

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: October 1, 2024

Item Description: **Candance Nease** as agent for **Rhonda Floyd** requests a **variance** from ordinance Section 3.21.1 to allow for the occupation of an RV/Camper. Located at 271 Pecan Grove Boulevard, zoned AR-1. **[Map# 304A Parcel# 19]**

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:
 - That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*
 - That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*
 - The fact that a property owner will suffer financial hardship if not granted a special exception or a variance from the zoning ordinance is of itself insufficient ground for granting a variance.*
- The applicant requests a variance from Section 3.21.1 to allow the occupation of an R/V camper.
- **Section 3.21.1 of the Effingham County Code of Ordinance reads:**
Such parked or stored camping and recreational equipment shall never be occupied or used for living, sleeping, or housekeeping purposes.
- This is an active code enforcement case; the applicant is working to come into compliance.
- Staff met with the applicant for a Technical Review Committee meeting; it was discussed that the applicant would put a residential dwelling on the adjacent property owned by a family member (259 Pecan Grove Blvd.)
- At the September 10, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with the following condition:
 - The camper may be occupied for up to twelve (12) months during construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.
- Mr. Alan Zipperer second the motion and it carried unanimously.

Determination

Approval of the variance will offer relief from a strict application of ordinance standards without adversely impacting the County, with the following conditions:

- The camper may be occupied for up to twelve (12) months during construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment