



**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


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

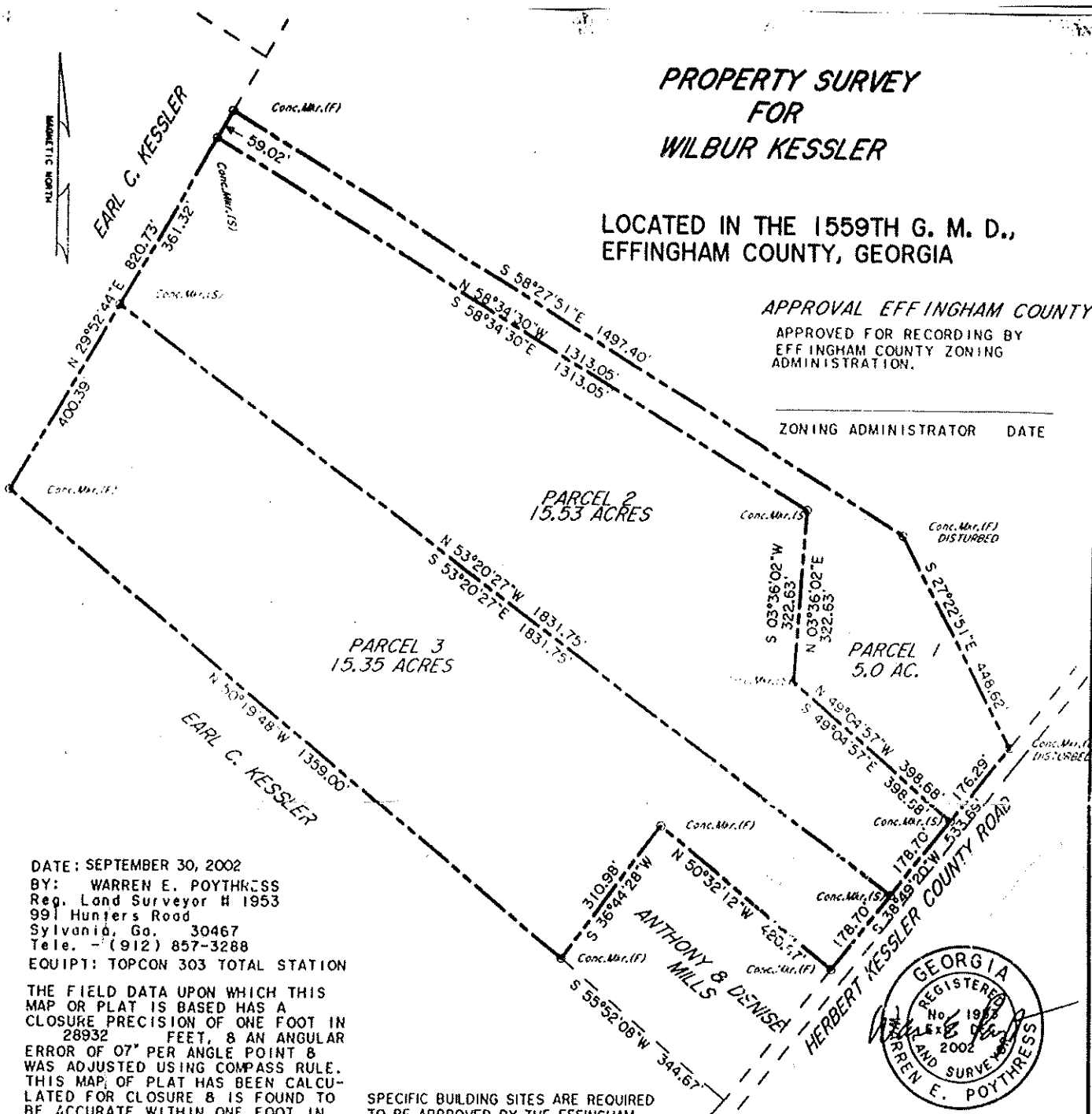
PROPERTY SURVEY FOR WILBUR KESSLER

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

APPROVAL EFFINGHAM COUNTY

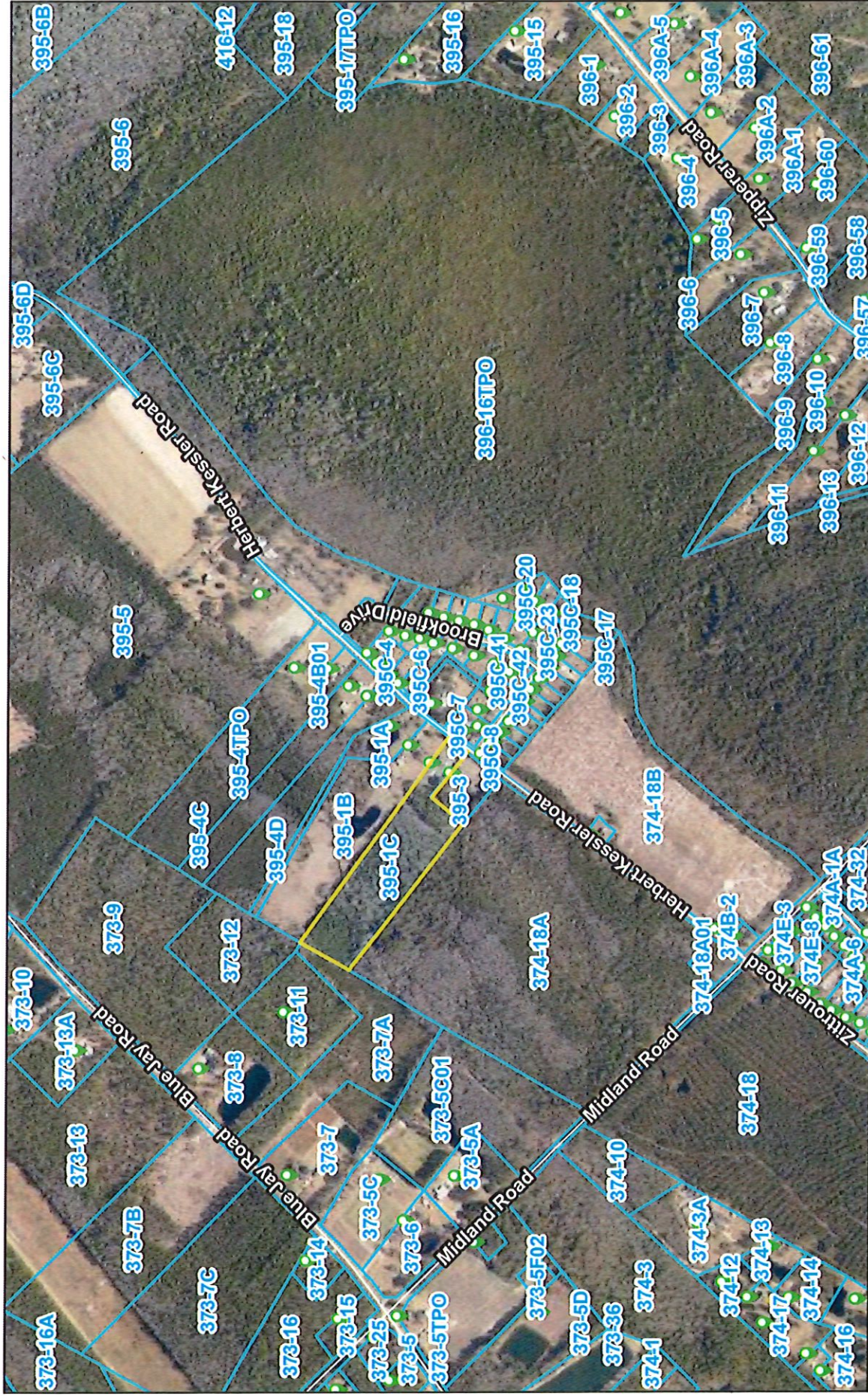
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

ZONING ADMINISTRATOR DATE

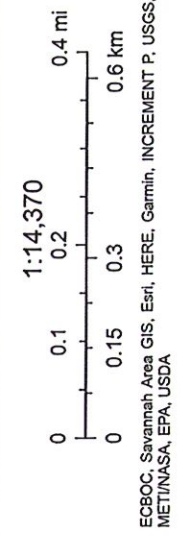


CA REG. LS LIC. NO. 1323

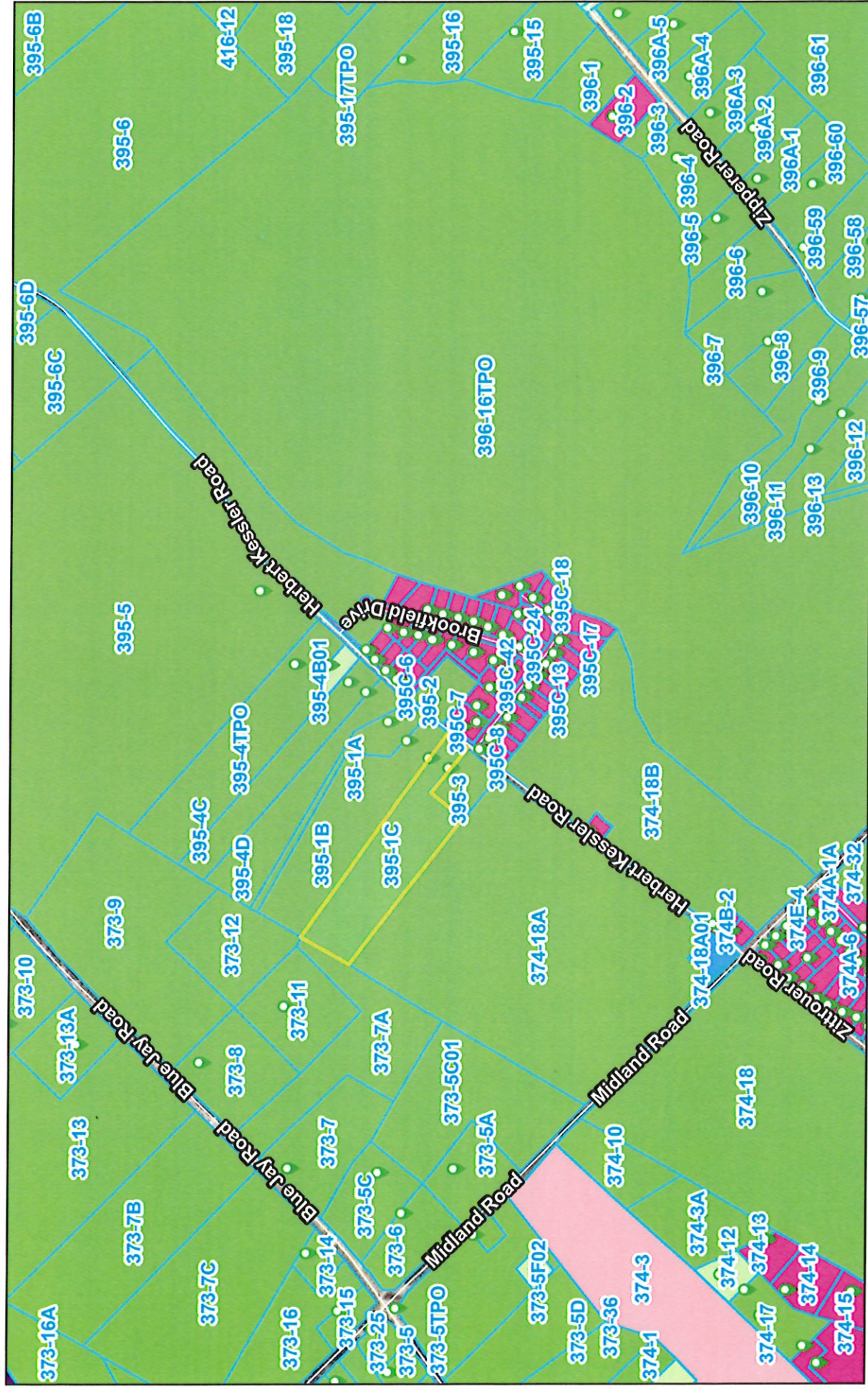
395-1C



7/31/2026



395-1C



7/31/2026

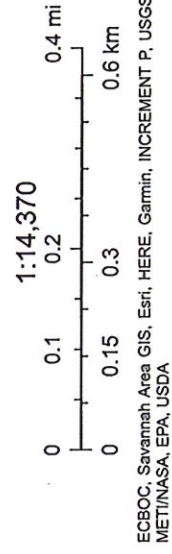
1:14,370

0 0.1 0.2 0.4 mi

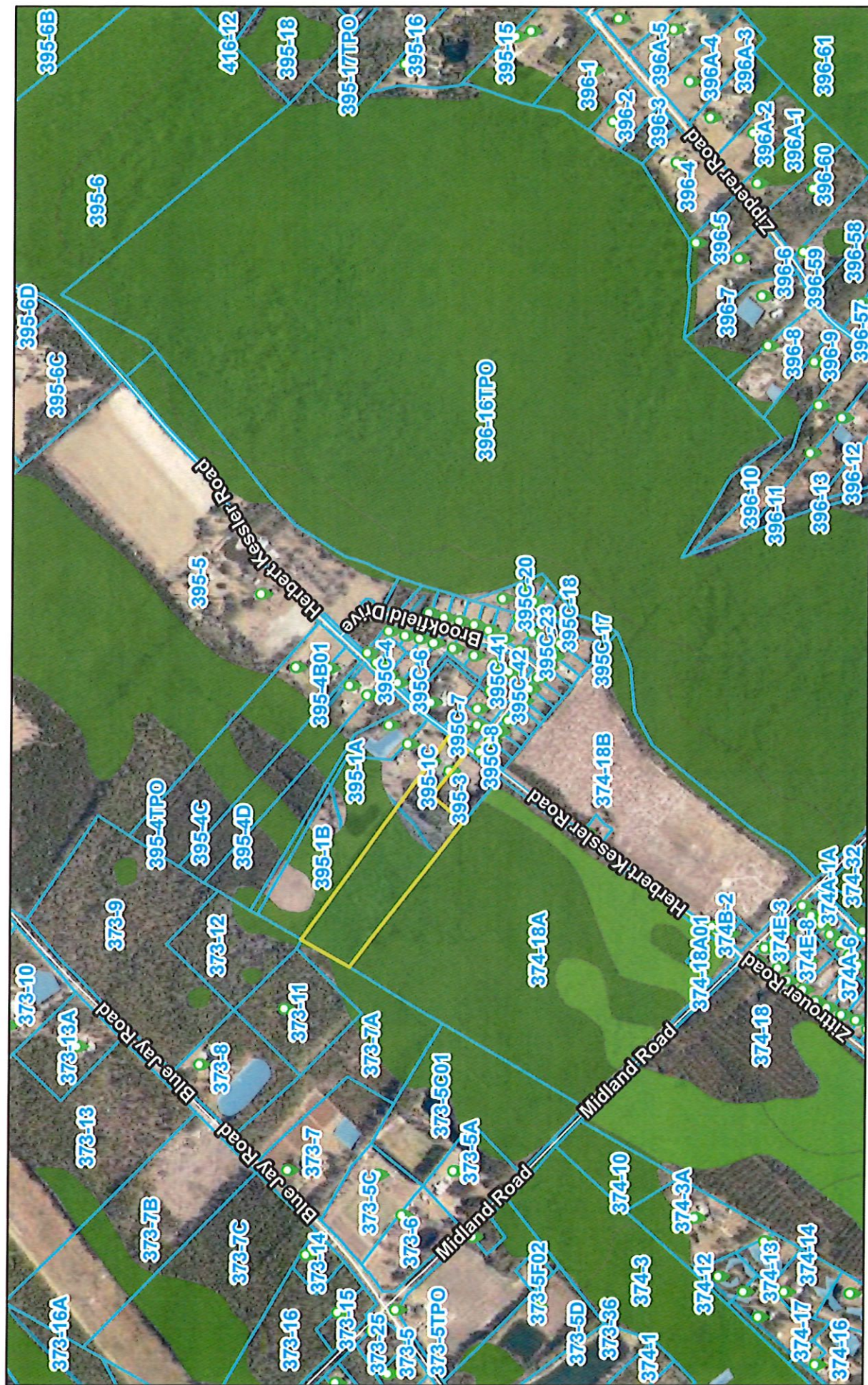
	Roads	Parcels	AR-1	AR-2	B-2	I-1	Citations
							

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

Addresses FEMA Flood Zone
Roads A
Parcels X, AREA OF
Citations



395-1C



7/31/2026

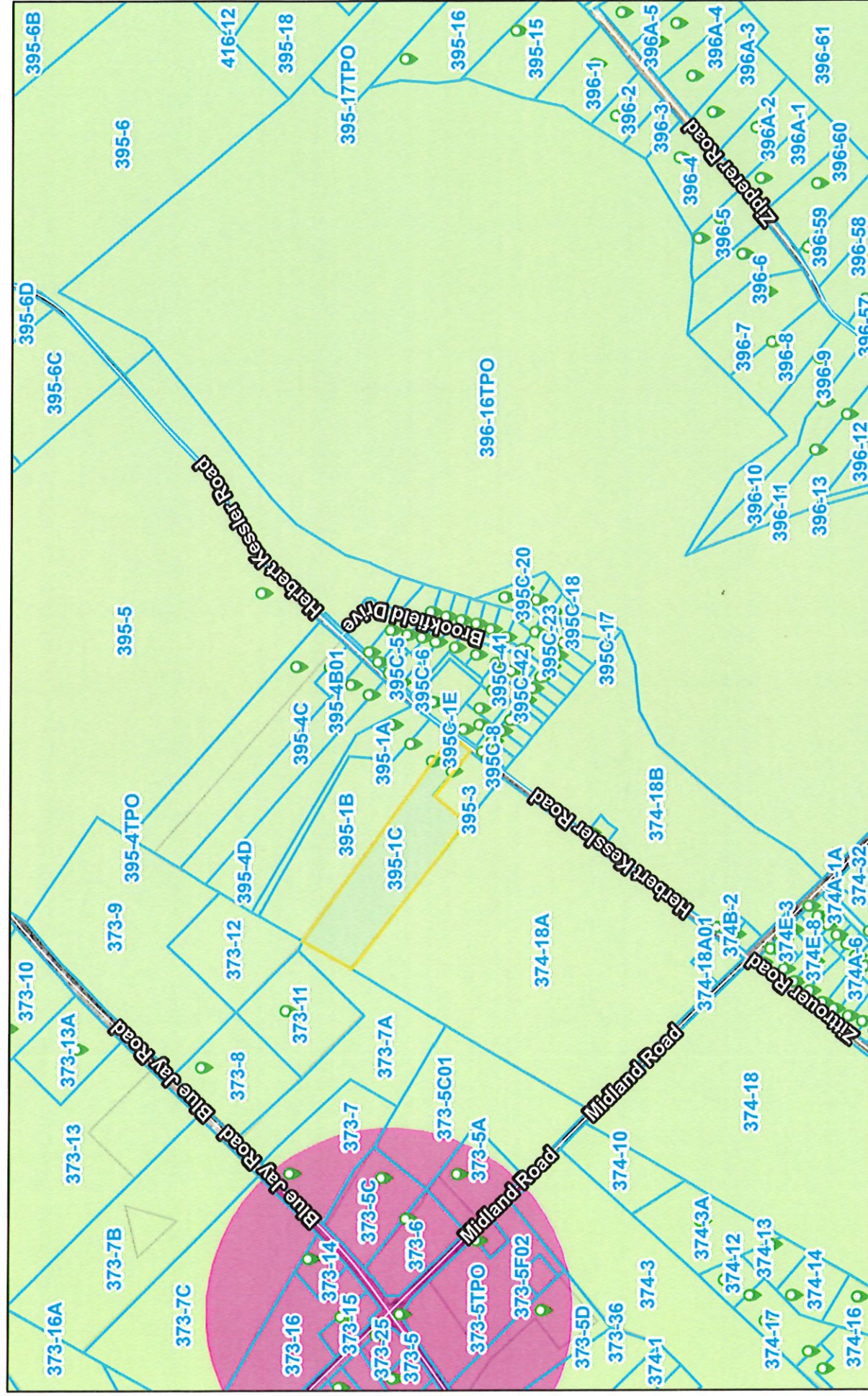
1:14,370

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, MET/NASA, EPA, USDA

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

395-1C



7/31/2026

1:14,370

Legend

- Addresses
- Roads
- Parcels
- Character Areas
 - Development-Suburban Node
 - FLUM Areas
- Citations
 - Agricultural-Residential

Scale: 0 0.1 0.2 0.3 0.4 mi / 0 0.15 0.3 0.6 km

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

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, MET/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
Owner:	Cox, William E. and Melinda L.	PIN:	03950001C00
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

