



RZN-25-52	Primary Location	Applicant
Rezoning Application	459 Zettler Loop	 Terri Miller
Status: Active	Guyton, GA 31312	 912-660-8859
Submitted On: 11/4/2025	Owner WILSON CLARENCE 458 ZETTLER LP GUYTON, GA 31312	 wterri348@aol.com  455 Zettler Loop Guyton, ga 31312

Staff Review

 Planning Board Meeting Date*

12/09/2025

 Board of Commissioner Meeting Date*

01/06/2026

 Notification Letter Description *

to allow for permitted uses in AR-3

 Map #*

417B

 Parcel #*

27 & 28

 Staff Description **Georgia Militia District**

-

 Commissioner District*

2nd

 Public Notification Letters Mailed

11/17/2025

 Board of Commissioner Ads

12/17/2025

Planning Board Ads

11/19/2025

Request Approved or Denied

—

Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Clarence Wilson

Applicant Email Address*

wterri348@aol.com

Applicant Phone Number*

912-660-8859

Applicant Mailing Address*

455 Zettler Loop

Applicant City*

Guyton

Applicant State & Zip Code*

Ga 31312

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

AR1

Proposed Zoning of Property*

AR-3 (Agricultural Residential 2.5 or more
Acres)

Map & Parcel *

0417B027 & 0417B028

Road Name*	Proposed Road Access* <input checked="" type="checkbox"/>
Zettler Loop	Existing Drive

Total Acres *	Acres to be Rezoned*
5.81	5.81

Lot Characteristics *

Lot 27 is 2.05 acres Lot 28 is 3.69 acres

Water Connection *	Sewer Connection
Private Well	Private Septic System

Justification for Rezoning Amendment *

To have the two lots resurveyed and the line reset to the original plat. To give both lots road frontage and give more livable area.

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

North*	South*
R1	AR2

East*	West*
AR2	AR1

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

one parcel has home and the other parcel is woods

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

yes, to live on

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

homestead

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

homesteads

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

we are all just living on them ,homes

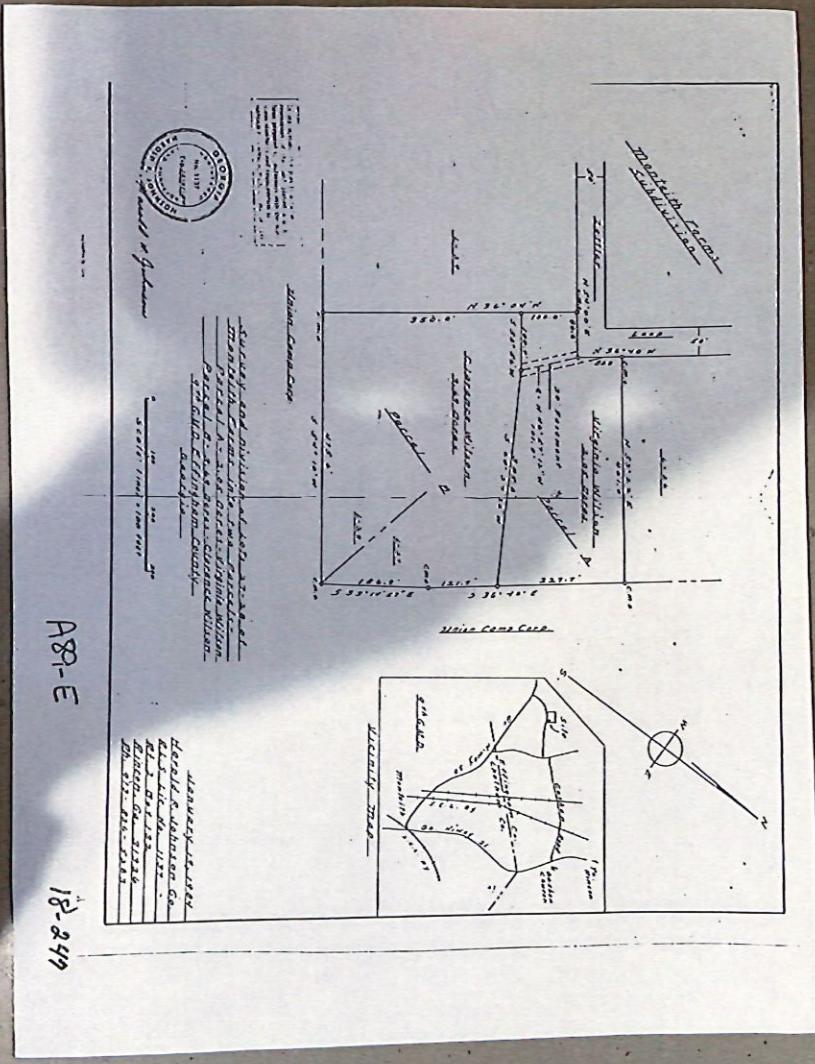
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

no

Digital Signature*

 Clarence Wilson

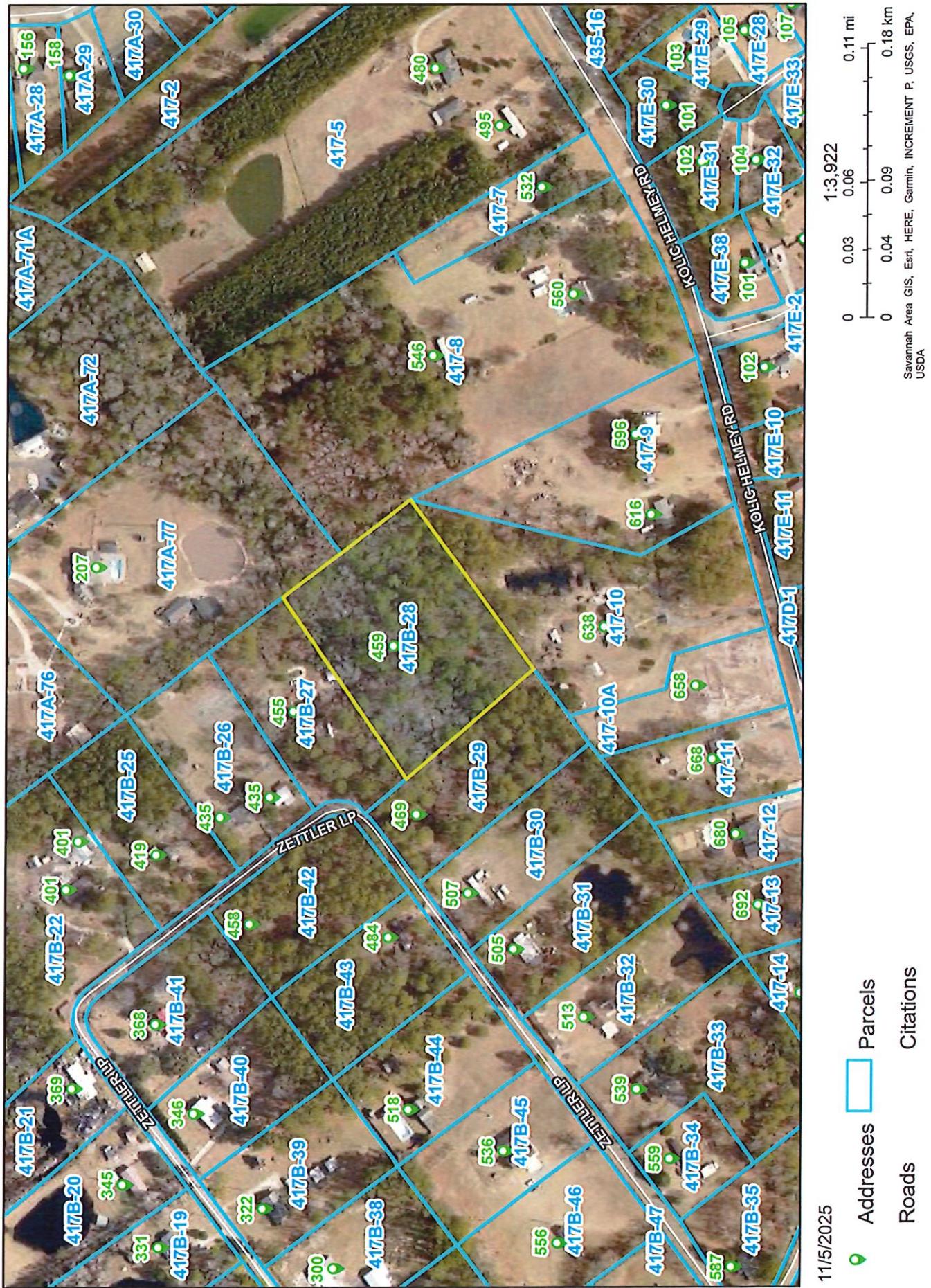
Oct 29, 2025



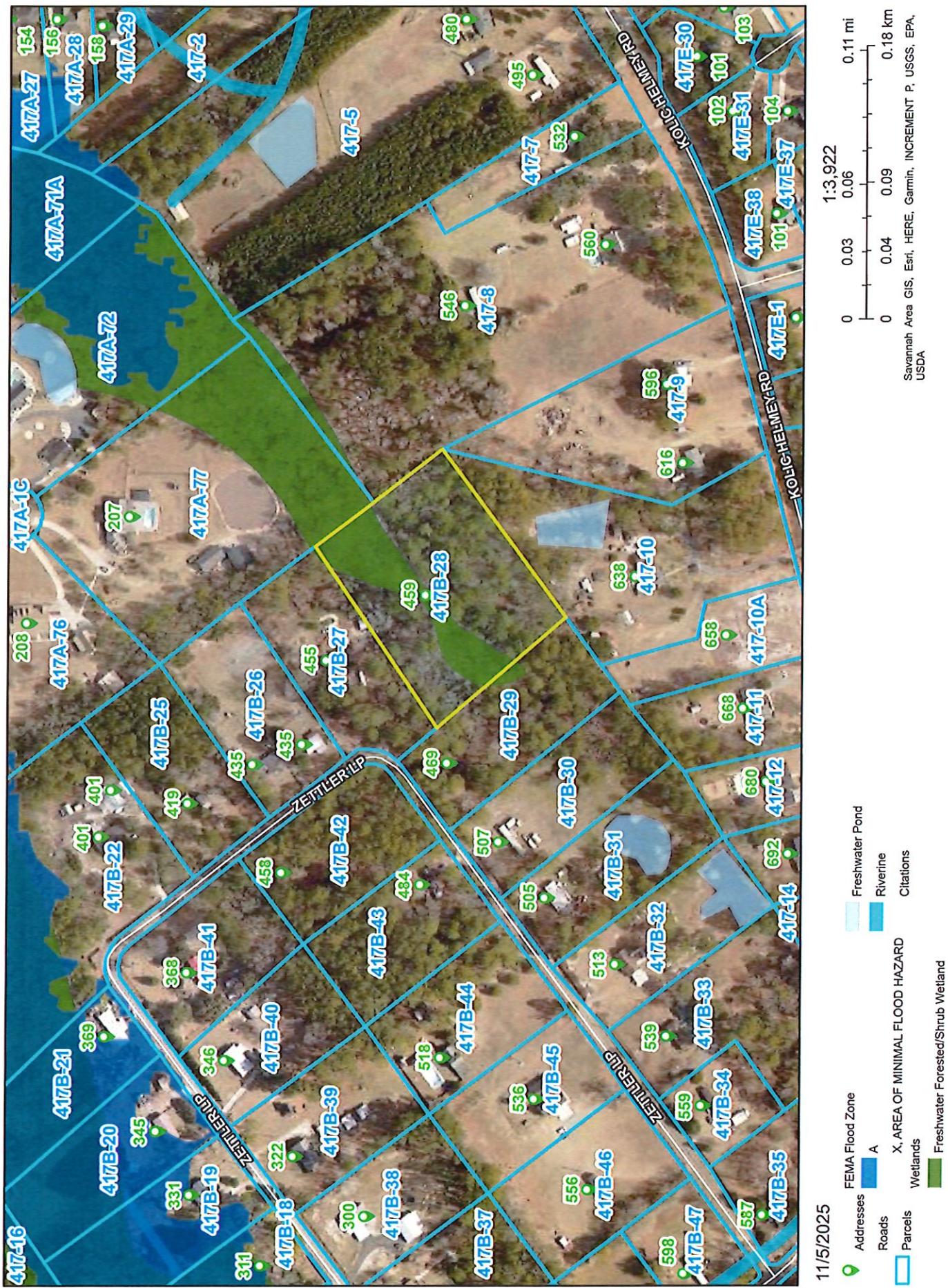
182-244

A89-E

417B-27 & 28



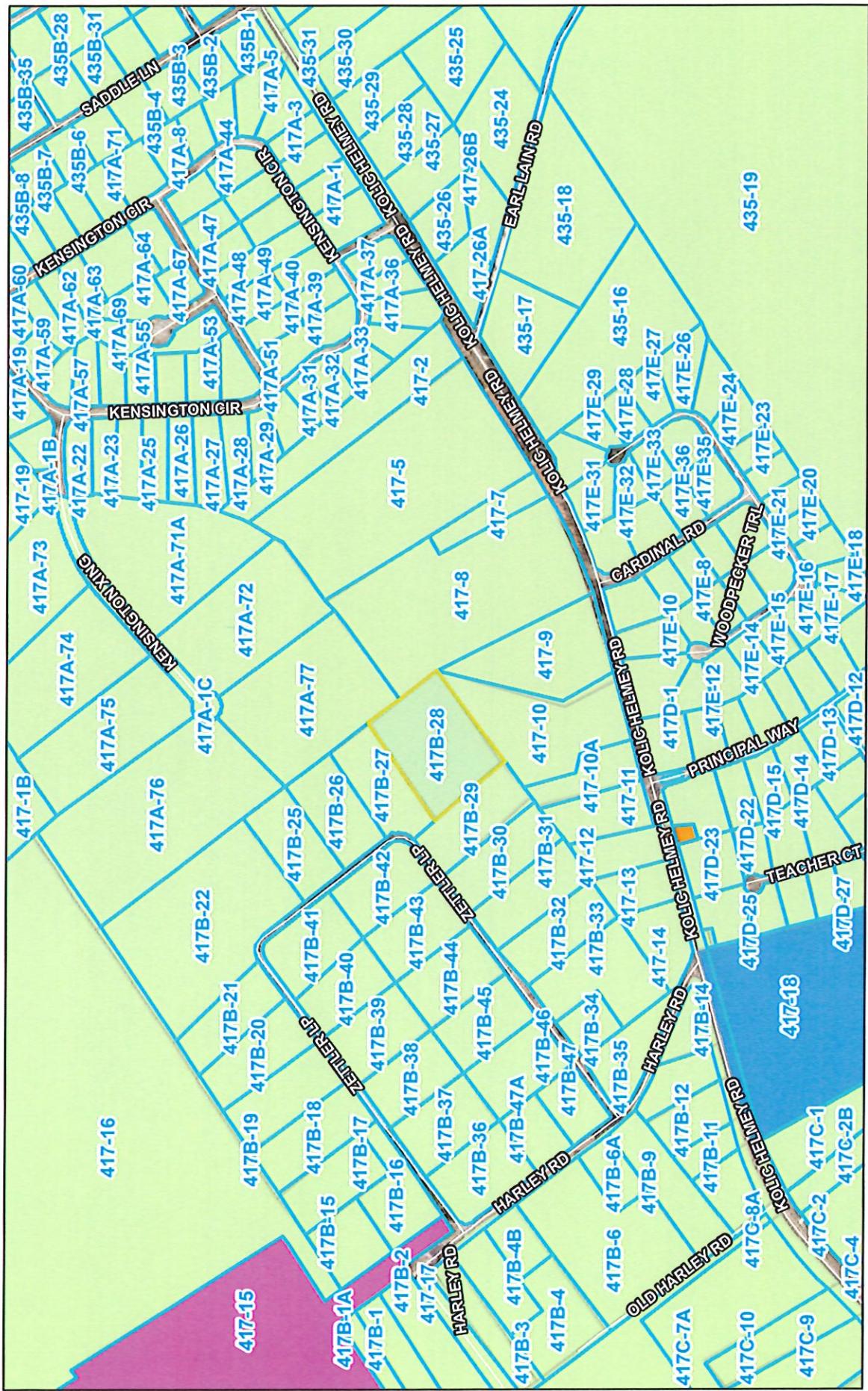
417B-27 & 28



417B-27 & 28



417B-27 & 28



11/5/2025

Roads

Parcels

FLUM Areas

Agricultural-Residential

Utility

Assembly Area

1:7,843

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

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

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 **Clarence Wilson (Map # 417B Parcel # 27 & 28)** from **AR-1 to AR-3 zoning**.

Yes  1. Is this proposal inconsistent with the county's master plan?

Yes  2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes  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 reasonable economic use under existing zoning?

Yes  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  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes  7. Are nearby residents opposed to the proposed zoning change?

Yes  8. Do other conditions affect the property so as to support a decision against the proposal?

