



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: November 4, 2025

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 296A-76

Parcel Size: 1.58 acres

Applicant: Mr. Margarito Romero
309 Atlantic Avenue
Guyton, GA 31312

Owner(s): Mr. Margarito Romero & Ms. Maria Soledad Ramirez Acosta
109 Ogeechee River Dr
Guyton, GA 31312

Location: 309 Atlantic Avenue
Guyton, GA 31312

Existing Land Use and Zoning:

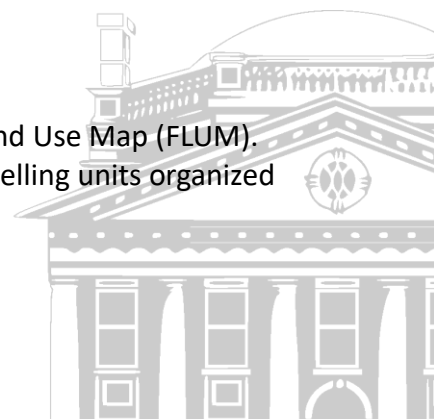
The parcel totals 1.58 acres. Located at 309 Atlantic Avenue, just east of Central Avenue. The parcel is currently a vacant lot. The parcel is non-conforming, classified as AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north, south, east, and west are also zoned AR-1 (Agricultural – Residential, 5 acres or more).

The Proposed Request:

The applicant has requested to occupy a camper/RV during the construction of their home. The applicant anticipates the construction to be completed in about six months. The residential building permit was submitted on June 16, 2025.

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 stipulations:

- 1. The RV/camper may be occupied for up to twelve (12) months during the home construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.**
- 2. Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic.**

Planning and Zoning Services

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