



Staff Report

Subject: Rezoning
 Author: Jennifer Rose, Planner I
 Department: Development Services
 Application: RZN-26-12
 Meeting Date: May 12, 2026

Existing Zoning: AR-1 (Agricultural Residential; 5 acres)

Proposed Zoning: B-2 (General Commercial; 4.6 acres) & AR-2 (Agricultural Residential; 1 acre)

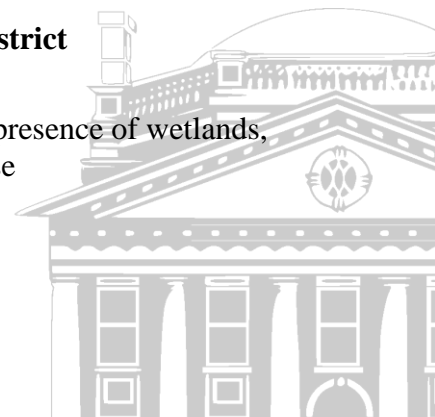
Map & Parcel: 401-39
 Parcel Size: 5.64 acres
 Location: 7229 Hwy 119 North & 129 Tuckasee King Road
 Commissioner District: 3rd District

Proposed Use: Outdoor Boat Storage Facility and Continued Residential Use

Applicant/Owner: Anthony & Marsha Adams
 506 Morgan Cemetery Road
 Clyo, GA. 31303

Rezoning Summary:

Item	Description
Applicant Request	Rezone approximately 4.6 acres from AR-1 to B-2 and 1.0 acre from AR-1 to AR-2
Purpose	Accommodate a mixed-use configuration consisting of a residential lot and a commercial boat storage facility
Proposed Use	Outdoor boat storage facility and continued residential use
Existing Use	Single-family residence with associated accessory structures and undeveloped land
Zoning Action	Split rezoning: AR-1 → AR-2 (residential) and AR-1 → B-2 (commercial)
Conditional Use Permit	Required for outdoor boat storage within the B-2 district
Future Land Use Map	Agricultural–Residential
Key Considerations	Rural context, proximity to Highway 119 corridor, presence of wetlands, and low-intensity nature of proposed commercial use



Request Overview:

The applicant is requesting to rezone approximately **5.64 acres** (Parcel 401-39) from **AR-1** (Agricultural Residential) to two separate zoning classifications in order to accommodate a mixed-use configuration of residential and limited commercial activity.

The request includes:

- **Rezoning approximately 1.0 acre to AR-2** (Agricultural Residential) to retain the existing single-family residence on a conforming lot
- **Rezoning approximately 4.6 acres to B-2** (General Commercial) to allow for the development of an **outdoor boat storage facility**

Because outdoor boat storage is not permitted by right within the B-2 zoning district, the applicant is also requesting approval of a **Conditional Use Permit (CUP)** for the proposed use.

The proposed facility is intended to function as a low-intensity commercial use, consisting of outdoor storage spaces with controlled access, security fencing, and no enclosed commercial structures or on-site office operations.

The request represents a partial conversion of a rural residential parcel to limited commercial use, with the remaining portion preserved for residential purposes.

Existing Land Use and Zoning:

The subject property is located at the intersection of Highway 119 North and Tuckasee King Road and contains approximately 5.6 acres, including one existing single-family residence and a mix of wooded and partially cleared land.

The property currently has **access from both Highway 119 North and Tuckasee King Road.**

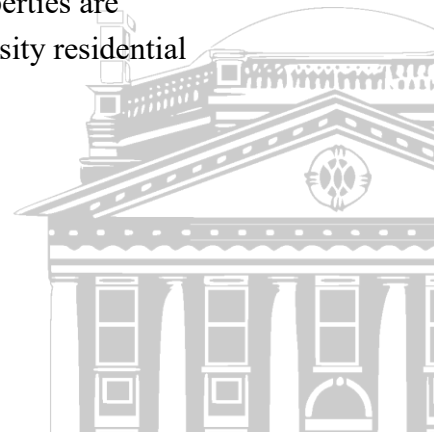
The parcel is served by **private well and septic systems**, which is typical for rural residential development in this area.

Surrounding Development Pattern:

A review of the Effingham County zoning map indicates that the surrounding properties are **predominantly zoned AR-1 (Agricultural Residential)**, which supports low-density residential development on larger rural lots.

