



**Record No: RZN-
26-40**

Rezoning Application

Status: Active

Submitted On: 7/21/2026

Primary Location

352 Lower Ferry Road
Clyo, GA 31303

Owner

MCFARLIN DEATIA
GOLDWIRE
352 LOWER FERRY RD
CLYO, GA 31303

Applicant

 Gregory McFarlin
 912-667-9715
 @urbanrootsdc@windstream.net
 366 Lower Ferry Rd
Clyo, GA 31303

Staff Review

Planning Board Meeting Date* 

09/08/2026

Board of Commissioner Meeting Date* 

10/06/2026

Notification Letter Description * 

Rezone 4.764 acres from AR-1 to A-2.

Staff Description 

Stipulations 

Map #* 

424

Parcel #* 

15

Georgia Militia District 

—

Commissioner District* 

3rd

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*

Deatia McFarlin

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

366 Lower Ferry Rd

Applicant City*

Clyo

Applicant State & Zip Code*

Ga 31303

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 *

424-15

Road Name*

Lower Ferry Rd

Proposed Road Access* ?

existing access

Total Acres *

10.47

Acres to be Rezoned*

4.764

Lot Characteristics *

Flat lot squared shaped with access to water, sewer and electric.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Subdivide land for new home build.

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

North*

AR 1

South*

AR 1

East*

AR 1

West*

AR 1

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

Overgrown wooded lot with no structures.

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

Yes.

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

New home build

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

Single family residence (SFR)

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 subdividing to build a new single family residence.

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. There will be no impact to any of the aforementioned.

Digital Signature*

✓ Deatia Jenine McFarlin
Jul 20, 2026

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 subdividing to build a new single family residence.

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?*

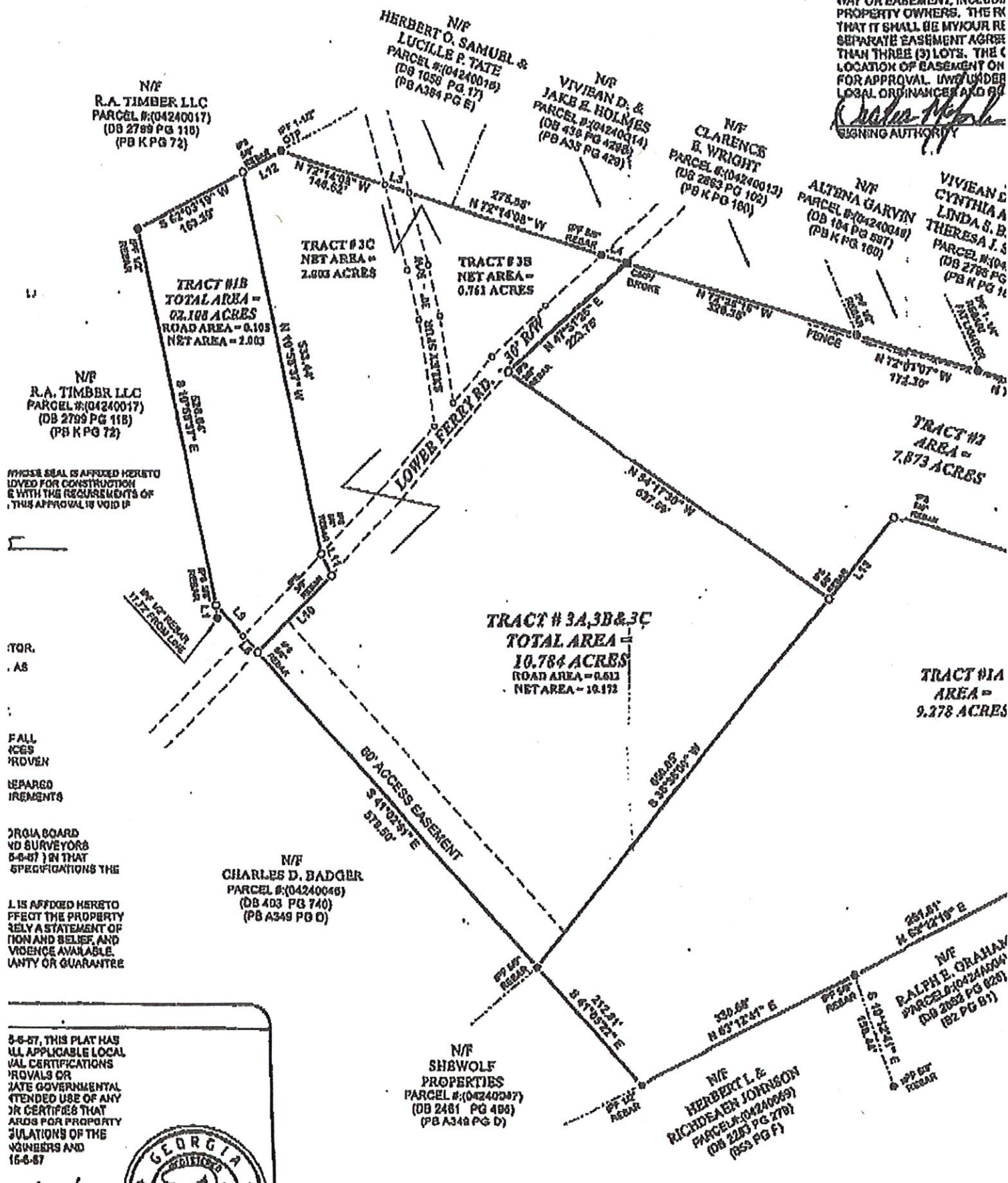
No. There will be no impact to any of the aforementioned.

Digital Signature*

 Deatia Jenine McFarlin
Jul 20, 2026

IS BROUGHT INTO COMPLIANCE WITH EFFINGHAM COUNTY BOARD OF EASEMENT, INCLUDING PROPERTY OWNERS. THE RIGHT THAT IT SHALL BE MY/OUR RESEPARATE EASEMENT AGREEMENT THAN THREE (3) LOTS. THE LOCATION OF EASEMENT ON FOR APPROVAL. UNDER LOCAL ORDINANCES AND

[Signature]
SIGNING AUTHORITY



SURVEYOR'S 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 certificated, 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.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953

DATE:

APPROVAL EFFINGHAM COUNTY:

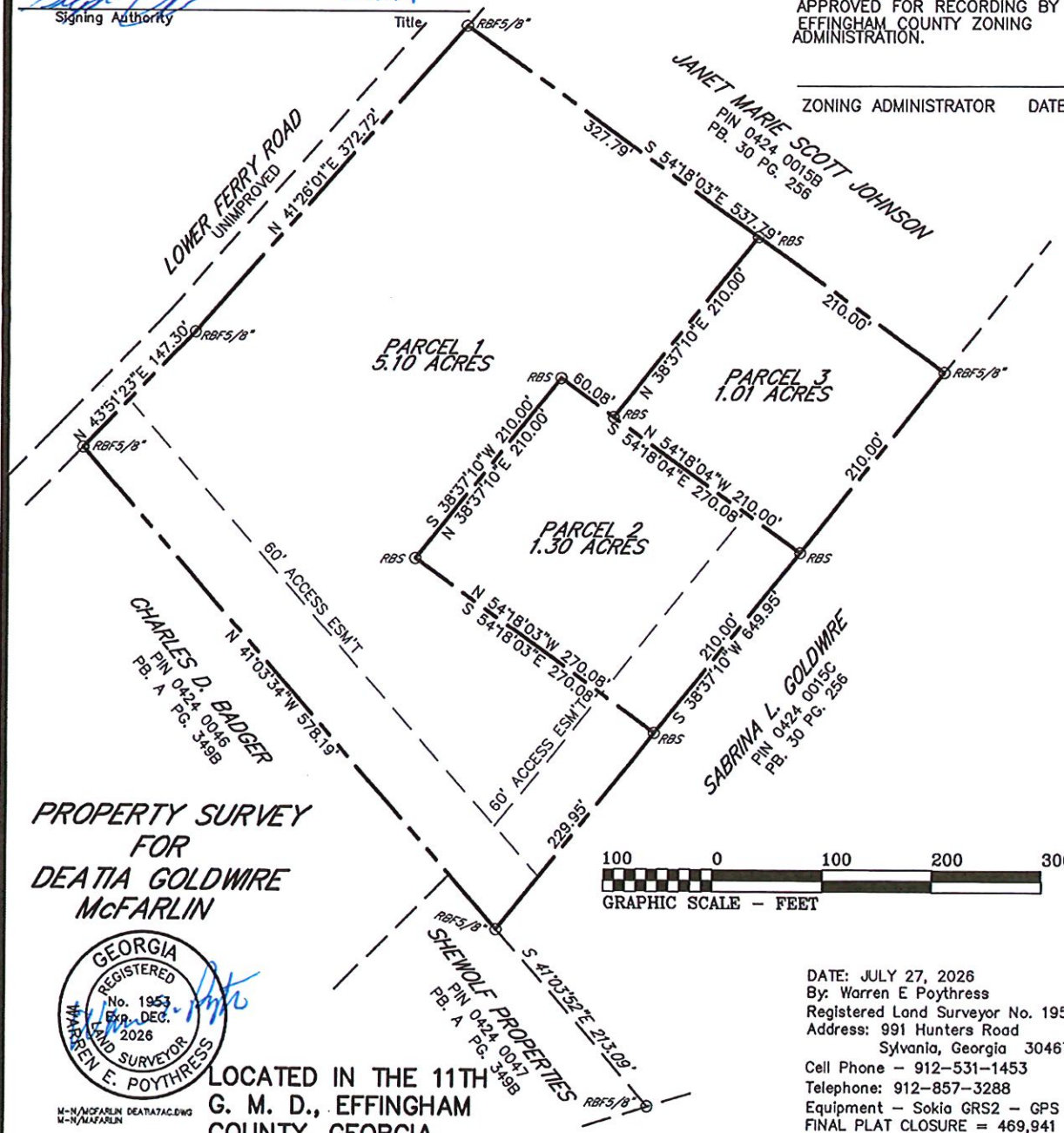
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

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 O.S.M.S. 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



PROPERTY SURVEY
FOR
DEATIA GOLDWIRE
McFARLIN



M-N\MOFARLIN DEATIA\AC.DWG
M-N\MOFARLIN

LOCATED IN THE 11TH
G. M. D., EFFINGHAM
COUNTY, GEORGIA.

DATE: JULY 27, 2026
By: Warren E Poythress
Registered Land Surveyor No. 1953
Address: 991 Hunters Road
Sylvania, Georgia 30467
Cell Phone - 912-531-1453
Telephone: 912-857-3288
Equipment - Sokkia GRS2 - GPS
FINAL PLAT CLOSURE = 469,941

FOR ANY LOCAL ORDINANCES AND BY-LAWS
Charles D. Badger
SIGNING AUTHORITY

WCTO. SAMUEL &
LUCILLE P. TATE
PARCEL # (04240016)
(DB 1058 PG 17)
(PB A304 PG E)

NF
VIVIAN D. &
JAKE E. HOLMES
PARCEL # (04240014)
(DB 436 PG 4238)
(PB A33 PG 429)

NF
CLARENCE
E. WRIGHT
PARCEL # (04240013)
(DB 2883 PG 102)
(PB K PG 100)

NF
ALTEA GARVIN
PARCEL # (04240040)
(DB 184 PG 887)
(PB K PG 100)

VIVIAN E.
CYNTHIA A.
LINDA S. B.
THERESA J. S.
PARCEL # (04240044)
(DB 2788 PG 11)
(PB K PG 11)

NF
R.A. TIMBER LLC
PARCEL # (04240017)
(DB 2789 PG 110)
(PB K PG 72)

NF
R.A. TIMBER LLC
PARCEL # (04240017)
(DB 2789 PG 110)
(PB K PG 72)

WHEN SEAL IS AFFIXED HERE TO
BE LOVED FOR CONSTRUCTION
WITH THE REQUIREMENTS OF
THIS APPROVAL IS VOID IF

TOR.
AS

FALL
ICES
PROVEN
REPAIRED
REMENTS

FROM BOARD
AND SURVEYORS
5-6-67 THAT
SPECIFICATIONS THE

THIS IS AFFIXED HERE TO
EFFECT THE PROPERTY
RELY A STATEMENT OF
NON AND BELIEF AND
VIDENCE AVAILABLE
UNTY OR GUARANTEE

5-6-67, THIS PLAT HAS
ALL APPLICABLE LOCAL
VAL CERTIFICATIONS
ROVALS OR
DATE GOVERNMENTAL
TENDED USE OF ANY
JR CERTIFIES THAT
ARDS FOR PROPERTY
SULATIONS OF THE
VARIABLES AND
16-6-67



