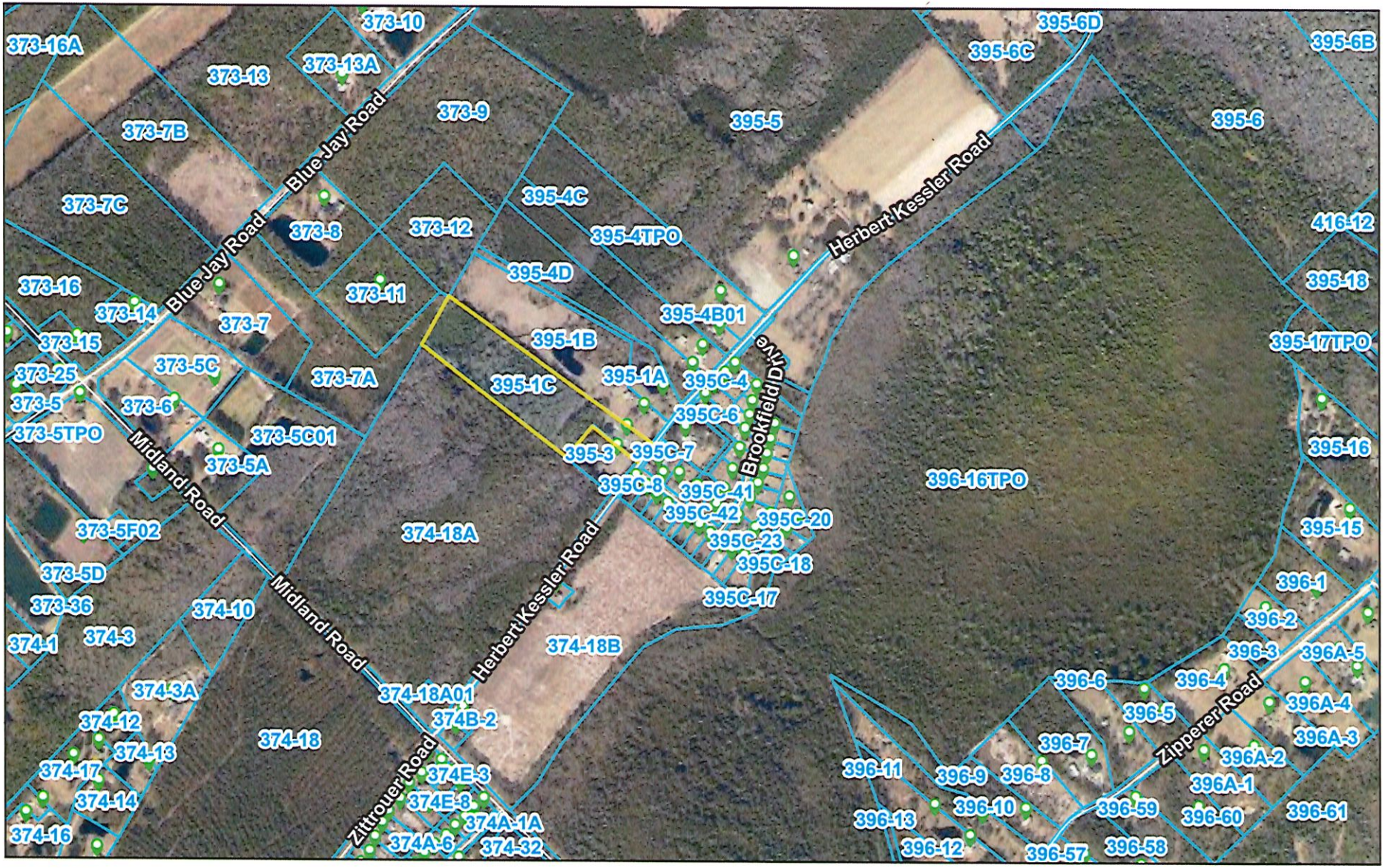
1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
FIELD SURVEY 2 JULY 2026
PLAT PREPARED 3 JULY 2026

ERROR OF CLOSURE:
1:3,070,412' (PLAT NOT ADJUSTED)

SCALE: 1" = 250'

0 — 250 — 500

395-1C



7/31/2026

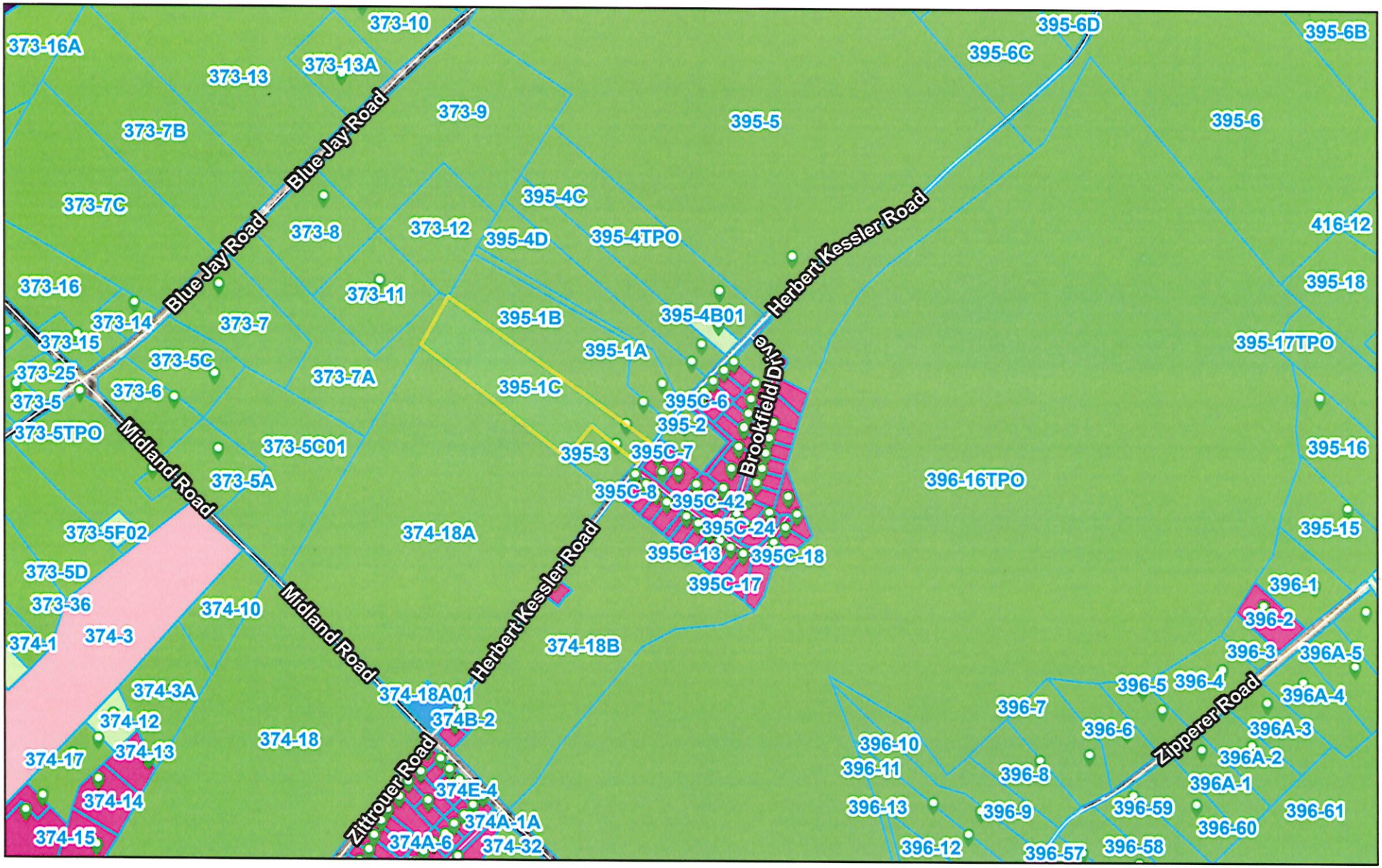
1:14,370

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

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

395-1C



7/31/2026

Addresses
Roads
Parcels

Zoning
AR-1
AR-2
R-1
B-2
I-1
PD
Citations

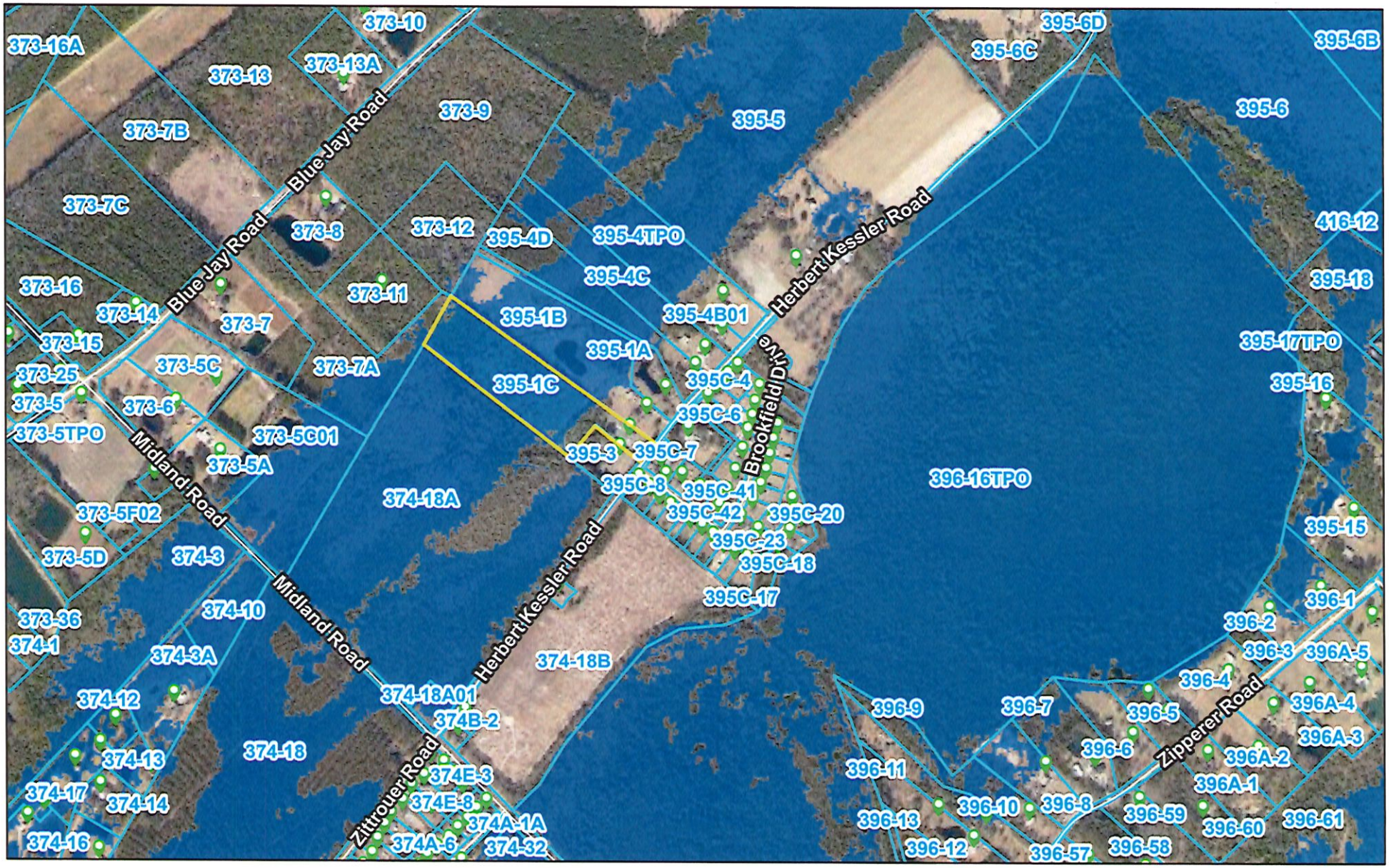
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395-1C



7/31/2026

Addresses

Roads

Parcels

FEMA Flood Zone

A

X, AREA OF MINIMAL FLOOD HAZARD

Citations

1:14,370

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

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

395-1C



7/31/2026

Addresses
Roads
Parcels
Wetlands
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
Citations

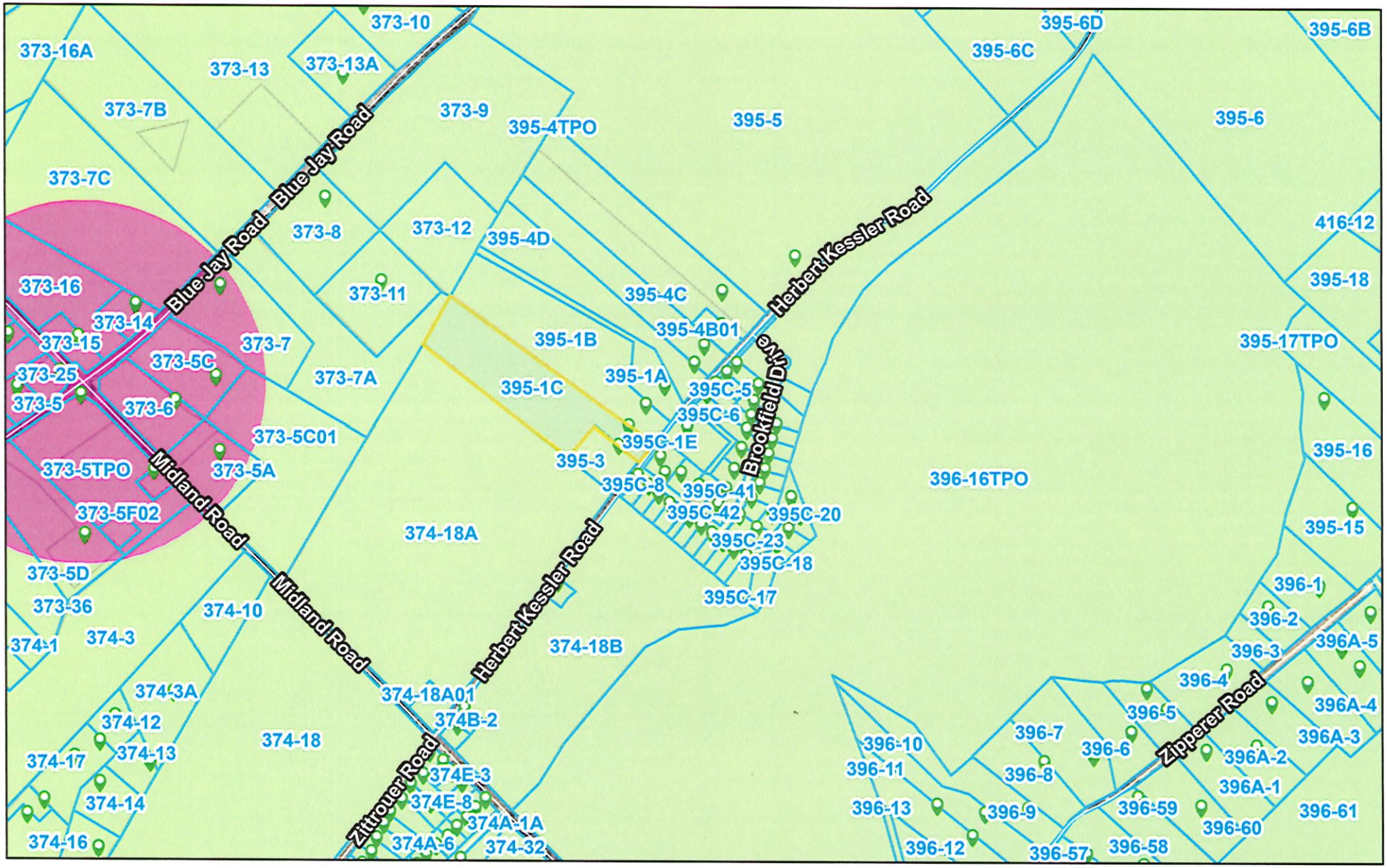
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395-1C



