



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

Rezoning Application

Status: Active

Submitted On: 5/1/2026

**Primary Location**

192 Hurley Smart Road  
Clyo, GA 31303

**Owner**

SHUMAN ASHLEY NICOLE  
192 HURLEY SMART RD  
CLYO, GA 31303

**Applicant**

 Ashley Shuman



192 Hurley Smart Rd  
Clyo, GA 31303

**Staff Review**

Planning Board Meeting Date\* 

08/11/2026

Board of Commissioner Meeting Date\* 

09/01/2026

Notification Letter Description \* 

to allow for permitted uses in AR-1

Staff Description 

Stipulations 

Map #\* 

381

Parcel #\* 

19

Georgia Militia District 

—

Commissioner District\* 

3rd

Public Notification Letters Mailed 

07/20/2026

Board of Commissioner Ads 

08/12/2026

Planning Board Ads 

07/22/2026

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\*

Ashley Shuman

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

192 Hurley Smart Rd

Applicant City\*

Clyo

Applicant State & Zip Code\*

GA 31303

## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

AR-2 (Agricultural Residential Less than 5 Acres)

Proposed Zoning of Property\*

AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel \*

381-19

Road Name\*

Hurley Smart Rd

Proposed Road Access\* ?

Existing

Total Acres \*

5.35

Acres to be Rezoned\*

2

Lot Characteristics \*

Parcel 381-19 is 2 acres

Water Connection \*

Private Well

Sewer Connection\*

Private Septic System

Justification for Rezoning Amendment \*

I would like my 2 parcels, 381-19 & 381-20 to be combined totaling 5.35 acres at AR-1.

