



Staff Report

Subject: 2nd Reading - Zoning Map Amendment
 Author: Jennifer Rose, Planner I
 Department: Development Services
 Application: RZN-26-12
 Meeting Date: June 2, 2026

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

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

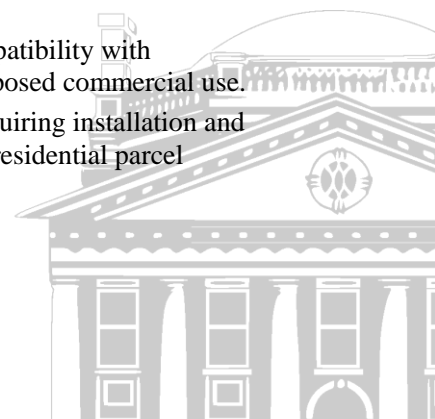
Map & Parcel: 401-39
 Parcel Size: 5.64 acres
 Location: 7229 Hwy 119 North & 129 Tuckasee King Road
 Commissioner District: 3rd District

Original Proposed Use: Outdoor Boat Storage Facility and Continued Residential Use
 Changed to: **Outdoor Boat & RV 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 to AR-2 (residential) and AR-1 to 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 corridor context, Boat & RV storage operations, compatibility with surrounding properties, and operational intensity of the proposed commercial use.
Planning Board Recommendation	Approval (Unanimous - May 12, 2026) with condition requiring installation and maintenance of a privacy fence around the proposed AR-2 residential parcel located at 7229 Hwy 119 N



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**

The rezoning application and pre-application meeting materials identified the proposed use as an Outdoor Boat Storage Facility. **However**, the concept plan submitted with the application materials reflects a Boat & RV Storage Facility consisting of 60 boat storage spaces and 14 RV storage spaces totaling 74 outdoor storage spaces. The concept plan further indicates gravel surfacing, perimeter security fencing, controlled gate access, and internal drive aisles.

Staff notes that RV storage operations **were not** identified in the original rezoning application materials or discussed during the pre-application process. **The submitted concept plan reflects a higher intensity commercial storage operation than originally presented to staff.**

Because boat and RV storage is not permitted by right within the B-2 zoning district, approval of a Conditional Use Permit (CUP) is required for the proposed operation.

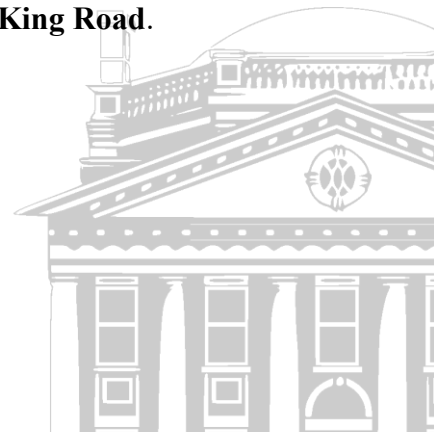
Existing Land Use and Zoning:

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.**

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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.

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.

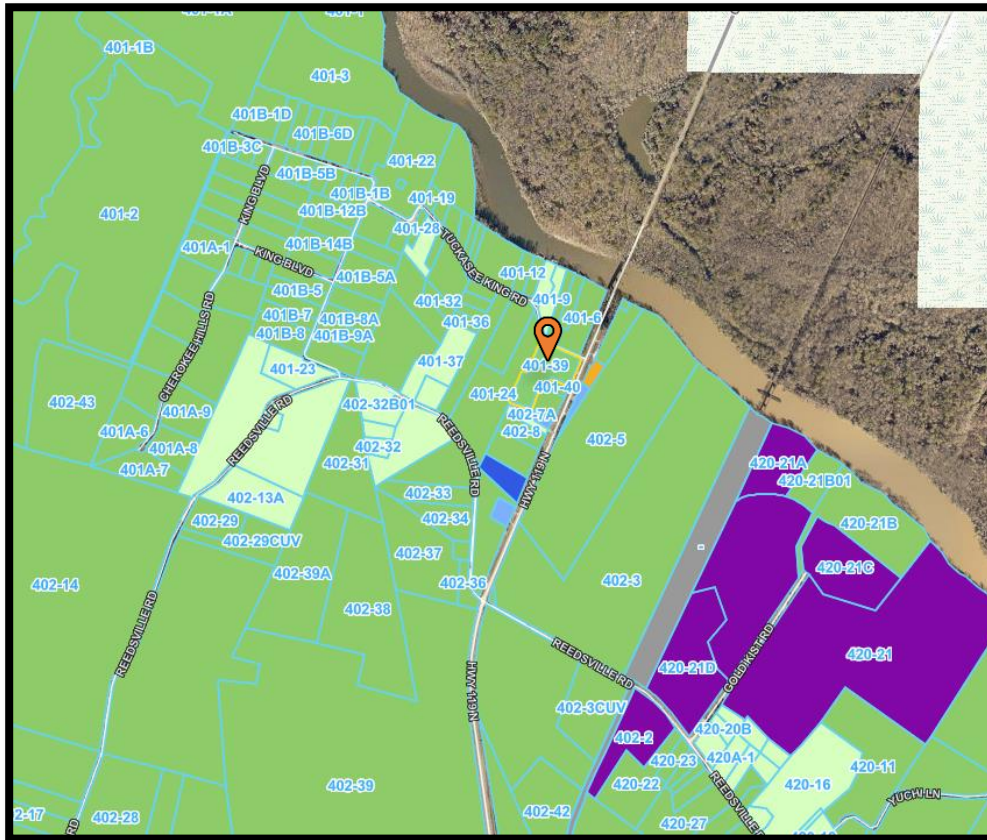
Based on the zoning map, the surrounding zoning pattern is generally as follows:

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- **North:** AR-1 (Agricultural Residential)
- **South:** AR-1 (Agricultural Residential) with nearby B-2 and B-3 commercial parcels along Hwy 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)

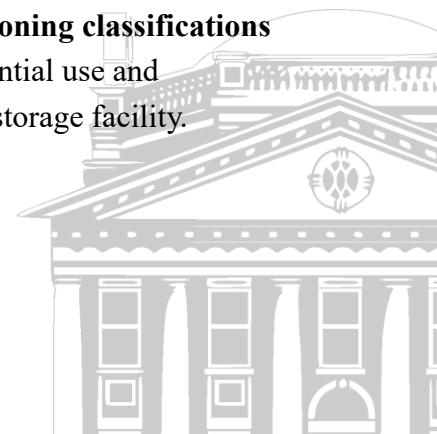
Overall, the area consists primarily of **single-family homes, agricultural properties, and wooded tracts**, reflecting the rural character of the Highway 119 corridor.

The Proposed Development Request:

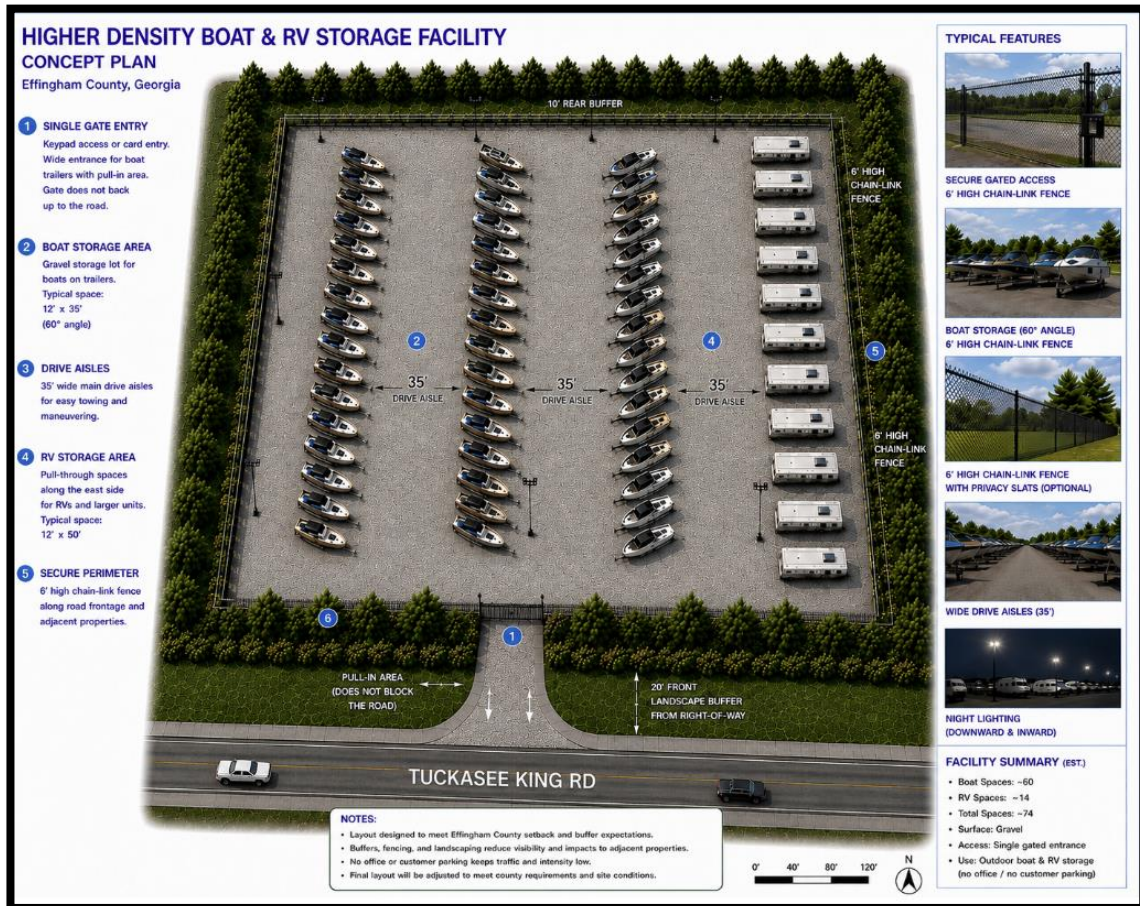
The applicant is requesting to rezone **Parcel 401-39** from AR-1 to **two separate zoning classifications** consisting of approximately 1 acre proposed for **AR-2** to retain the existing residential use and approximately 4.6 acres proposed for **B-2** to allow development of a commercial storage facility.

