



**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?*

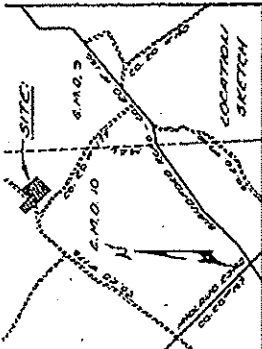
No

Digital Signature*



Alice Huger Hurst

Dec 3, 2025

[illegible]

Paul D. Winkler
Atty. Gen., A.C. 11355.

RECEIVED
MAR 19 1968
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

Paul D. Williams
Paul D. Williams, Jr.
Paul D. Williams, Jr.

CRAB SNARETRAP AND DASHING WITH THE TAIL
AND UNRELEASSED LARVAE WITH SPINNY ID CORRELATION

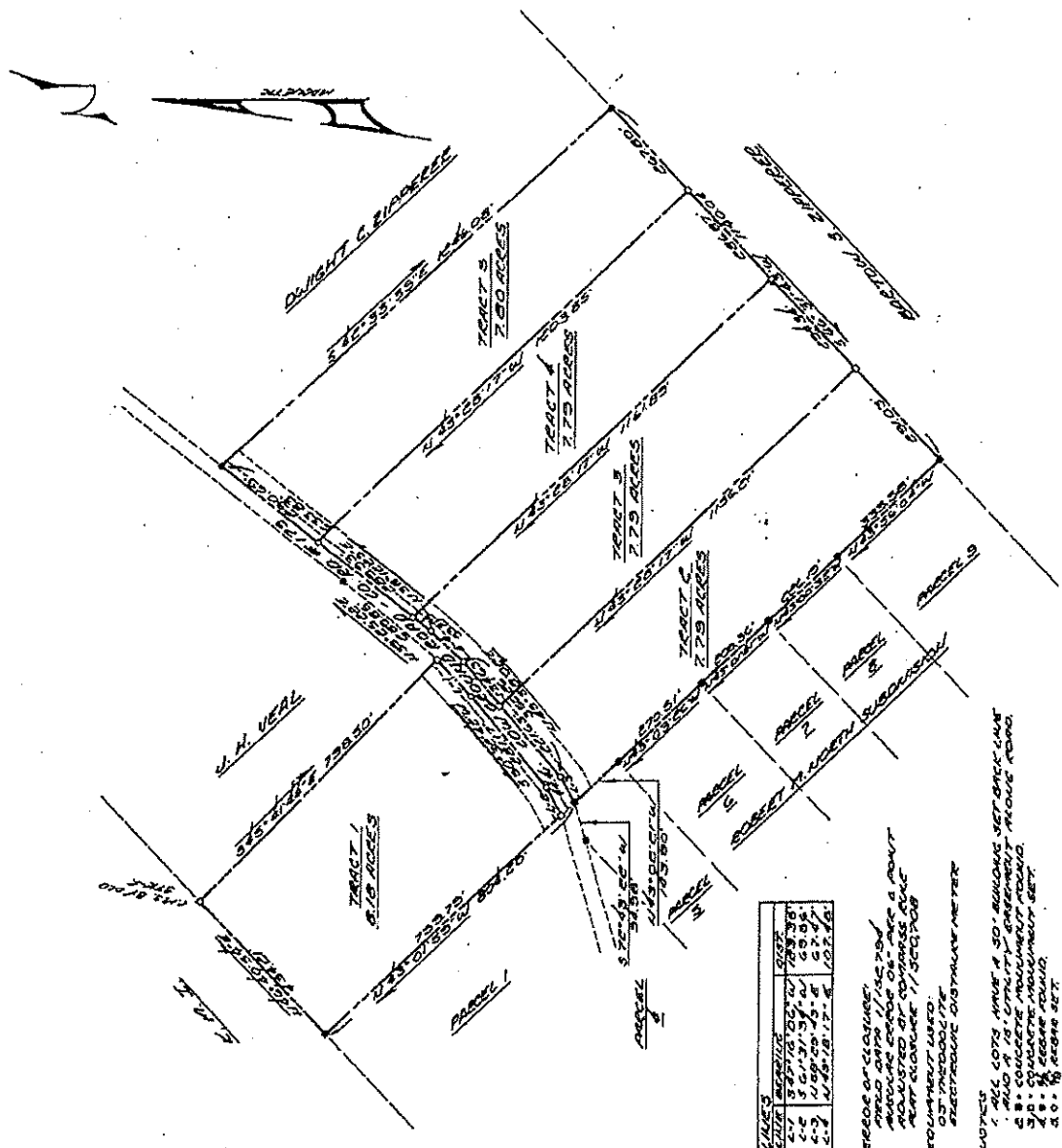
Patricia A. Sanders

$$\frac{1-u}{2} = 87$$
[illegible]

