



RZN-25-52

Rezoning Application

Status: Active

Submitted On: 11/4/2025

Primary Location

459 Zettler Loop

Guyton, GA 31312

Owner


WILSON CLARENCE


458 ZETTLER LP GUYTON,

GA 31312

Applicant

 Terri Miller

 912-660-8859

 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*

Zettler Loop

Proposed Road Access* ⓘ

Existing Drive

Total Acres *

5.81

Acres to be Rezoned*

5.81

Lot Characteristics *

Lot 27 is 2.05 acres Lot 28 is 3.69 acres

Water Connection *

Private Well

Sewer Connection

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*

R1

South*

AR2

East*

AR2

West*

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



1

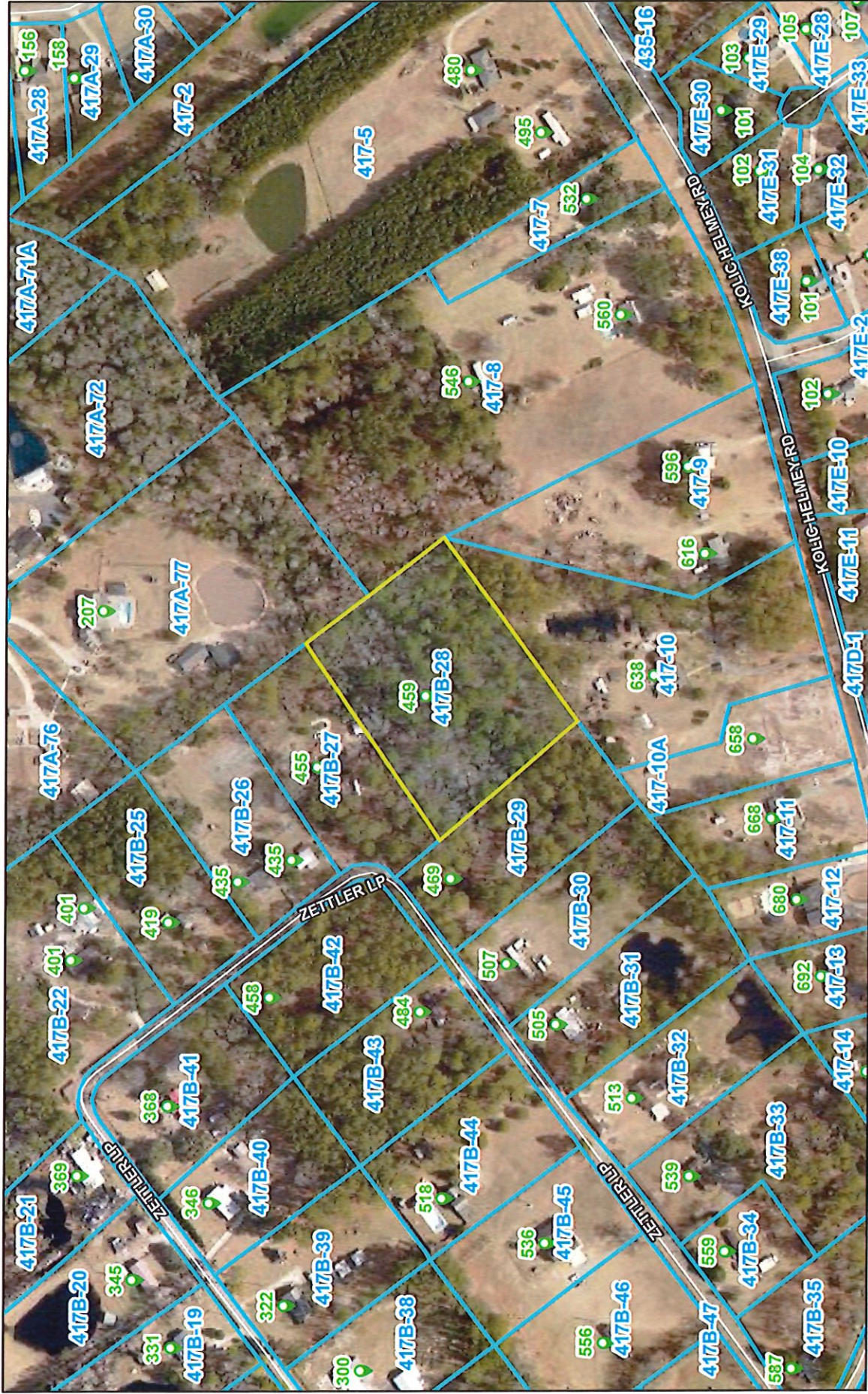
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January 12, 1968
Herald R. Johnson Co
Kissimmee, Fla. 33522
P.O. Box 123
Kissimmee, Fla. 33526
Ph. 813-834-5043

