



Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Application: RZN-25-58
Meeting Date: January 13, 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: 1.8 out of 6.18 acres

Proposed Use: Permitted Uses in AR-2

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

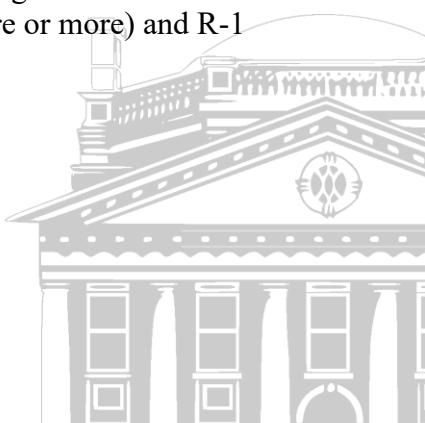
Owner(s): Sandra Skipper
1594 Low Ground Road
Guyton, GA 31312

Location: Low Ground Road

Existing Land Use and Zoning:

The parcel is located at 1572 Low Ground Road. According to the Tax Assessor's website, a mobile home is situated on the parcel. Ingress and egress are off 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 Proposed Development:

The applicant seeks to rezone 1.18 acres to AR-2 (Agricultural-Residential, 1 acre or more) to subdivide the parcel. The applicant will retain the 1.18 acres for their homestead and sell the remaining 5 acres. Due to the 1.18 acres falling below the threshold required for AR-1 zoning (5 acres or more), it must be rezoned to AR-2.

The following uses are also 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).

Determination:

Staff has reviewed the application, and the application is complete with the following conditions:

1. Development Services must review and sign the plat. Then the plat must be recorded for the zoning to take effect.
2. Any new encroachments onto Low Ground Road must obtain an encroachment permit from Effingham County.