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 **Clarence Wilson (Map # 417B Parcel # 27 & 28)** from **AR-1 to AR-3 zoning**.

Yes  1. Is this proposal inconsistent with the county's master plan?

Yes  2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes  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  4. Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?

Yes  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  6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes  7. Are nearby residents opposed to the proposed zoning change?

Yes  8. Do other conditions affect the property so as to support a decision against the proposal?

J.P.



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 **Clarence Wilson (Map # 417B Parcel # 27 & 28)** from **AR-1 to AR-3 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 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?




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 <input checked="" type="checkbox"/>	DISAPPROVAL <input type="checkbox"/>
<p>Of the rezoning request Clarence Wilson (Map # 417B Parcel # 27 & 28) from AR-1 to AR-3 zoning.</p>		
Yes <input type="radio"/>	No ? 1. Is this proposal inconsistent with the county's master plan?	
Yes <input type="radio"/>	No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?	
Yes <input type="radio"/>	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 <input type="radio"/>	No ? 4. Does the property which is proposed to be rezoned have a reasonable economic use under existing zoning?	
Yes <input type="radio"/>	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 <input type="radio"/>	No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?	
Yes <input type="radio"/>	No ? 7. Are nearby residents opposed to the proposed zoning change?	
Yes <input type="radio"/>	No ? 8. Do other conditions affect the property so as to support a decision against the proposal?	



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 **Clarence Wilson (Map # 417B Parcel # 27 & 28)** from AR-1 to AR-3 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 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?

