



## Staff Report

Subject: 2<sup>nd</sup> Reading – Zoning Map Amendment  
Author: Chelsie Fernald, Planning Manager  
Department: Development Services  
Meeting Date: January 6, 2026

Proposed Zoning: AR-3 (Agricultural – Residential, 2.5 acres or more)

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 417B-27 & 28

Parcel Size: 5.81 acres

Proposed Use: Permitted Uses in AR-3

Applicant: Clarence Wilson  
455 Zettler Loop  
Guyton, GA 31312

Owner(s): Clarence Wilson  
455 Zettler Loop  
Guyton, GA 31312

Location: 455 & 459 Zettler Loop

### Existing Land Use and Zoning:

The parcels are located at 455 & 459 Zettler Loop. According to the Tax Assessor's website, there is a mobile home situated on 455 Zettler Loop and 459 Zettler Loop is vacant. Ingress and egress are off Zettler Loop.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north and west are zoned AR-1 (Agricultural – Residential, 5 acres or more), while the properties to the south are zoned AR-2 (Agricultural – Residential, 1 acre or more) and to the east are AR-2 (Agricultural – Residential, 1 acre or more) and R-1 (Single-Family Residential).

### The Proposed Development:



The applicant seeks to rezone the total of +/- 5.81 acres to AR-3 (Agricultural-Residential, 2.5 acres or more) to resurvey the lots and provide more livable area and road frontage for each lot. The required road frontage in AR-3 is 100 feet.

The following uses are also allowed within the AR-3 (Agricultural-Residential, 2.5 acres or more) zoning district: Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Disaster Emergency Housing, Home Occupations, Non-Conforming Uses, Mobile Homes, Manufactured Homes, Parks, Openspace & Trails, Education Support Facilities, Fire and Rescue, Police, Emergency management Agency, Emergency Medical Services, E-911, Crop Production, Vegetable Farming or Growing Services, Fruits and Trees, Greenhouse, Nursery, and Floriculture, Food Crops Grown Under Cover, Nursery and Tree Production, Floriculture Production, Poultry and Egg Production and Hatcheries, Sheep and Goat Farming Establishments, Fish Hatcheries, Fisheries, and Aquaculture, Apiculture (Bees, Wax, and Related Operations), Forest Nurseries, Support Functions for Forestry, Fishing, and Hunting and Trapping, Game Retreats, and Game and Fishing Preserves.

### **Comprehensive Plan:**

The parcel falls within the Agricultural-Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

### **Planning Board Recommendation:**

At the December 9, 2025, Planning Board meeting, Mr. Jake Patrick motioned for approval. Mr. Walter Boykin seconded the motion, and it carried unanimously.

### **Determination:**

Staff has reviewed the application, and the application is complete with the following conditions:

1. Development Services must review and sign the plat. Then the plat must be recorded for the zoning to take effect.
2. Any new encroachments onto Zettler Loop must obtain an encroachment permit from Effingham County and meet the requirements of the Access Management Policy.

