

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: August 6, 2024

Item Description: **Malorie Boyd** as agent for **Mungo Homes of Georgia, LLC** requests a **variance** from ordinance Section 5.8.6, to allow for the reduction in required lot widths in the R-6 zoning district. Located on Hwy 119 S, zoned R-6. **[Map# 344 Parcel# 26A]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **variance** from ordinance Section 5.8.6, to allow for the reduction in required lot widths in the R-6 zoning district.

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 applicant requests a variance from Section 5.8.6, to allow the reduction in the required lot widths within the Lonadine Subdivision.
- The R-6 ordinance within the Effingham County code specifically states that the lot width shall be a minimum of 60 feet.
- While R-6 subdivisions are still under construction, this zoning option is no longer available for future developments.
- This variance will cover the lots that do not meet the 60' lot width within Phase 2.
- At the Planning Board meeting on July 9, 2024, Mr. Neil McKenzie explained that future phases have addressed this concern.
- Mr. Ryan Thompson asked what the reduction would need to be for these lots. Mr. Neil McKenzie clarified that the lot widths are at least 55 feet.
- At the July 9, 2024, Planning Board meeting, Mr. Peter Higgins motioned for approval. Mr. Brad Smith seconded the motion, which carried unanimously.

Alternatives

1. **Approve** the request for a **variance** from ordinance Section 5.8.6, to allow for the reduction in required lot widths in the R-6 zoning district.
2. **Deny** the request for a **variance** from ordinance Section 5.8.6, to allow for the reduction in required lot widths in the R-6 zoning district.

Recommended Alternative: 1

Department Review: Development Services
Attachments: 1. Zoning Map Amendment

Other Alternative: 2

FUNDING: N/A