~~Submitted by~~
Fauz & Usaid

12-14-87

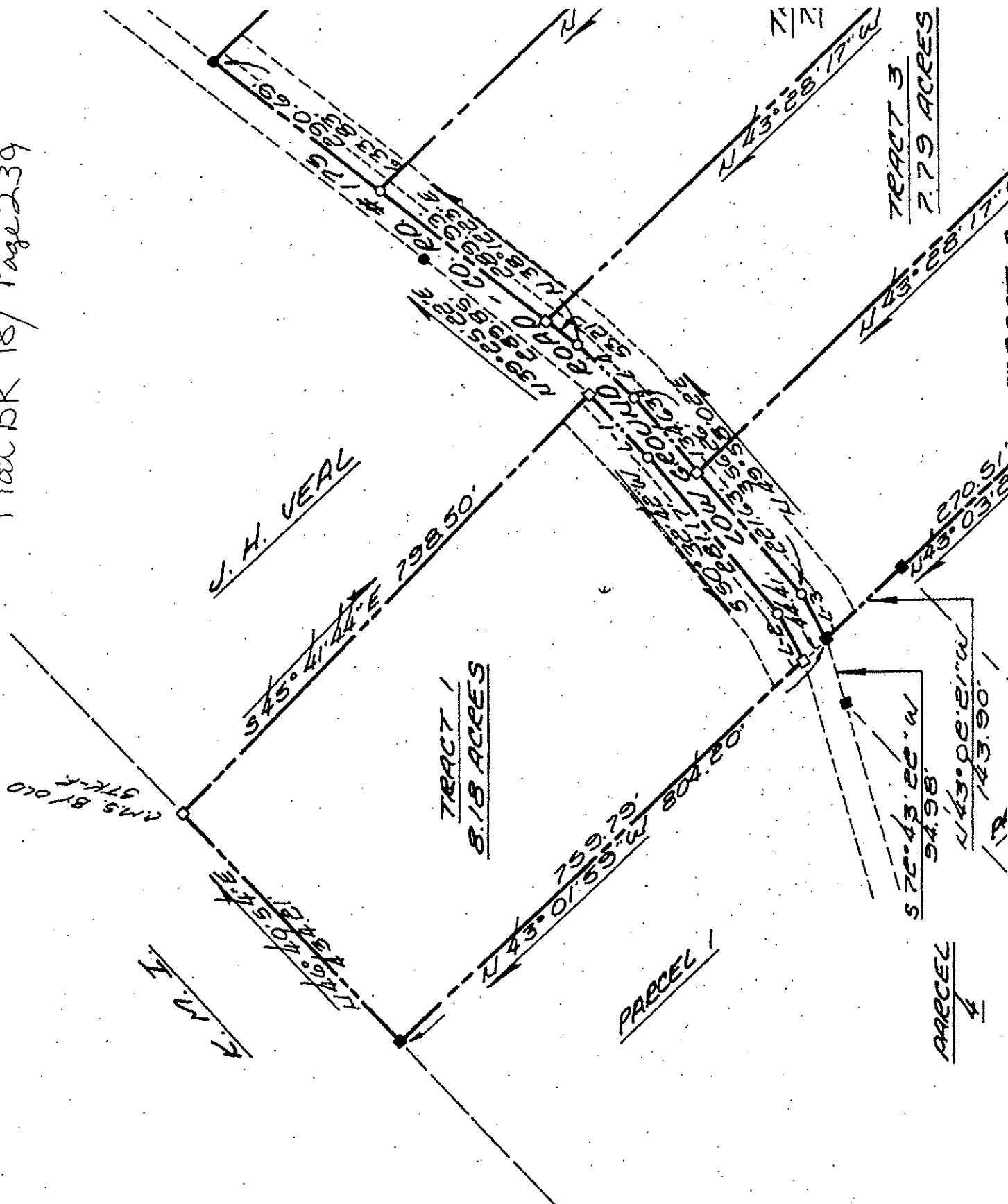
OWNER IS JOHN
JAMES

[illegible]

DATE	DESCRIPTION	AMOUNT	BALANCE
1-1	3 8 7 1 6 1 0 6	12 3 3 8	
1-2	5 0 6 1 3 1 5	6 9 0 0	
1-3	1 1 0 6 1 3 1 5	6 9 0 0	
1-4	1 1 0 6 1 3 1 5	6 9 0 0	

[illegible][illegible]

A88-C



DATE: OCTOBER 21, 2025
 By: Warren E. Poythress
 Registered Land Surveyor No. 1953
 Address: 891 Mustang Road
 Sylva, 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 subchapter(4) of O.C.G.A. Section 44-3-40, this plat has been prepared by a land surveyor and approved by an appropriate local jurisdiction for recording as indicated by approved surveying instruments, equipment, and techniques. The surveyor or other person responsible for the plat is authorized to certify that the plat is a true and correct representation of the land surveyed and that the plat is in accordance with the rules and regulations of the Georgia Board of Professional Land Surveyors and the Georgia Board of Professional Engineers and Surveyors and as set forth in O.C.G.A. Section 44-3-40.

