



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: December 16, 2025

Existing Zoning: R-1 (Single-Family Residential)

Map & Parcel: 375F-48

Parcel Size: 0.29 acres

Applicant: GA Precision Builders
PO Box 1190
Rincon GA 31326

Owner(s): GA Precision Builders
PO Box 1190
Rincon GA 31326

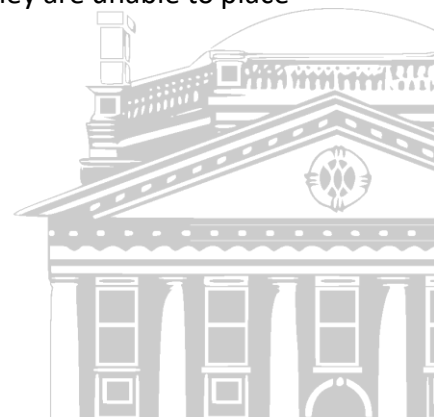
Location: 122 South Effingham Plantation Drive
Guyton, GA 31312

Existing Land Use and Zoning:

The parcel totals .29 acres. Located at 122 South Effingham Plantation Drive. The parcel is currently a vacant lot. The parcel is currently zoned R-1 (Single-Family Residential). Properties to the north, south, east, and west are zoned R-1 (Single-Family Residential).

The Proposed Request:

The applicant has requested a variance to reduce the side setbacks of the parcel. The applicant states that the unusual shape of the lot prevents them from meeting standard setback requirements. The proposed house has a heated square footage of 2355. The applicant states that there is a minimum square footage requirement from the HOA, and due to the odd shape of the lot, they are unable to place a home on the lot that fits the character and requirements of the HOA.



The R-1 setbacks include:

Front: 35 feet

Rear: 25 feet

Side: 15 feet

Based on the plot plan provided by the applicant, the proposed house will have a side setback of 7.03 feet- requiring a variance of eight feet.

Variance Criteria- Article IX- 9.1: The board of commissioners shall not grant such variances unless it finds based on the evidence presented to it in each specific case that:

- a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property, and;
- b. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property, and;
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out, and;
- d. The relief sought will not in any manner vary the provisions of the zoning ordinance or comprehensive plan, except that those documents may be amended in the manner prescribed by law.

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.

Planning and Zoning Services

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