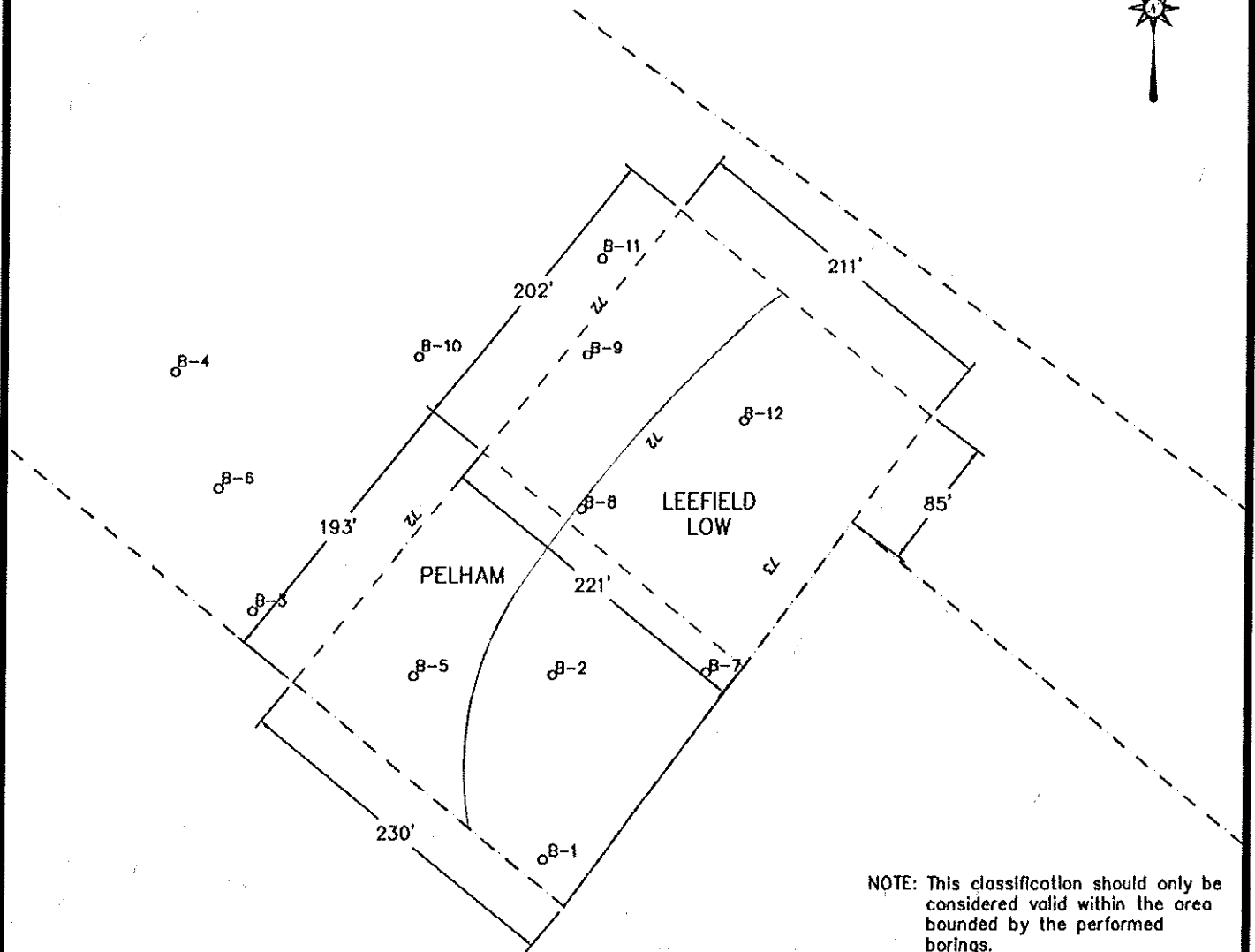
Suitability Codes	
C	Because of flooding, shallow seasonal water tables, soil horizons with very slow percolation rate, perched water tables, or imperfect drainage, these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation. 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 **CCEI**

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

Level 3 Soil Map			
County:	Effingham	Date:	May 25, 2026
Owner:	Cox, William E. and Melinda L.	PIN:	03950001C00
Mailing Address:	890 Herbert Kessler Road, Guyton, GA 31312	Phone:	
Site Address:	890 Herbert Kessler Road, Guyton, GA 31312		
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



Benjamin P. M. K.