NF
CHARLES D. BADGER
PARCEL # (04240046)
(DB 403 PG 740)
(PB A349 PG D)

NF
SHEWOLF
PROPERTIES
PARCEL # (04240047)
(DB 2461 PG 408)
(PB A348 PG D)

NF
HERBERT L. &
RICHDEAN JOHNSON
PARCEL # (04240049)
(DB 2203 PG 270)
(BS PG F)

NF
RALPH E. GRAHAM
PARCEL # (04240050)
(DB 2082 PG 820)
(B2 PG 81)

TRACT #1A
AREA =
9.278 ACRES

TRACT #3
AREA =
7.873 ACRES

TRACT #3A, 3B & 3C
TOTAL AREA =
10.784 ACRES
ROAD AREA = 0.611
NET AREA = 10.173

TRACT #1B
TOTAL AREA =
02.108 ACRES
ROAD AREA = 0.105
NET AREA = 2.003

TRACT #3B
NET AREA =
0.761 ACRES

TRACT #3C
NET AREA =
2.003 ACRES

2.764
ACRES TOTAL

5
ACRES
TOTAL

1
ACRES

NEW
HOUSE
LOCATION

SURVEY

SURVEY
REZONE
TO
AR-2

1
ACRES
REZONE TO
AR-2

Rezone
to
AR-2

An aerial photograph of a wooded area with several land parcels outlined in blue. A specific parcel, 424-15, is outlined in yellow. The map includes labels for various parcels such as 424-53, 424-51, 424-52, 424-50, 424-49, 424-48, 424-15B, 424-15C, 424-68, 424-69, 424-47, 424-46, 424-45, 424-44, 424-43, 424-17, 424-15A, 424-16, 424-14, 424-13, 424-12, 424-11, 424-10, 424-9, 424-8, 424-7, 424-6, 424-5, 424-4, 424-3, 424-2, 424-1, 424-151A, 424-151B, 424-151C, 424-151D, 424-151E, 424-151F, 424-151G, 424-151H, 424-151I, 424-151J, 424-151K, 424-151L, 424-151M, 424-151N, 424-151O, 424-151P, 424-151Q, 424-151R, 424-151S, 424-151T, 424-151U, 424-151V, 424-151W, 424-151X, 424-151Y, 424-151Z. Road names 'Lower Ferry Road' and 'Exley Spur' are visible. Parcel numbers are also present: 1379, 431, 434, 452, 490, 430, 407, 401, 366, 352, 304, 284, 913.