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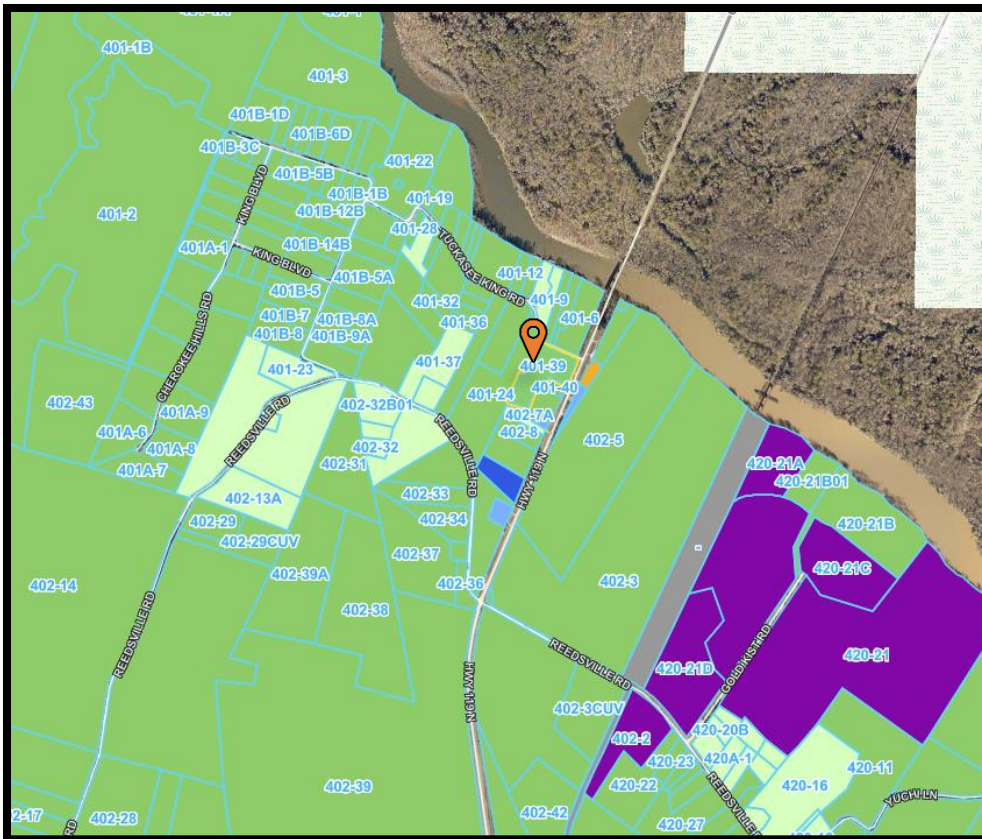


However, the zoning map also indicates the presence of **limited commercial zoning along the Highway 119 corridor**, reflecting small-scale commercial activity that serves nearby rural residents.

The surrounding area reflects a predominantly rural residential pattern, with limited commercial and industrial uses concentrated along the Highway 119 corridor.

Based on the zoning map, the surrounding zoning pattern is generally as follows:

- **North:** AR-1 (Agricultural Residential)
- **South:** AR-1 (Agricultural Residential) with nearby B-2 and B-3 commercial parcels along Highway 119
- **East:** AR-1 (Agricultural Residential) transitioning to **I-1 (Industrial)** across the Savannah River corridor
- **West:** AR-1 (Agricultural Residential)



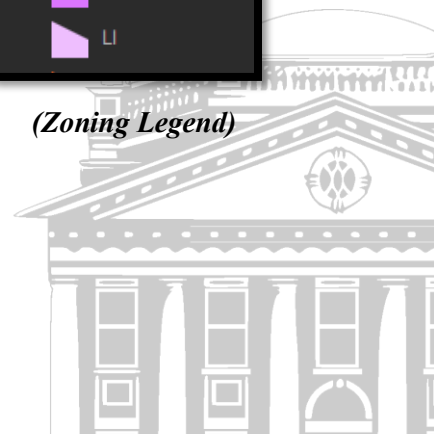
(Zoning Map)



(Zoning Legend)

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Overall, the area consists primarily of **single-family homes, agricultural properties, and wooded tracts**, reflecting the rural character of the Highway 119 corridor.

The Proposed Development Request:

The applicant is requesting to **rezone Parcel 401-39 from AR-1 to two separate zoning classifications.**

The rezoning request includes:

- **1 acre from AR-1 to AR-2 (Agricultural Residential)** to retain the existing residence
- **4.6 acres from AR-1 to B-2 (General Commercial)** to allow development of an Outdoor Boat Storage Facility

Because outdoor boat storage is not permitted by right in the B-2 district, a Conditional Use Permit (CUP) is required.

The proposed facility would include:

- Approximately 80–100 outdoor boat storage spaces
- No enclosed storage buildings
- Security fencing around the storage area
- Keypad-controlled gate access
- 24-hour access for customers

No office building is proposed. Administrative functions will be conducted remotely from the applicant's residence.

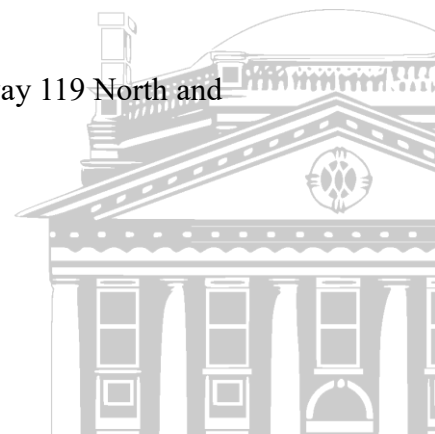
Facts and Findings:

Site Characteristics

The site contains a mix of wooded and cleared areas with access from both Highway 119 North and Tuckasee King Road. The property is served by private well and septic systems.

