



Record No: RZN-26-15

Rezoning Application

Status: Active

Submitted On: 3/10/2026

Primary Location

32.399810, -81.384525

Owner

No owner information

Applicant

Whitney Pippin



104 SHETLAND CT
Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

05/12/2026

Board of Commissioner Meeting Date*

06/02/2026

Notification Letter Description *

permitted uses in AR-3.

Map #*

291

Parcel #*

25

Staff Description

Georgia Militia District

—

Commissioner District*

4th

Public Notification Letters Mailed


04/13/2026

Board of Commissioner Ads



05/13/2026

Planning Board Ads 

04/15/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Whitney Pippin

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

104 Shetland ct

Applicant City*

Guyton

Applicant 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-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

02910025

Road Name*

Mount Hope

Proposed Road Access* ?

just need to add driveways it is right on the main road

Total Acres *

5.48

Acres to be Rezoned*

5.48

Lot Characteristics *

wooded/field

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

We are trying to accomodate more then two residences on the 5.48 acres

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.*

currently nothing on the property

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.*

We would like to split the land up to be able to accomodate more then two homes

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

Some farm land ,some residential, some new construction, timberland

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

It will accommodate small family residential homes

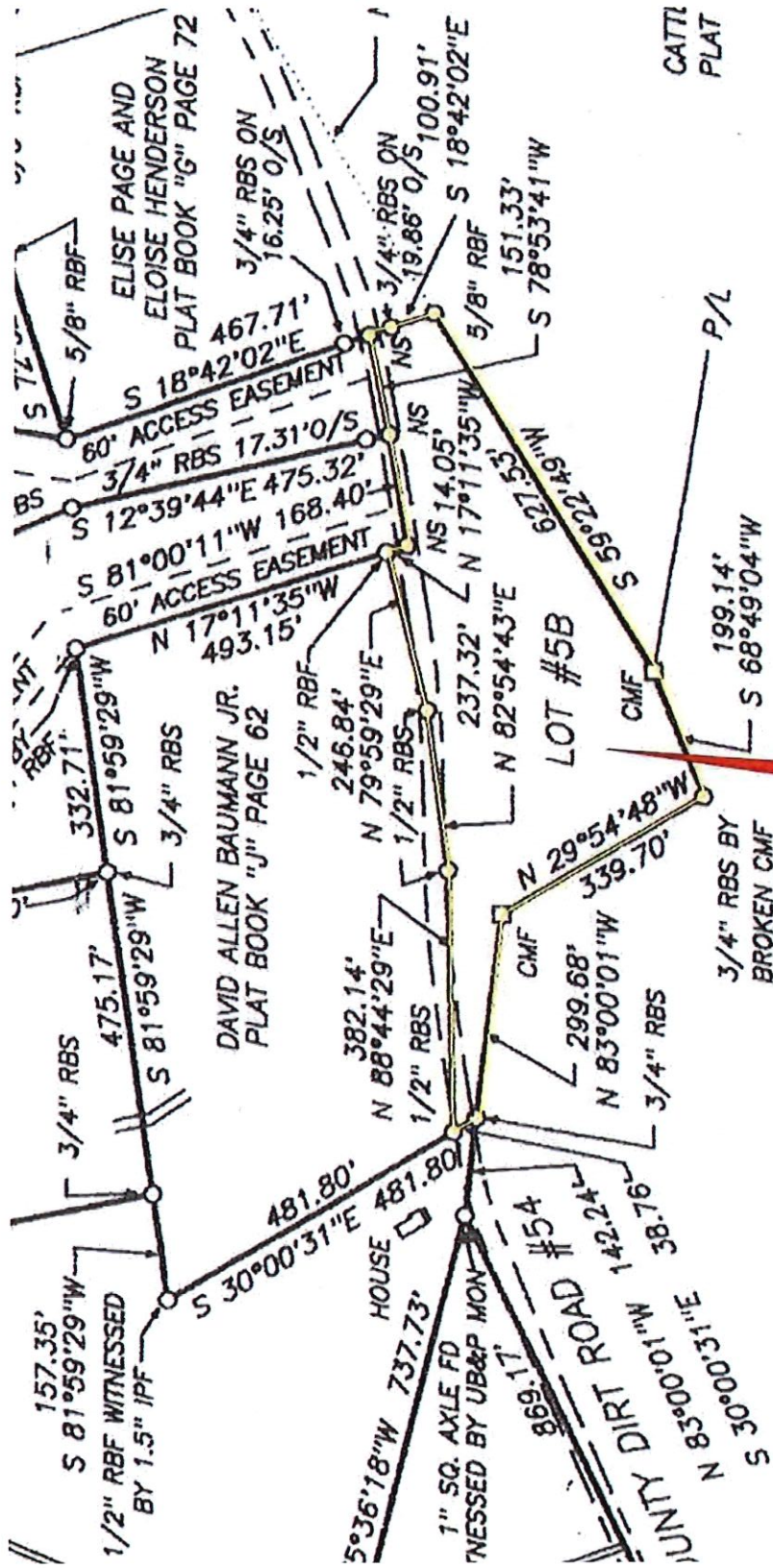
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

✔ WHITNEY K PIPPIN

Mar 4, 2026



**Subject
 0 Mt Hope Rd**

LEGEND

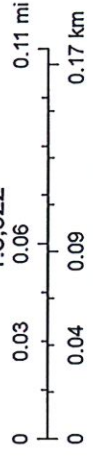
PYRAMID EPC LLC
 G/O PLUM CREEK TIMBERLANDS
 DEED BOOK 1811 PAGE 222
 PLAT BOOK 1 PAGE 172

291-25



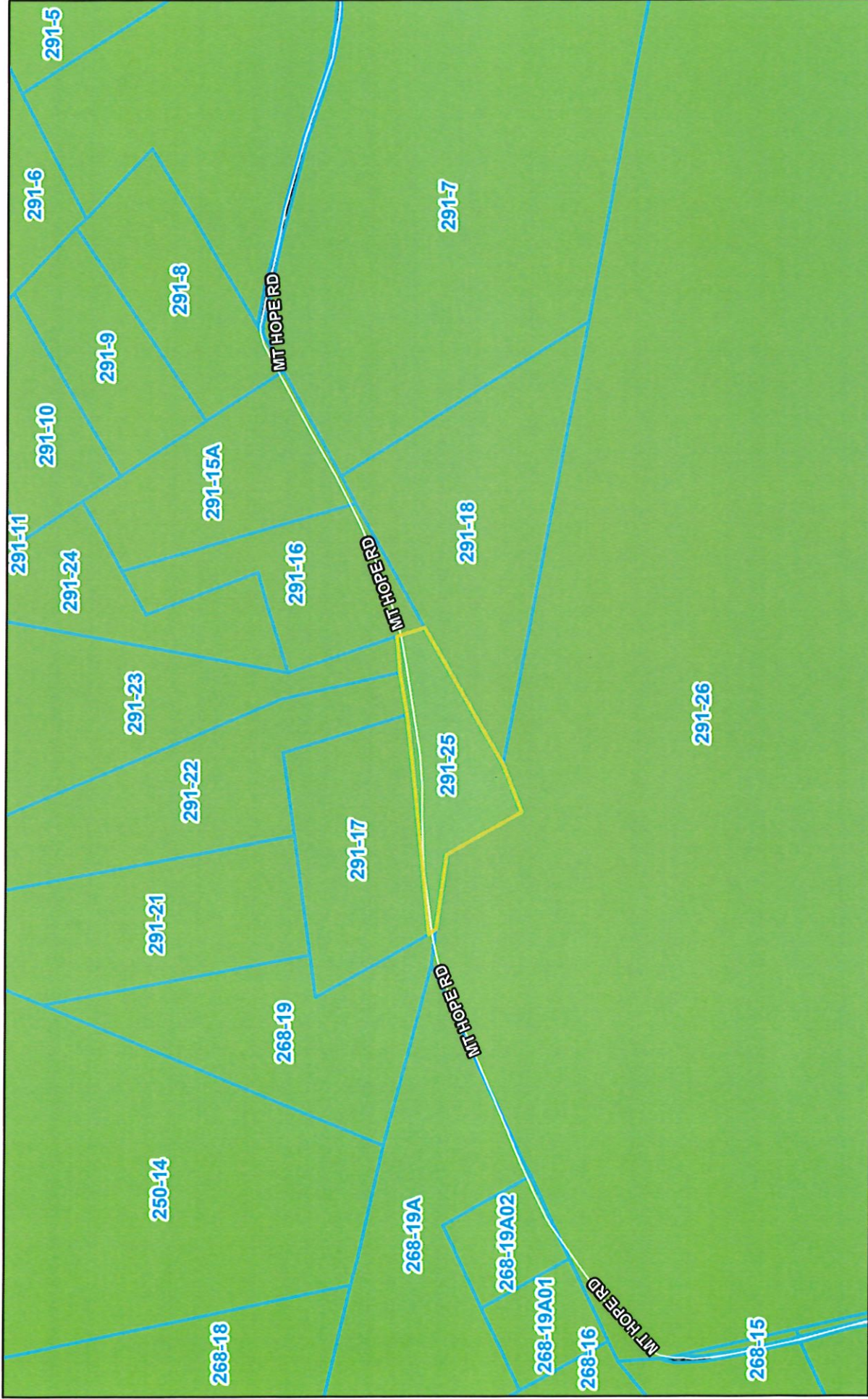
3/25/2026

1:3,922



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

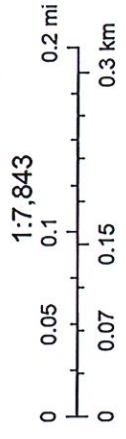
291-25



3/25/2026

Roads  Parcels  Zoning  AR-1

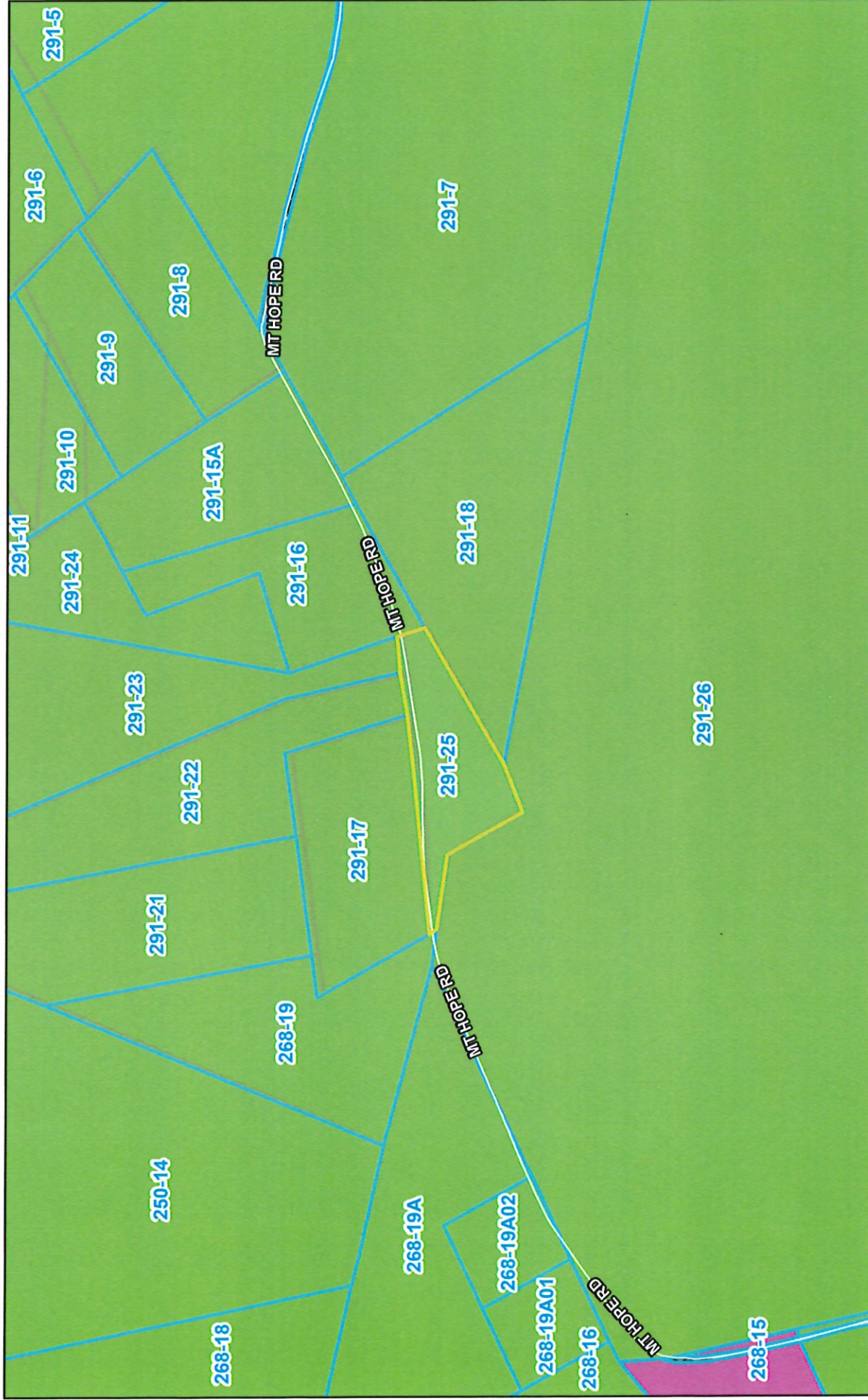
Citations



1:7,843

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

291-25



3/25/2026

- Roads
- FLUM Areas
- Assembly Area
- Parcels
- Agricultural
- Citations

1:7,843
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

ECBCC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METU/
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 

DISAPPROVAL _____

Of the rezoning request, **Whitney Pippin (Map # 291 Parcel # 25) from AR-1 to AR-3 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?



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Happy w/
AR-3!!!

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N.K.

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[Handwritten initials] *J.P*