



Record No: RZN-25-58

Rezoning Application

Status: Active

Submitted On: 12/3/2025

Primary Location

1572 Low Ground Road
Guyton, GA 31312

Owner

SKIPPER SANDRA M
1594 LOW GROUND RD
GUYTON, GA 31312

Applicant

 Alice Hurst



 6636 GA Hwy 21 South
Rincon, GA 31326

Staff Review

 **Planning Board Meeting Date***

01/13/2026

 **Board of Commissioner Meeting Date***

02/17/2026

 **Notification Letter Description ***

to allow for permitted uses in AR-2.

 **Map #***

372

 **Parcel #***

1

 **Staff Description**

 **Georgia Militia District**

—

 **Commissioner District***

4th

 **Public Notification Letters Mailed**

12/15/2025

 **Board of Commissioner Ads**

01/21/2026

🔒 Planning Board Ads

12/17/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Alice Hurst

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

6636 GA Hwy 21 S

Applicant City*

Rincon

Applicant State & Zip Code*

GA 31326

Property Owner Information

Owner's Name*

Sandra Skipper

Owner's Email Address*

[REDACTED]

Owner's Phone Number*

[REDACTED]

Owner's Mailing Address*

1594 Lowground Road

Owner's City*

Guyton

Owner's State & Zip Code*

GA 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 *

03930020

Road Name*

Lowground Road

Proposed Road Access* 

Existing

Total Acres *

6.18

Acres to be Rezoned*

1.18

Lot Characteristics *

Level lot

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

This was a 6.18 acre lot with the home Mrs. Sandra lives in. She is unable to keep up with the total acreage so has had the property surveyed and cut out 5 acres and is keeping her 1.18 acre piece with her home. We are requesting to rezone her 1.18 acre parcel to AR2 for compliance.

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

North*	South*
R4	AR2
East*	West*
AR1	R4

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

Currently homestead for Ms. Sandra Skipper

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.*

Going to continue to live on property

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

Residential

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

Residential like other parcels in area

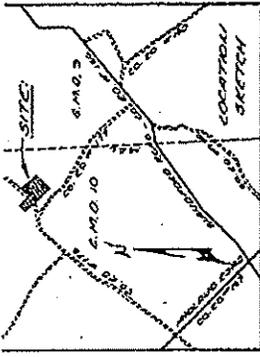
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

 Alice Huger Hurst
Dec 3, 2025

P1 at BK 18 / Page 239



STATEMENT OF WORKS, I HEREBY CERTIFY THAT THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CLIENT. THE CLIENT HAS REVIEWED THE WORK AND IS SATISFIED WITH THE RESULTS. THE CLIENT HAS APPROVED THE FINAL DRAWINGS AND HAS ORDERED THE NECESSARY PERMITS. THE CLIENT HAS ALSO APPROVED THE NECESSARY SET ASHOWN HEREON. THE CLIENT HAS ALSO APPROVED THE NECESSARY SET ASHOWN HEREON. THE CLIENT HAS ALSO APPROVED THE NECESSARY SET ASHOWN HEREON.

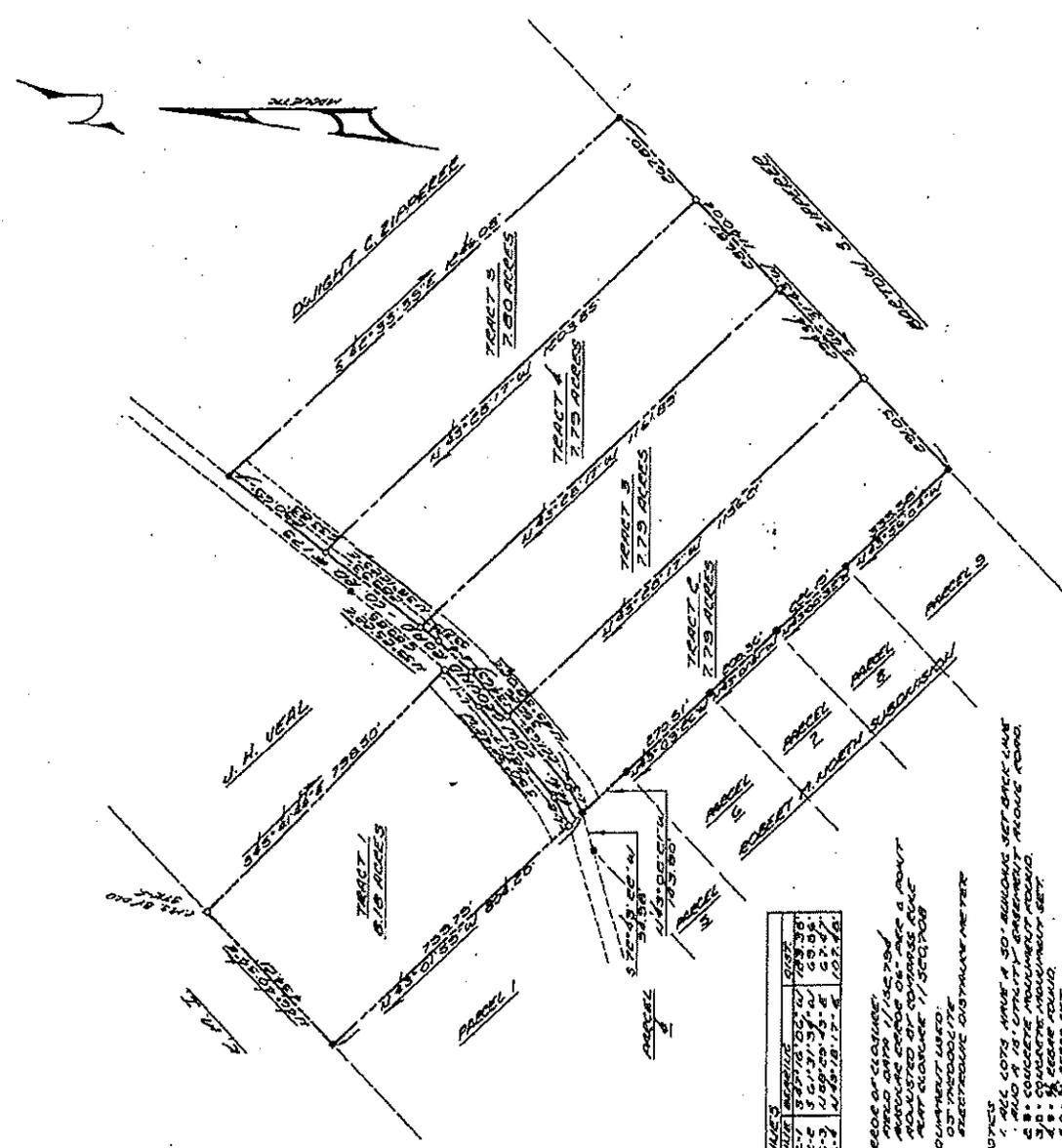
Paul D. Wilby
 12345 Main St
 Atlanta, GA 30303
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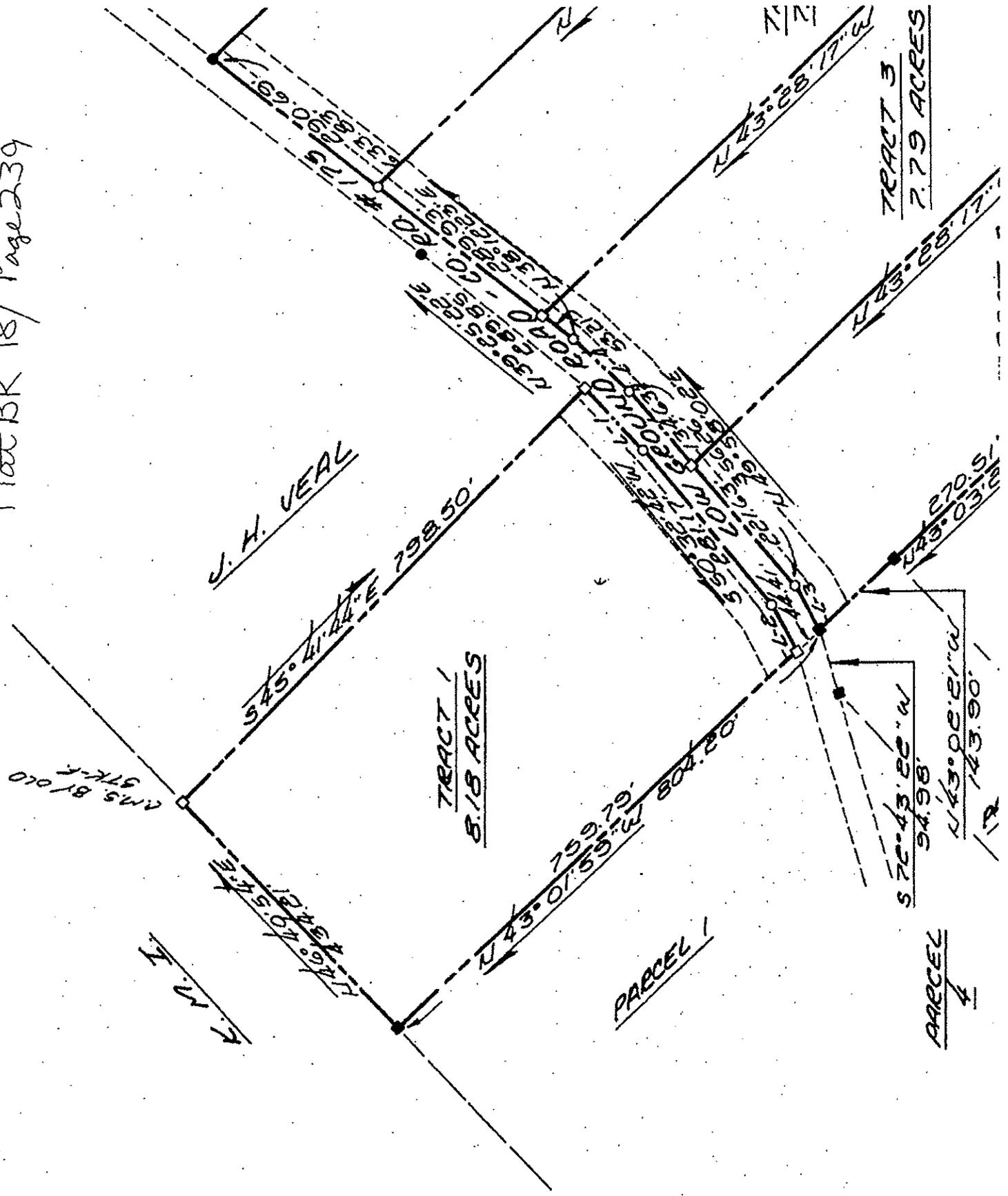
TRACT	AREA	PERCENT
1	2.75	100.00
2	2.75	100.00
3	2.75	100.00
4	2.75	100.00
5	2.75	100.00
6	2.75	100.00
7	2.75	100.00
8	2.75	100.00
9	2.75	100.00