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Environmental Considerations

A review of the **Effingham County GIS Interactive Map** indicates the presence of wetlands primarily on the southern portion of the tract. While no floodplain is present, any development impacting wetlands will require delineation and regulatory review.



(Wetlands Map)

Any future development activity affecting these areas may require **additional review and permitting through applicable state or federal environmental regulatory agencies**, including potential jurisdictional determinations through the **U.S. Army Corps of Engineers** if impacts to jurisdictional wetlands are proposed.

The wetlands shown on the GIS map are provided for **planning reference purposes**, and the exact location and jurisdictional status of wetlands would require **field verification and formal delineation if development activities are proposed within those areas**.

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Infrastructure and Services

Access to the property is available from **Highway 119 and Tuckasee King Road**.

The applicant has indicated that **primary access to the boat storage facility will be provided from Tuckasee King Road**, and no commercial access is proposed from Highway 119.

Boat storage facilities typically generate **low and intermittent traffic volumes**, consisting primarily of customers accessing the property to store or retrieve boats.

The property is served by **private well and septic systems**, and any development will be required to comply with all applicable **Effingham County development regulations and Georgia Department of Public Health Environmental Health requirements**.

Land clearing and grading associated with development of the storage yard may require approval of a **Land Disturbance Activity (LDA) permit** prior to construction.

Comprehensive Plan Consistency:

The subject property is designated **Agricultural-Residential** on the **Future Land Use Map (FLUM)** within the Effingham County **2020-2040 Joint Comprehensive Plan**.

This designation generally supports **low-density residential development and agricultural land uses** intended to preserve the rural character of the county.

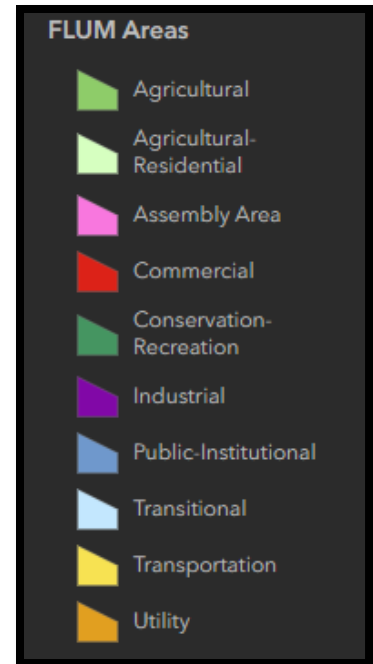
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Future Land Use Map (FLUM)



(FLUM Legend)

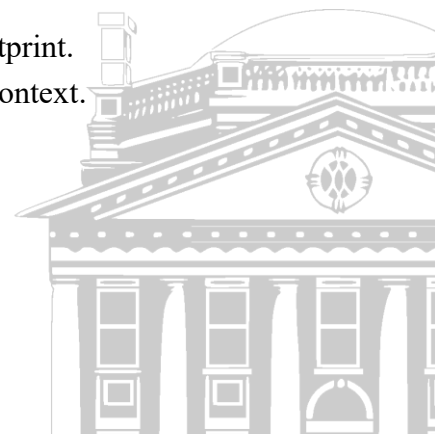
The proposed **AR-2 zoning for the one-acre residential tract** remains consistent with this designation. The proposed **B-2 zoning for the 4.6-acre commercial tract** represents a higher intensity use than typically envisioned under the Agricultural-Residential designation. However, the property’s location along **Highway 119**, where limited commercial development already exists, suggests the corridor may support small-scale commercial uses serving nearby rural residents.

Planning Considerations:

- The property is currently developed with a single-family residence and is otherwise underutilized.
- The site is physically suitable for limited commercial use due to its location along Highway 119.
- Surrounding zoning is predominantly AR-1, with commercial uses emerging along the corridor.
- The proposed boat storage facility is a low-intensity use with minimal traffic and no enclosed structures.
- Environmental constraints, including wetlands, will limit development footprint.
- The request partially aligns with the Comprehensive Plan due to corridor context.

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Staff Analysis and Recommendation:

Staff finds that the request represents a limited commercial expansion along an existing roadway corridor where similar uses are present. While the Future Land Use Map does not explicitly support commercial development at this location, the low-intensity nature of the proposed use and its operational characteristics reduce potential impacts.

Key considerations include compatibility with adjacent rural properties, environmental constraints on the site, and the need for buffering and operational controls.

With appropriate conditions, the request can function in a manner that minimizes impacts while providing a service-oriented use compatible with the corridor.

The Board may approve the request, approve the request with conditions, or deny the request

Recommended Conditions (If Approved):

If the Board elects to approve the rezoning request, staff recommends the following condition:

1. Development of the Outdoor Boat Storage Facility shall require approval of a Conditional Use Permit.
2. The storage area shall be enclosed with a secured fence.
3. Access to the commercial storage area shall be from Tuckasee King Road only.
4. All site lighting shall be downward-directed and shielded to prevent light spillover onto adjacent properties.
5. No boat repair, maintenance, fueling, or washing shall occur on-site.

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