Warren E. Poythress, Registered Land Surveyor, No. 1953

10-23-25

DATE: 10-23-25
 I, Warren E. Poythress, Registered Land Surveyor, No. 1953, do hereby certify that the foregoing plat is a true and correct representation of the land surveyed and that the plat is in accordance with the rules and regulations of the Georgia Board of Professional Land Surveyors and the Georgia Board of Professional Engineers and Surveyors and as set forth in O.C.G.A. Section 44-3-40.

Survey Authority

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

ZONING ADMINISTRATOR DATE

PROPERTY DIVISION
 FOR
 SANDRA M. SKIPPER

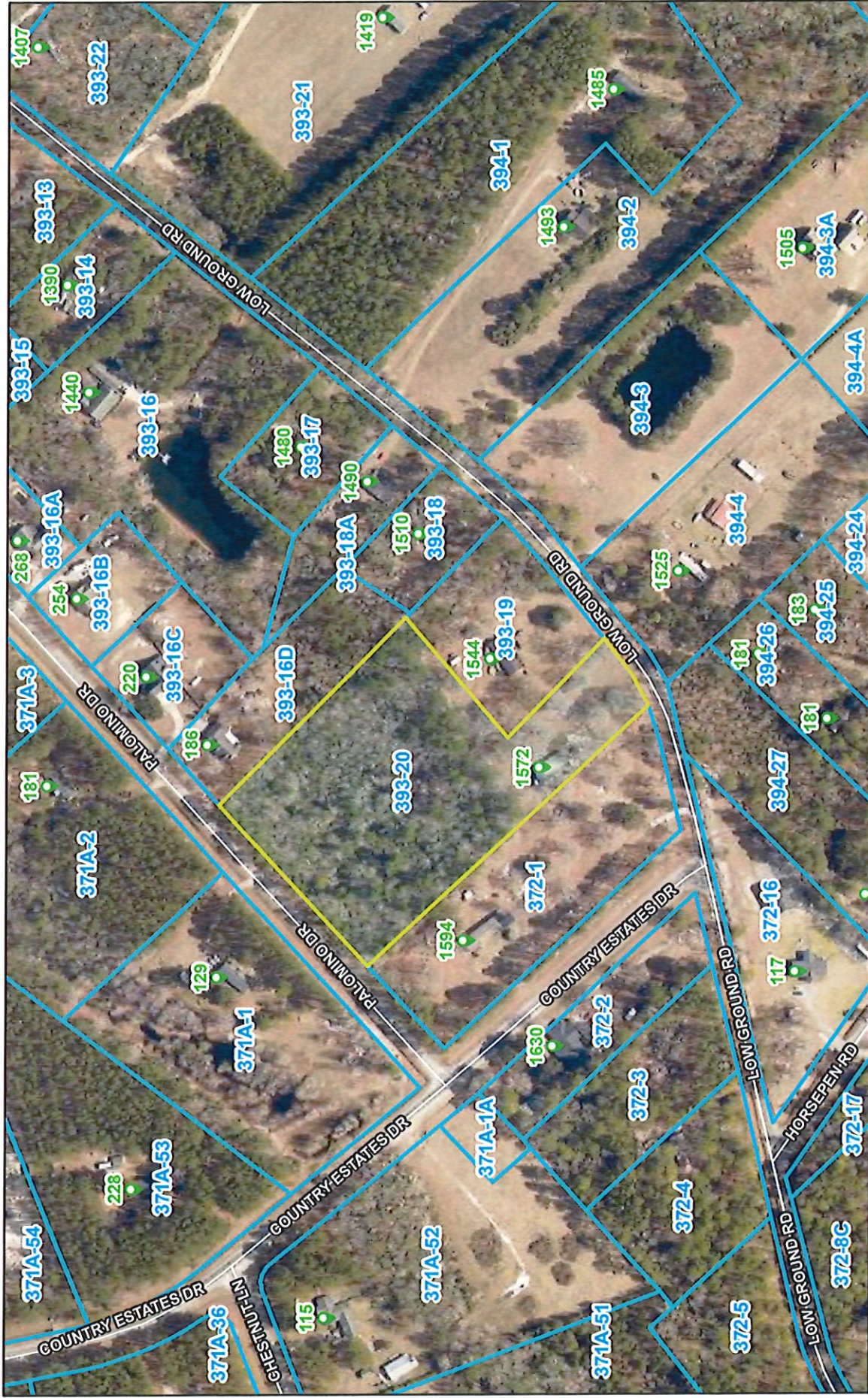
LOCATED IN THE 10TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA



21/30/2025 10:00:00 AM 10/23/25 10:00:00 AM

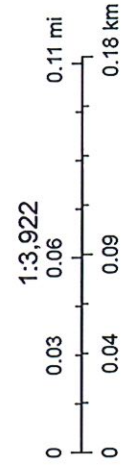


393-20



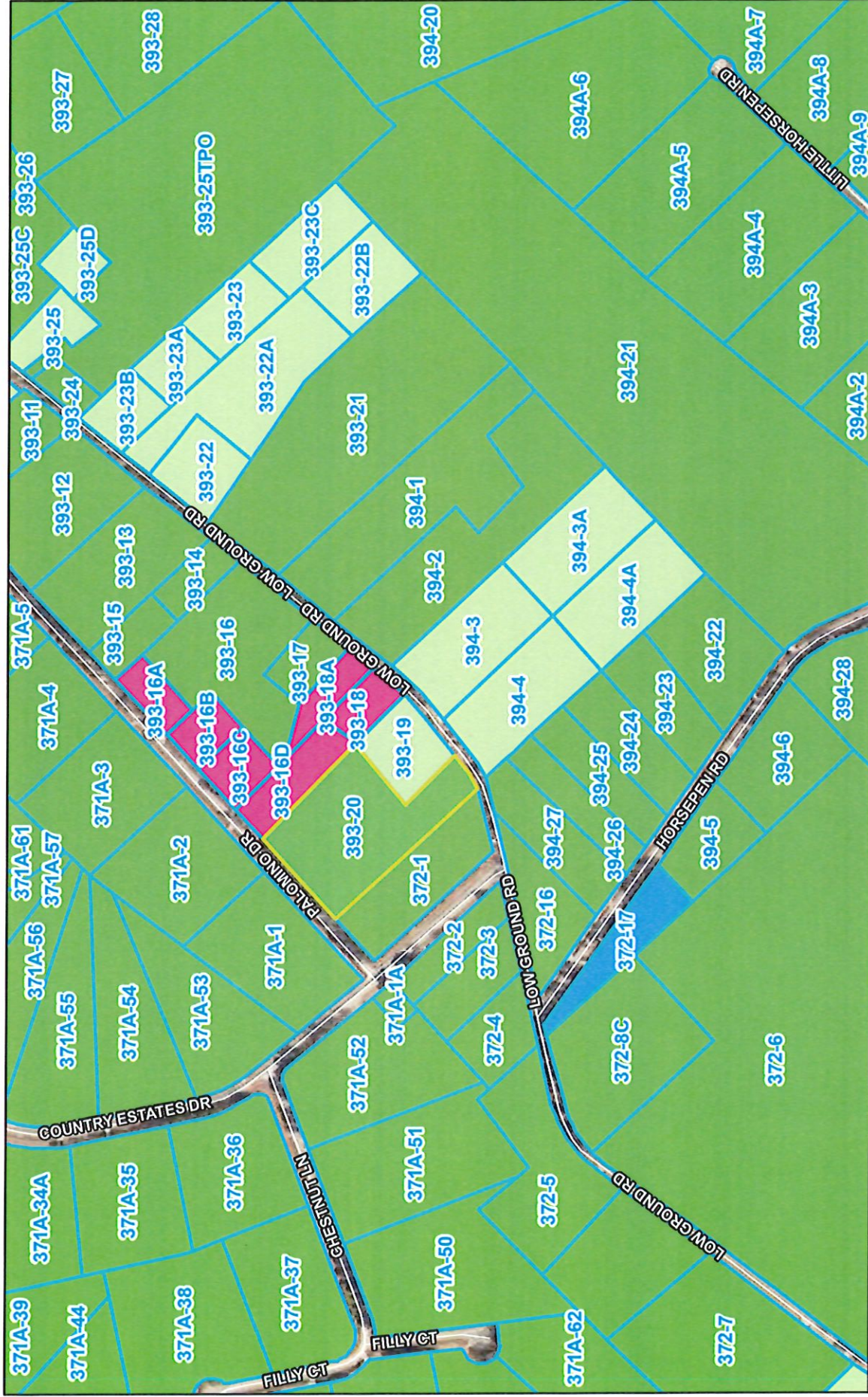
12/5/2025

- Addresses
- Parcels
- Roads
- Citations



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

393-20



12/5/2025

- █ Roads
- █ Zoning
- █ AR-2
- █ AR-1
- █ B-2
- █ Citations

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, METINASA, EPA, USDA

12/5/2025

Roads

Parcels

FLUM Areas

Utility

Agricultural-Residential

Commercial

Citations

1:15,686

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Earl, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA