



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: November 18, 2025

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

Map & Parcel: 345-38

Parcel Size: 16.50 acres

Applicant: Mr. Joseph Zettler
894 Little McCall Road
Guyton, GA 31312

Owner(s): Mr. Joseph Powell Zettler
2410 S CO RD 1089
Midland, TX 79706

Location: 894 Little McCall Road
Guyton, Ga 31312

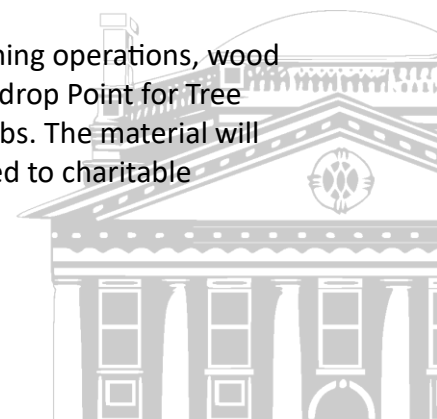
Existing Land Use and Zoning:

The parcel totals 16.50 acres. Located at 894 Little McCall Road, just south of Highway 119 South and directly across from the newly approved solar farm. Currently, there is a site-built home on the property. The parcel is non-conforming, classified as AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north, south, east, and west are also zoned AR-1 (Agricultural – Residential, 5 acres or more).

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north are zoned AR-1 (Agricultural–Residential, 5 acres or more) and to the South R-1 (Single-Family Residential District) parcels.

The Proposed Request:

The applicant has requested a conditional use for a rural business involving mulching operations, wood repurposing, and storage of equipment and materials on-site. Services include a drop Point for Tree services and land clearing companies. Only clean material: trees, stumps, and limbs. The material will be repurposed into firewood and mulch, to be sold to the community and donated to charitable



institutions. The operation site includes a burn pile, mulch pile, unprocessed wood pile, and wood splitting operations.

Operating Days/Hours: Monday through Saturday, 8:00 am to 5:00 pm. No operations on Saturdays.

Expected Visitors: The company anticipates approximately 5 to 10 vehicles per day, including customer pickups and commercial drop-offs from tree services.

Equipment to Be Used On-Site: Excavator, Tractor, Log Splitter, Chainsaw, and Grinder (used only on a quarterly basis, not daily).

The applicant provided a typical mid-range of decibel levels found in industry and University studies, with a range from 70-110 dBAs. Typical Noise Levels (in decibels): Noise levels can vary by source, operating condition, and proximity, but the following are well-documented mid-range estimates based on forestry and equipment research: Equipment Approximate dB(A) Level Tractor 75-85 dB(A) Excavator 80-90 dB(A) Log Splitter 70-80 dB(A) Chainsaw 90-110 dB(A) Grinder 100-115 dB(A) (quarterly use only) Note: Actual levels may vary depending on source, make/model, and condition

According to the Effingham County Article II- Noise Control, any noise with a sustained maximum decibel level of 80 or above, outside of an industrial zoning, shall be considered a violation of this article. The sound level limits by the receiving property for residential are 7:00 am-9:00 pm (60 dBA) and 9:00 pm- 7:00 am (50 dBA).

Noise Mitigation: The property has a natural wooded buffer between operations and adjacent parcels. The applicant states the nearest neighbor is over 300 feet away from operational areas. Surrounding tree coverage and property setbacks significantly reduce audible impact beyond the site boundary. Equipment is used outdoors, but not all at once, and not continuously. The grinder is only operated occasionally to manage stockpiles.

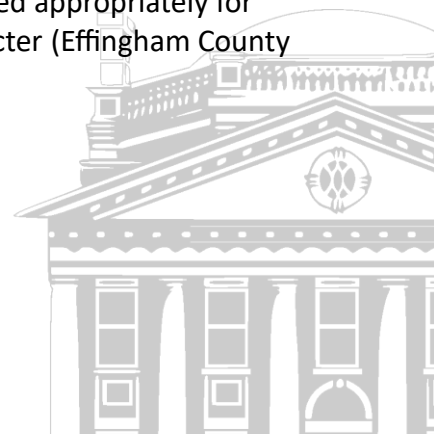
The applicant has constructed a fire plan in accordance with Effingham County Fire. A fire safety survey has been approved and inspected by the Fire Chief of Effingham County. The guidelines of Mulching facility operations are followed according to the standards of the Department of Natural Resources - Environmental Protection Division.

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 and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org



Determination:

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

1. Any encroachment permit must be reviewed and obtained from Effingham County for access to Little McCall Road.
2. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
3. Hours of operation shall be limited to Monday through Saturday, 8:00 am to 5:00 pm, and no operations on Sundays.
4. Shall not violate Article II- Noise Control Ordinance.
5. Shall comply with Article II- Collection and Disposal.
6. Shall comply with all State regulations from the Environmental Protection Division.

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