A89-E

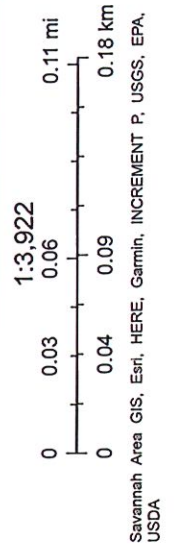
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417B-27 & 28

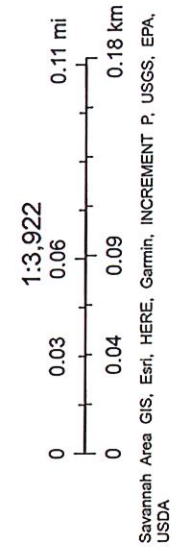


11/5/2025

- Addresses
- Parcels
- Roads
- Citations

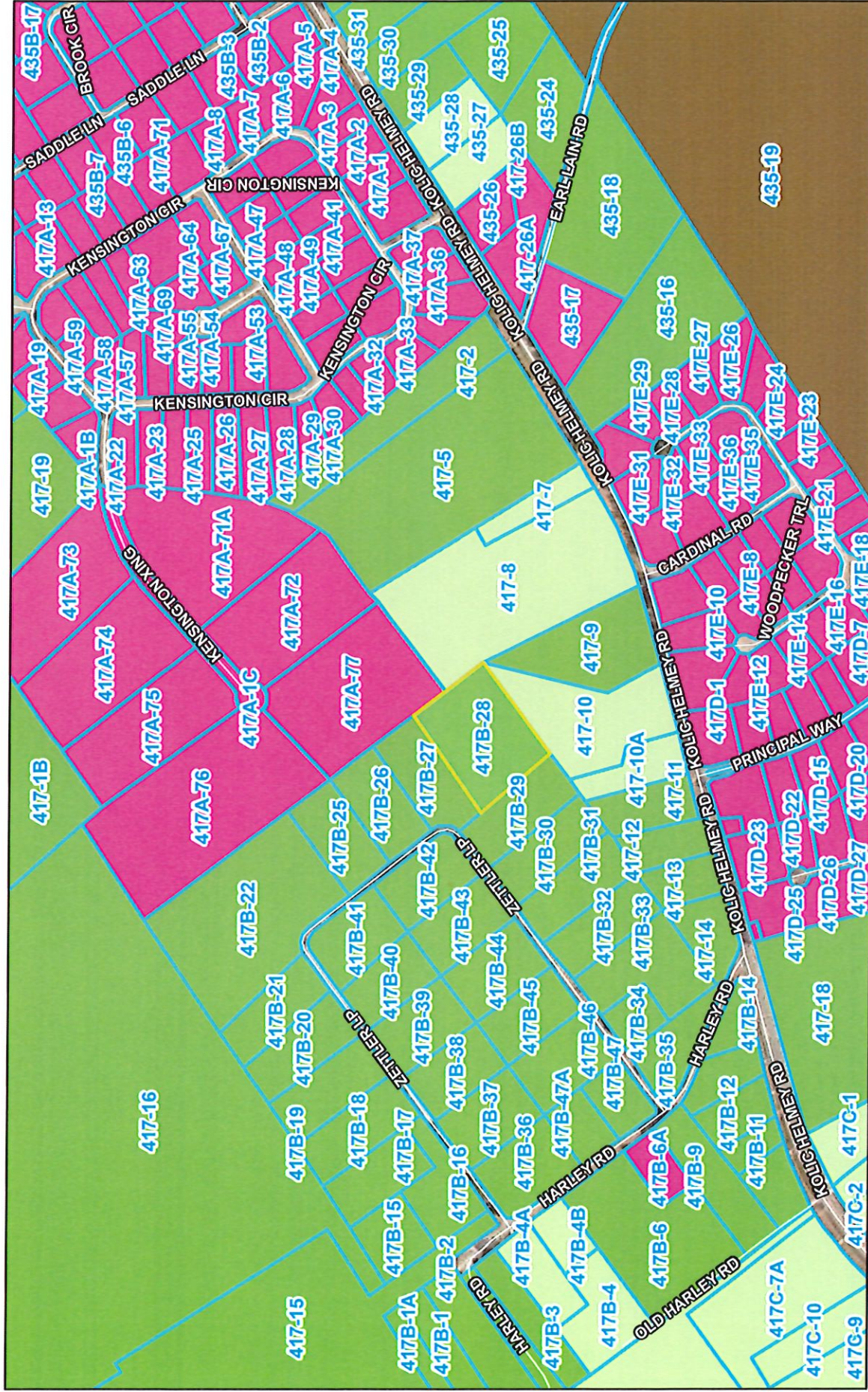


417B-27 & 28



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

417B-27 & 28



11/5/2025

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R-5

AR-2

AR-1

R-1

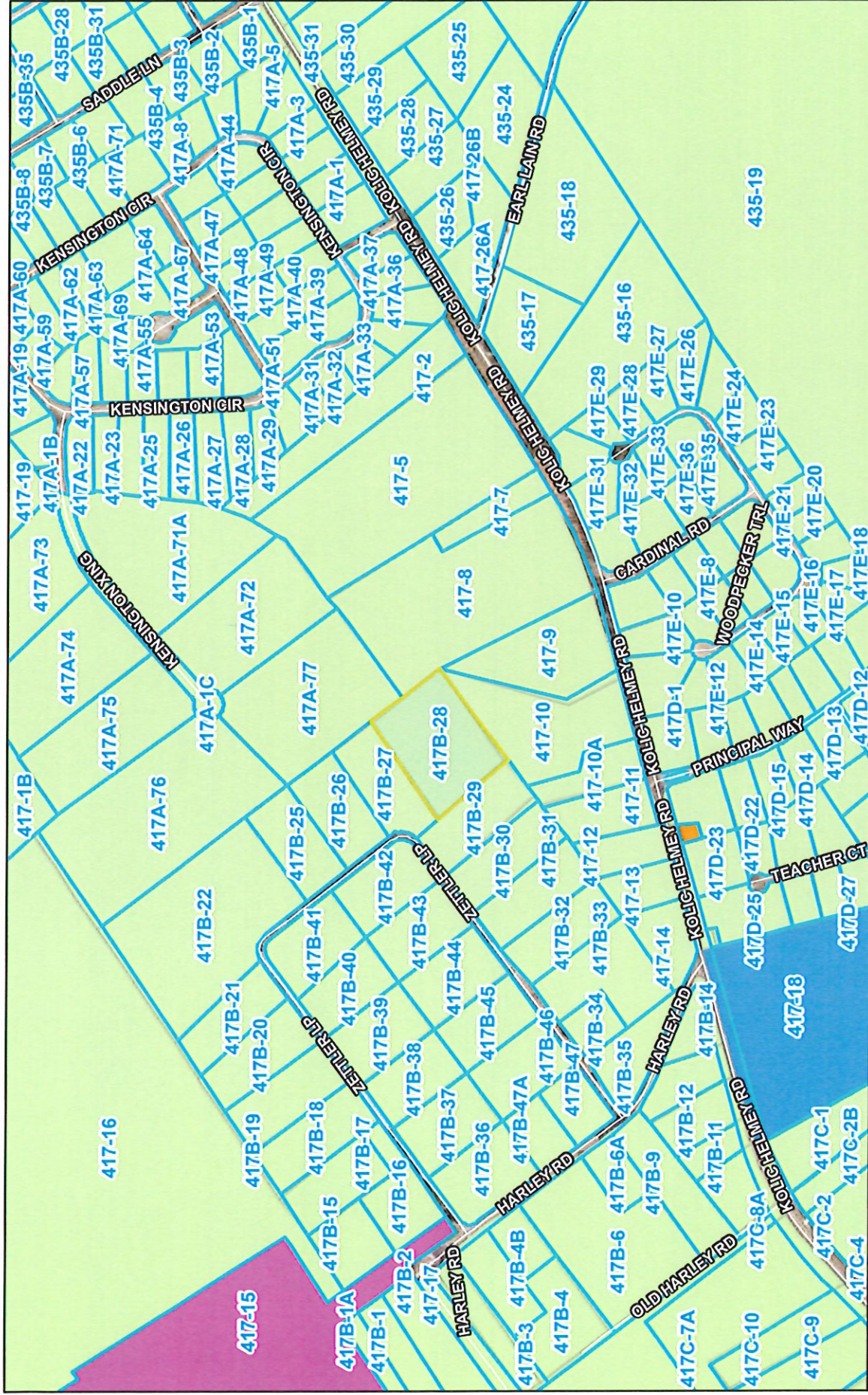
Citations

Roads

Parcels

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417B-27 & 28



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

- FLUM Areas
 - Roads
 - Parcels
 - Public-Institutional
 - Agricultural-Residential
 - Utility
 - Assembly Area
 - 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 _____

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 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?

J.S.

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APPROVAL X

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R.T.

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DISAPPROVAL

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W.K.