NOTES:
 1. ALL LOTS HAVE A 50' BUILDING SETBACK LINE.
 2. ALL LOTS HAVE A 10' SIDEWALK WIDE PLANTING STRIP.
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 7. ALL LOTS HAVE A 10' SIDEWALK WIDE PLANTING STRIP.
 8. ALL LOTS HAVE A 10' SIDEWALK WIDE PLANTING STRIP.
 9. ALL LOTS HAVE A 10' SIDEWALK WIDE PLANTING STRIP.



A88-C

18-239



J. H. VEAL

TRACT 1
5.18 ACRES

TRACT 3
7.79 ACRES

PARCEL 1

PARCEL 4

CMS. BY 010
37K-F

N 1/4

N 1/4

1/2

N 69° 00' 00" E 118.33' 33"
 N 43° 01' 53" W 759.79'
 S 45° 41' 44" E 798.50'
 N 43° 01' 53" W 804.20'
 S 70° 43' 00" W 94.98'
 N 43° 00' 00" W 143.90'
 N 43° 28' 17" W 270.51'
 S 49° 03' 16" W 143.90'



DATE: OCTOBER 21, 2025
 By: Warren E. Poythress
 Registered Land Surveyor No. 1953
 Address: 891 Hunters Road
 Sylvan, Georgia 30467
 Cell Phone - 912-531-1453
 Telephone: 912-857-3285
 Equipment - Sokkia GPS2 - GPS
 FINAL PLAT CLOSURE # 100538

LEGEND
 CMF - CONCRETE MARKER FOUND
 RBF - REBAR FOUND
 RBS - 5/8" REBAR SET

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 44-3-101, this plat has been prepared by a land surveyor and approved by an appropriate local governmental authority for recording as indicated by appropriate markings, signatures, dates or notations. The signature, address or notations shall be consistent with the signature or information attached by any purchaser or permittee. The plat is to be included in any parcel of land which is being subdivided into lots or parcels. The plat shall be consistent with the subdivision technical standards for the jurisdiction in which the plat is being prepared. The plat shall be consistent with the standards of the Professional Engineer and Land Surveyor Act of 1963, as amended, and the rules and regulations of the Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Sections 44-3-101 through 44-3-103.

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

10-23-25



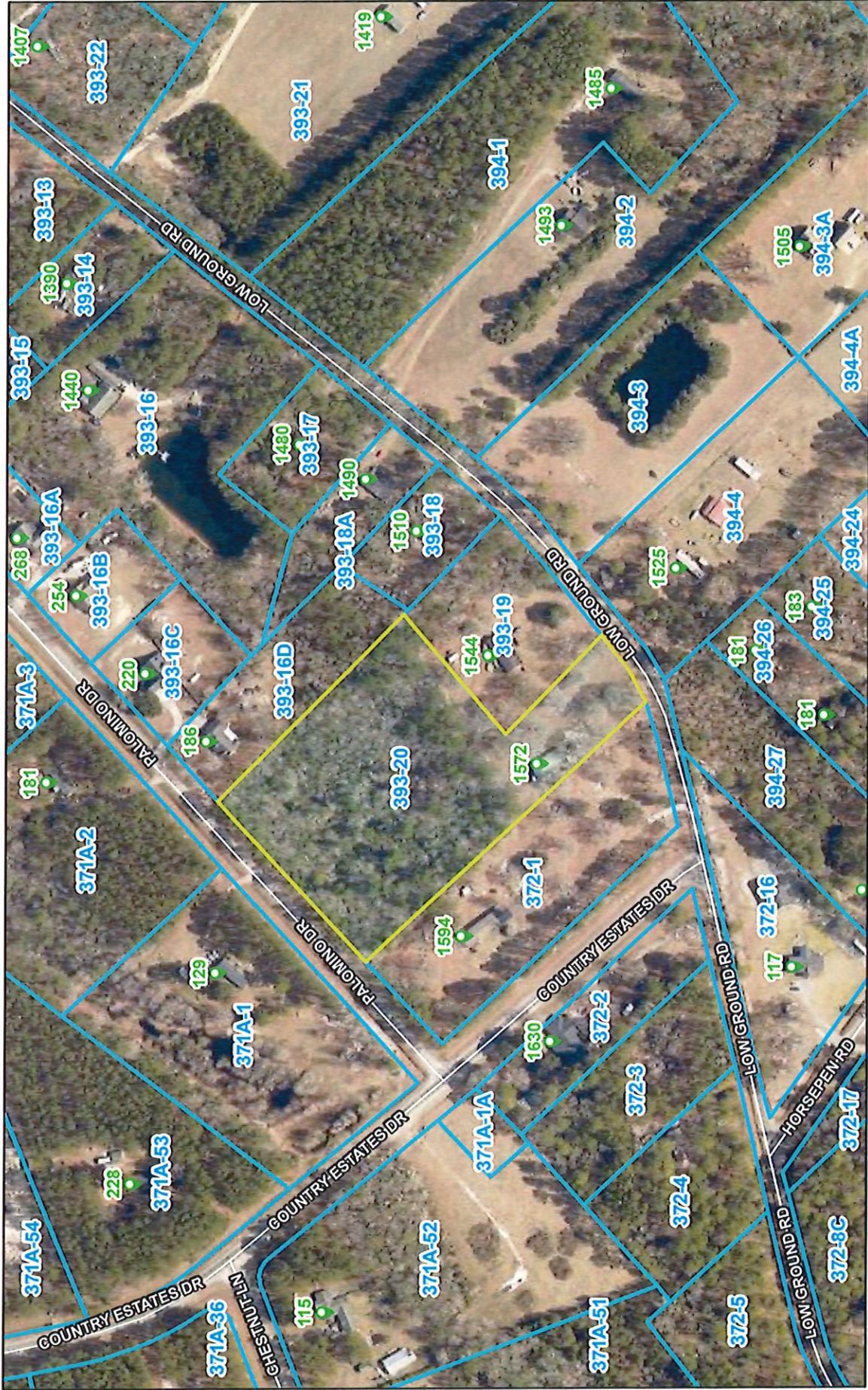
APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.

ZONING ADMINISTRATOR DATE

PROPERTY DIVISION
FOR
SANDRA M. SKIPPER

LOCATED IN THE 10TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

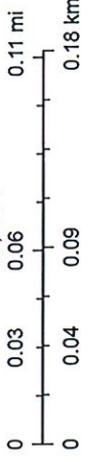
393-20



12/5/2025

-  Addresses
-  Parcels
-  Roads
-  Citations

1:3,922



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

393-20



12/5/2025

1:7,843

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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 X

DISAPPROVAL _____

Of the rezoning request **Alice Hurst as agent for Sandra Skipper (Map # 393 Parcel # 20)** 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?

R.T.

9.5

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DISAPPROVAL

1.18 Acre

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W.B.

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APPROVAL *✓*

DISAPPROVAL _____

A.O.

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SEEMS
FAIR.
Plenty of fac.
LOTS around

N.K.

9.5

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DISAPPROVAL _____

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