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

17,185

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

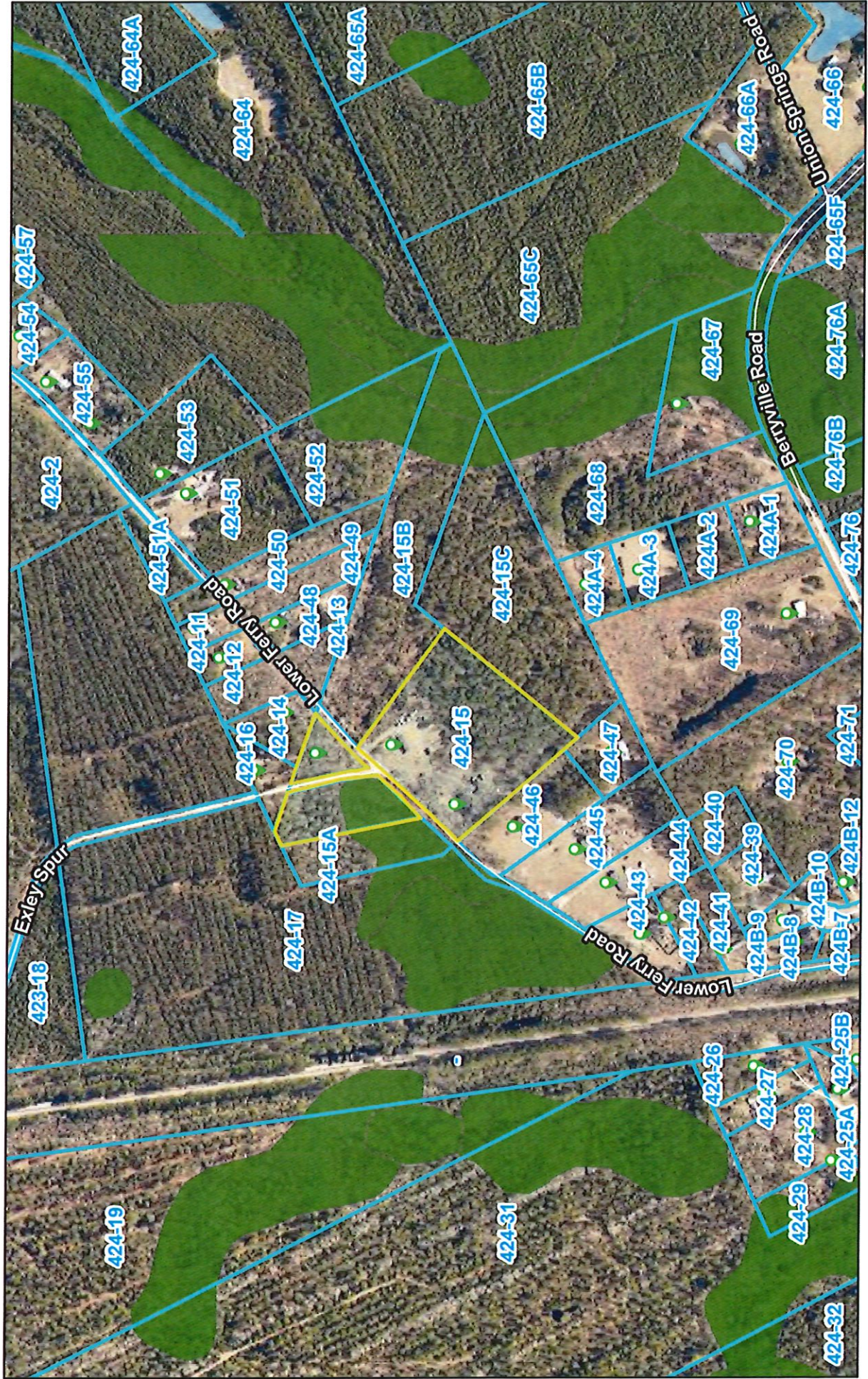
ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI
NASA, EPA, USDA

This map displays a residential subdivision with individual lots outlined in blue. The lots are labeled with unique identifiers, such as 424-15, 424-16, 424-17, 424-18, 424-19, 424-20, 424-21, 424-22, 424-23, 424-24, 424-25, 424-26, 424-27, 424-28, 424-29, 424-30, 424-31, 424-32, 424-33, 424-34, 424-35, 424-36, 424-37, 424-38, 424-39, 424-40, 424-41, 424-42, 424-43, 424-44, 424-45, 424-46, 424-47, 424-48, 424-49, 424-50, 424-51, 424-52, 424-53, 424-54, 424-55, 424-56, 424-57, 424-58, 424-59, 424-60, 424-61, 424-62, 424-63, 424-64, 424-65, 424-66, 424-67, 424-68, 424-69, 424-70, 424-71, 424-72, 424-73, 424-74, 424-75, 424-76, 424-77, 424-78, 424-79, 424-80, 424-81, 424-82, 424-83, 424-84, 424-85, 424-86, 424-87, 424-88, 424-89, 424-90, 424-91, 424-92, 424-93, 424-94, 424-95, 424-96, 424-97, 424-98, 424-99, 424-100. The map also shows several roads: Lower Ferry Road, Exley Spur, Berryville Road, and Union Springs Road. A yellow highlighted area is visible in the lower right quadrant, possibly indicating a specific zone or boundary. The map is oriented with North at the top.

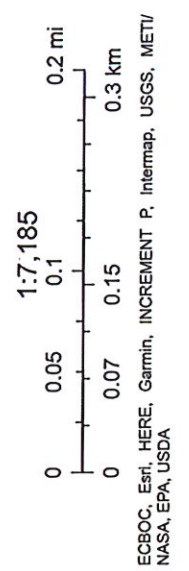
1:7,185

- Addresses FLUM Areas
- Roads
- Parcels
- Transportation
- Citations

424-15



7/27/2026



- Addresses Wetlands
- Roads
- Parcels
- Riverine
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- 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, **Deatia McFarlin (Map # 424 Parcel # 15)** 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?

DP

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