



Staff Report

Subject: Rezoning (Fourth District)
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-25-58
Meeting Date: February 17, 2026

Proposed Zoning: AR-2 (Agricultural – Residential, 1 acre or more)

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

Map & Parcel: 393-20

Parcel Size: 1.18 out of 6.18 acres

Proposed Use: Permitted Uses in AR-2

Applicant: Alice Hurst
6636 GA Highway 21 S
Rincon, GA 31326

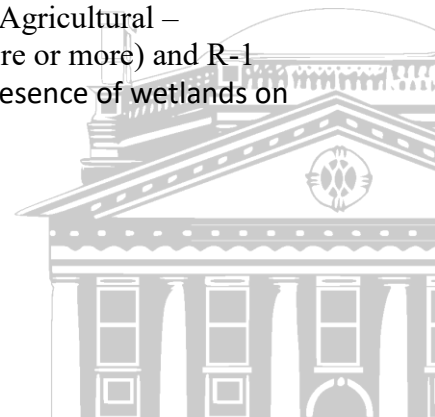
Owner(s): Sandra Skipper
1594 Low Ground Road
Guyton, GA 31312

Location: Low Ground Road

Existing Land Use and Zoning:

The subject parcel is located at **1572 Low Ground Road**. According to the **County Tax Assessor's records**, a **mobile home** is located on the property. **Ingress and egress** to the site are provided from **Low Ground Road**.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north and west are zoned AR-1 (Agricultural – Residential, 5 acres or more), while the properties to the south are zoned AR-1 (Agricultural – Residential, 5 acres or more) and AR-2 (Agricultural – Residential, 1 acre or more). To the east are AR-2 (Agricultural – Residential, 1 acre or more) and R-1 (Single-Family Residential). The National Wetland Inventory does indicate the presence of wetlands on the property, and the parcel is situated in Flood Zone X.



The Proposed Development:

The applicant requests to rezone approximately **1.18 acres** to **AR-2 (Agricultural-Residential, 1 acre or more)** in order to subdivide the parcel. The applicant proposes to **retain the 1.18-acre tract as a homestead** and **sell the remaining 5 acres** as a separate parcel. Because the proposed 1.18-acre tract is **below the minimum lot size required for AR-1 zoning (5 acres or more)**, rezoning to **AR-2** is necessary to accommodate the proposed subdivision.

Per the Effingham County Code of Ordinances, Section 4.1A – permitted use table, the following are allowed within the AR-2 (Agricultural – Residential, 1 acre or more) zoning district: Single-Family (fee simple), Single-Family Detached, One Additional Single-Family detached dwelling, Disaster Emergency Housing, Home Occupations, Non-Conforming Uses, Mobile Homes, Manufactured Homes, Parks, Openspace & Trails, Education Support Facilities, Fire and Rescue, Police, Emergency management Agency, Emergency Medical Services, E-911, Places of Worship, Crop Production, Vegetable Farming or Growing Services, Fruits and Trees, Greenhouse, Nursery, and Floriculture, Food Crops Grown Under Cover, Nursery and Tree Production, Floriculture Production, Poultry and Egg Production and Hatcheries, and Apiculture (Bees, Wax, and Related Operations).

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 Board Recommendation:

At the January 13, 2026, Planning Board meeting, Mr. Neal Kessler motioned for approval. Mr. Ryan Thompson seconded the motion, and it carried unanimously.

Determination:

Staff has reviewed the application, and finds it to be complete with the following conditions:

1. **Plat Approval and Recording.** The plat must be reviewed and approved by Development Services. Following approval, the plat must be recorded prior to the zoning action taking effect.
2. Any new encroachments onto Low Ground Road must obtain an encroachment permit from Effingham County.

Planning and Zoning Services

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