7/31/2026

Addresses
Roads
Parcels

Character Areas
Development-Suburban Node

FLUM Areas
Agricultural-Residential
Citations

1:14,370

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

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

Coastal Georgia Engineering Inspections, LLC

1311 Bonaventure Road Savannah, Georgia 31404 912.272.2623

Level 3 Soil Classification Report

County:	Effingham	Date:	May 25, 2026	PIN:	03950001C00
Owner:	Cox, William E. and Melinda L.			Phone:	
Mailing Address:	890 Herbert Kessler Road, Guyton, GA 31312				
Site Address:	890 Herbert Kessler Road, Guyton, GA 31312				
Subdivision:	---			Lot	Parcel 3
Map Scale:	1": 100'				

Soil Properties

Soil Series:	Slope %	Depth to Seasonal High-Water Table (in)	Absorption Rate at Recommended Trench Depth (min/in)	Recommended Trench Depth (in)	Suitability Code	Topsoil and Fill Thickness (in)	Mound Height Based on Trench Depth (in)	
							18 in	24 in
Leefield Low	0 - 2	18	30	6 above	C	6	24	30
Pelham	0 - 2	12	30	12 above	C	6	30	36

Suitability Codes

C	Because of flooding, shallow seasonal water tables, soil horizons with very slow percolation rate, perched water tables, or imperfect drainage, these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation. Properties of the soil and site may require the drain field area to be greater than the minimum and/or the drain field design to require equal distribution or level field installation. Non-conventional systems and installation must be approved by the local Environmental Health Specialist.

Notes:

All topsoil should be completely removed before system installation and replaced once the system has been correctly installed. The removal should extend to the toe of the 5:1 side slopes of the mound.

The indicated trench depth and mound height are for a conventional system. Different products may affect these requirements.

Before placing the drain field sand, care should be taken to prepare the interface with the native soil as required in the Georgia Manual for On-Site Sewage Management Systems.

The drain field must be protected during construction operations so as not to alter the drainage properties of the soils due to over-compaction or contamination. The adsorption field should not be installed during wet or rainy periods and care should be taken to direct surface runoff away from the drain field.

There will be a minimum 50-foot setback from any delineated jurisdictional wetlands on the site.

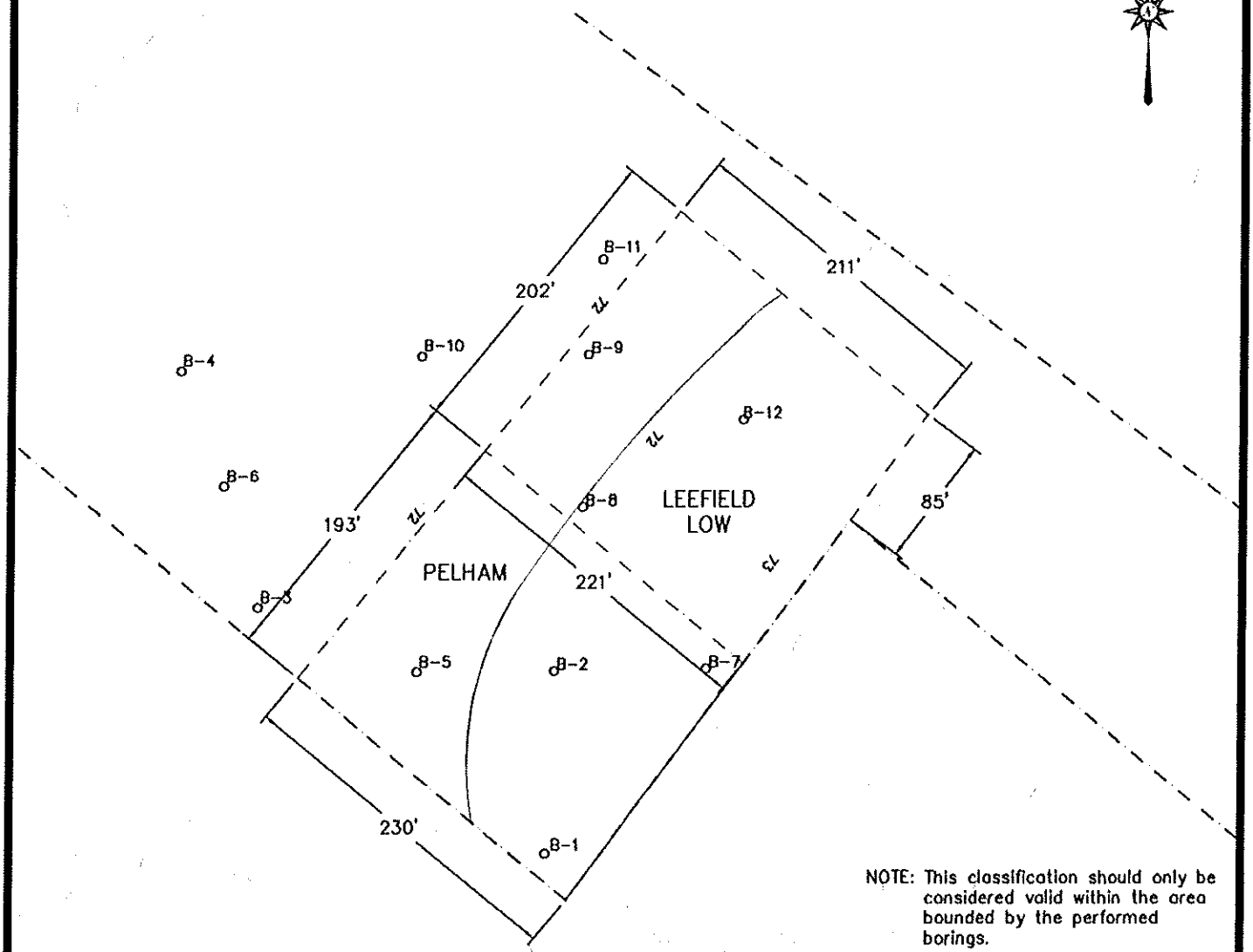
The Effingham County Department of Health holds final jurisdiction over the septic design for this property and may choose to override the findings of this classification report.

Coastal Georgia Engineering Inspections, LLC CGEI

1311 Bonaventure Road Savannah, Georgia 31404 ben@coastalgaei.com 912.272.2623

Level 3 Soil Map

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Subdivision:	---			Lot	Parcel 3
Map Scale:	1": 100'				



NOTE: This classification should only be considered valid within the area bounded by the performed borings.

The indicated boundaries are approximate.

The displayed 1-foot contour lines are taken from NOAA's Digital Coast Data Access Viewer

50 0 100

SCALE: 1" = 100'

890 HERBERT KESSLER ROAD LEVEL 3 MAP.DWG

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 ✓ DISAPPROVAL_____

Of the rezoning request, **William Cox (Map # 395 Parcel # 1C)** 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?

WB.

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1 lady in front (Yes) (No)? 7. Are nearby residents opposed to the proposed zoning change?

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JR.

2

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