Currently, 381-20 is 3.35 zoned AR1 and 381-19 is 2.0 zoned at AR2

**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-2

West\*

AR-1

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

personal/residential

**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.\***

Use of land will not be changed...it is part of our back yard

**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?\*

aligns with current properties

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?\*

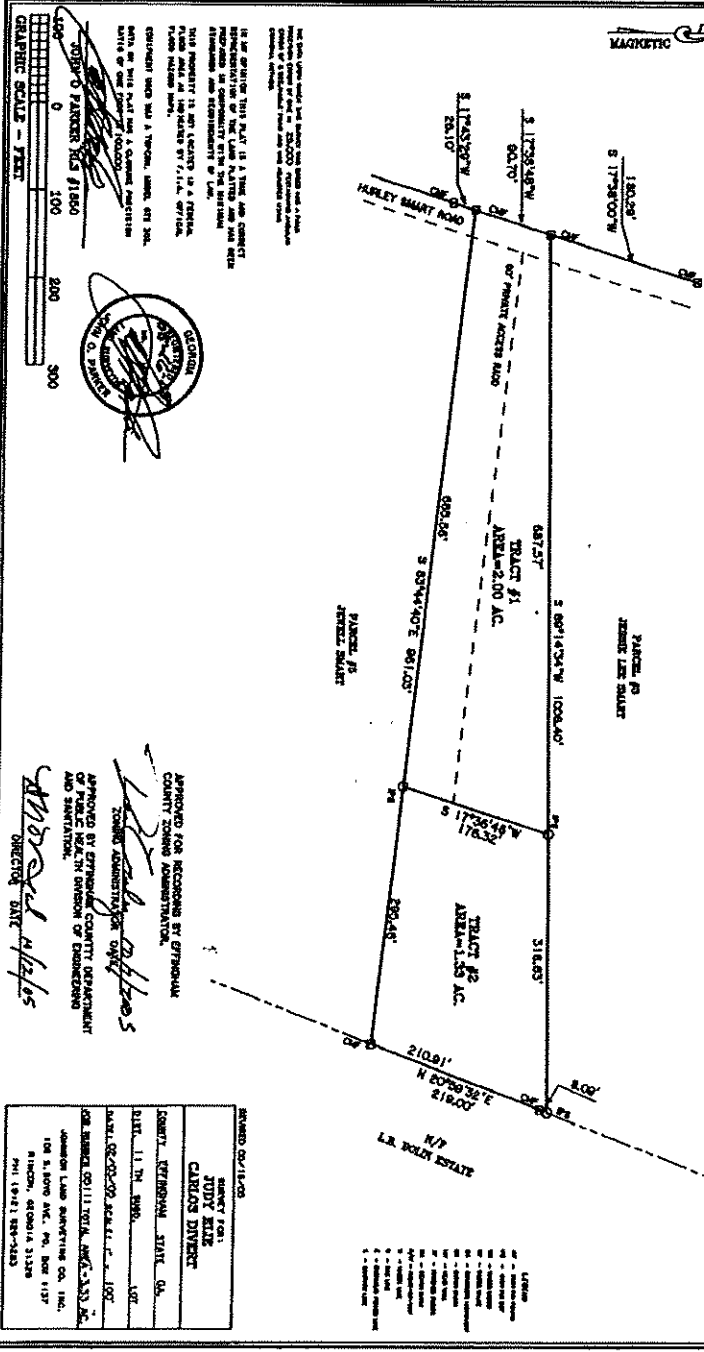
no

Digital Signature\*

 Ashley N Shuman  
Apr 14, 2026

05 OCT 16 PM 12:22  
 05 OCT 16 PM 12:22  
 05 OCT 16 PM 12:22

SURVEY OF PARCEL #4 OF THE CINDY SLAYT TRACT BEING  
 SUBDIVIDED INTO TWO PARCELS LOCATED IN THE 11 TH DISTRICT  
 OF EFFINGHAM COUNTY, GEORGIA



I, the undersigned, being a duly qualified and licensed surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my field notes and as the same appears in the original survey as the same appears in my field notes and as the same appears in the original survey as the same appears in my field notes.

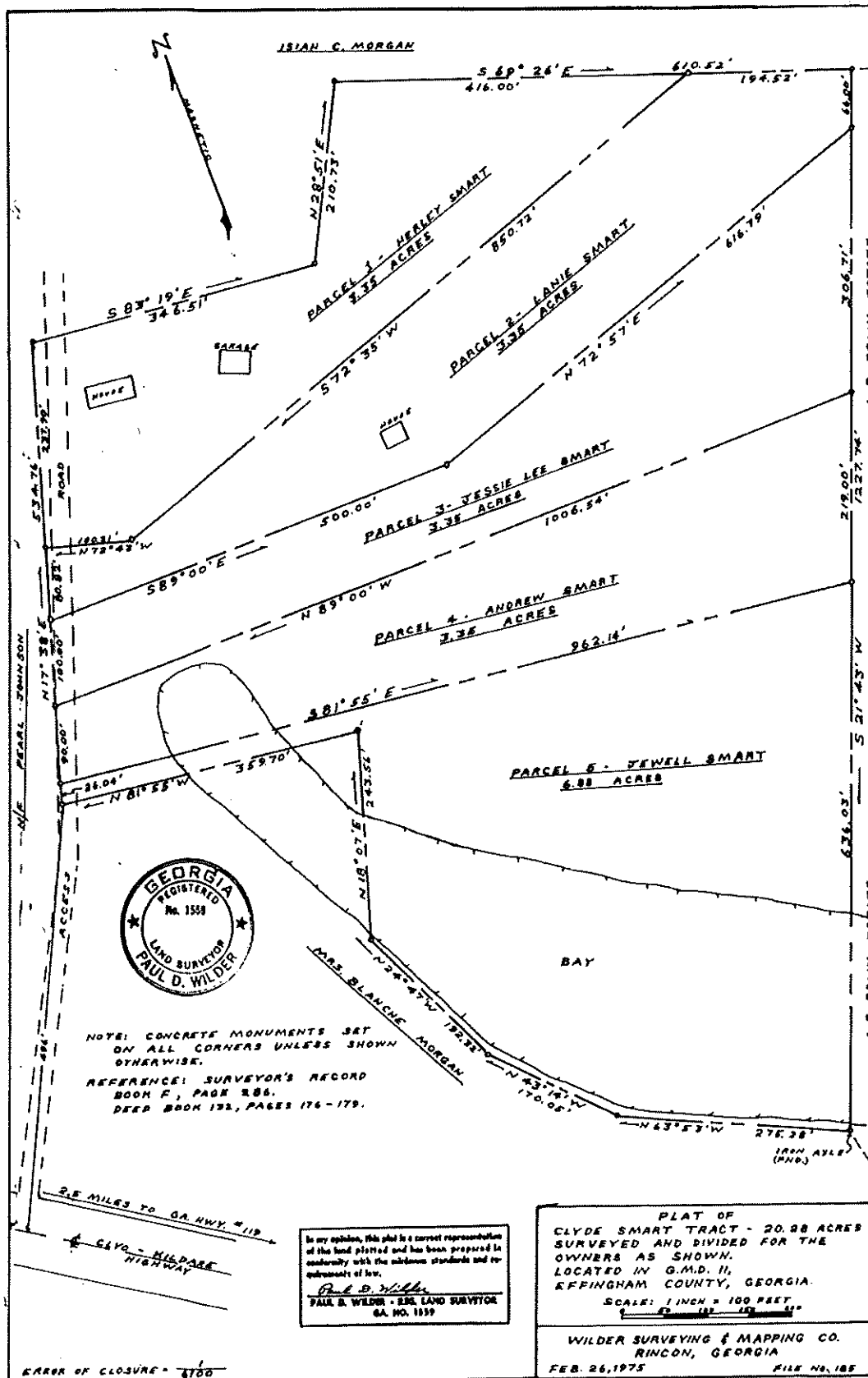
APPROVED FOR RECORDING BY EFFINGHAM  
 COUNTY CLERK ROBERTA H. HARRIS  
 10/16/16

APPROVED BY EFFINGHAM COUNTY DEPARTMENT  
 OF PUBLIC HEALTH IN DIVISION OF ENGINEERING  
 AND SURVEYING  
 10/16/16

DIRECTOR DATE

SURVEY FOR:  
 JUDY KYLE  
 CARLOS DIVERCE

COUNTY: EFFINGHAM STATE: GA.  
 DATE: 11 TH 1980  
 SCALE: 1" = 100'  
 JOB NUMBER: 00117014, 00117015, 00117016  
 JOHNSON LAND SURVEYING CO., INC.  
 108 S. BOND AVE., P.O. BOX 1137  
 MICHON, GEORGIA 31208  
 PH: (404) 381-1225



# BOUNDARY SURVEY OF PARCELS 3 & 4 LOCATED IN THE 11TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

| LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|
| L1   | N16°04'22"E | 90.82      |
| L2   | N16°04'22"E | 100.07     |
| L3   | N15°58'37"E | 80.07      |
| L4   | S19°00'03"W | 59.28      |
| L5   | S20°41'06"W | 8.17       |
| L6   | N16°18'46"E | 25.82      |



RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON -  
S TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.  
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS  
INDICATED BY THE FIRM, OFFICIAL FLOOD HAZARD MAPS.  
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS  
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.  
4. THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL  
ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES  
AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN  
BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED  
IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS  
OF GEORGIA LAW 1978.  
5. THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD  
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCG) (15-6-67) IN THAT  
THERE IS NO CONFLICT EXISTING BETWEEN THESE TWO SETS OF SPECIFICATIONS THE  
REQUIREMENTS OF THE LAW PREVAIL.  
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO  
DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY  
ARE SHOWN, THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF  
PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND  
BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

## SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND  
DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY  
REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE  
DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE  
MODEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES  
NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,  
COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY  
FOR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED  
LAND SURVEYOR THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL  
STANDARDS FOR PROPERTY SURVEYS 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.

WILLIAM MARK GLISSON PLS #3316

150'

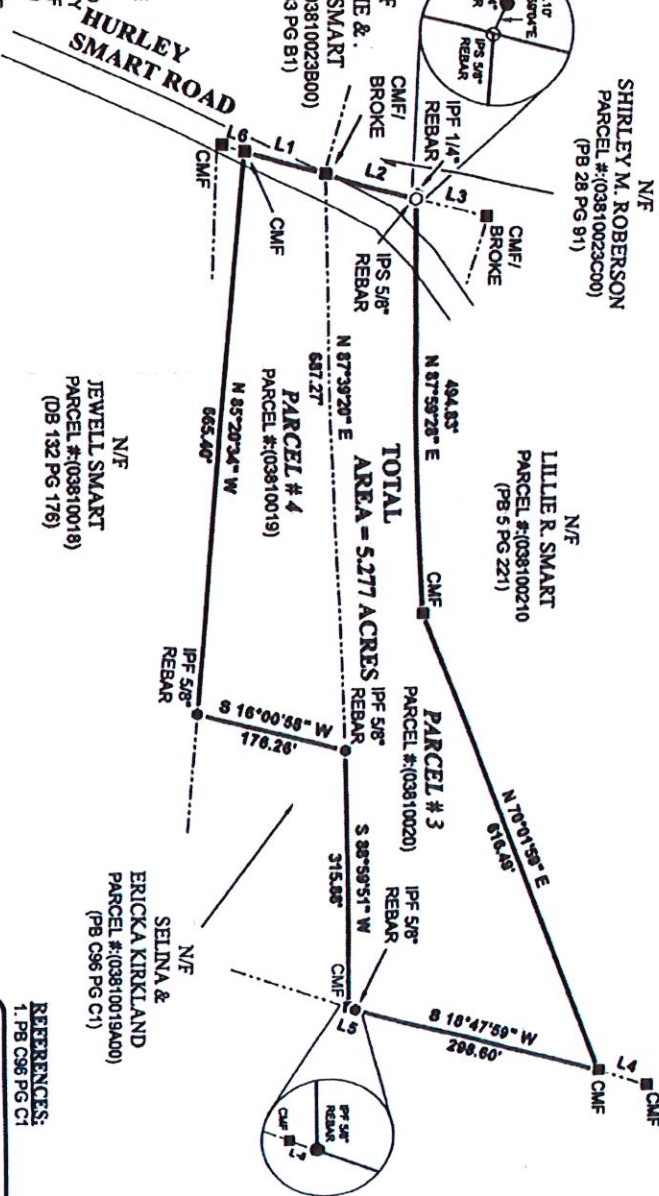
150'

300'

DATE



STATE OF GEORGIA



PREPARED BY:

**GLISSON**  
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAYTON, GEORGIA 30417  
PHONE: (912) 826 - 5283 CLAYTON: (912) 282 - 7052  
WMGLISSON@BELLSSOUTH.NET

REFERENCES:  
1. PB C96 PG C1

SURVEY FOR:  
**ASHLEY SHUMAN**

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 11TH

DATE: 04/07/2021 SCALE: 1" = 150'

FILE NUMBER: 21212

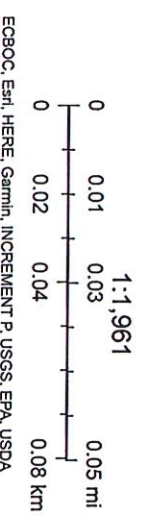
TOTAL AREA = 5.277 ACRES

FIELD SURVEY DATE: 04/06/2021

# 381-19



6/30/2026





ECBOC, Esri, HERE, Garmin, INCREMENT P, Internap, USGS, MET/  
NASA, EPA, USDA

# 381-19



6/30/2026

Addresses

Wetlands

Roads

Parcels

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

Citations

00.000.030.060.090.110.17

mi

00.030.060.090.17

km

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