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During the pre-application process, the request was presented to staff as an **Outdoor Boat Storage Facility**. However, the concept plan submitted a day prior to the May 12, 2026 Planning Board meeting reflects a **Boat & RV Storage Facility**. Staff notes that RV storage operations **were not** discussed during the pre-application meeting and were not included within the original project description reviewed by staff.



(Concept Plan)

The submitted concept plan reflects a commercial outdoor storage operation consisting of:

- 60 boat storage spaces & 14 RV storage spaces, totaling 74 storage spaces,
- Gravel surfacing,
- 24-hour controlled gate access,
- Perimeter security fencing

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While no enclosed commercial buildings or office structures are proposed, the revised concept reflects a high intensity commercial storage operation.

Because boat and RV storage is not permitted by right within the B-2 zoning district, approval of a Conditional Use Permit is required for the proposed operation.

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.

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)

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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**.

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 and RV storage facilities generally generate intermittent customer traffic associated with storage access and retrieval activities.

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.

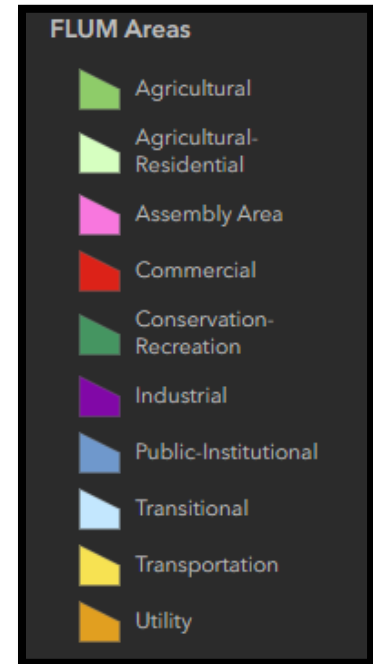
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Future Land Use Map (FLUM)



(FLUM Legend)

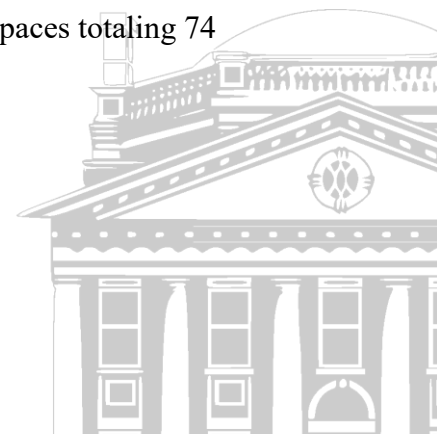
The proposed **AR-2 zoning for the one-acre residential tract** remains consistent with this designation. The proposed **B-2 zoning for the 4.6-acre commercial tract** represents a higher intensity use than typically envisioned under the Agricultural-Residential designation. However, the property’s location 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 request includes a transition from rural residential zoning to a commercial storage use along the Highway 119 corridor.
- The rezoning application and pre-application discussion identified the proposed use as an Outdoor Boat Storage Facility; however, the submitted concept plan reflects a Boat & RV Storage Facility.
- The submitted concept plan includes 60 boat storage spaces and 14 RV storage spaces totaling 74 outdoor storage spaces with gravel surfacing throughout the site.

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- The inclusion of RV storage changes the operational character of the proposed use relative to what was originally presented during pre-application review.
- Surrounding zoning is predominantly AR-1, with limited corridor-oriented commercial uses located along Highway 119.
- Access to the commercial portion of the site is proposed from Tuckasee King Road.
- The request represents a higher intensity commercial use than typically envisioned under the Agricultural-Residential Future Land Use designation.

PLANNING BOARD RECOMMENDATION

At the **May 12, 2026** Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application and associated Conditional Use Permit request. Staff presented the request to rezone approximately 4.6 acres from AR-1 to B-2 for development of a commercial storage facility and approximately 1 acre from AR-1 to AR-2 to retain the existing residential use.

Discussion included operational intensity, compatibility with surrounding rural residential properties, traffic activity, buffering, and the scale of the proposed storage operation.

Following discussion, the Planning Board voted **unanimously to recommend approval of the request with the additional condition** that a privacy fence be installed and maintained around the proposed AR-2 residential parcel located at 7229 Highway 119 North.

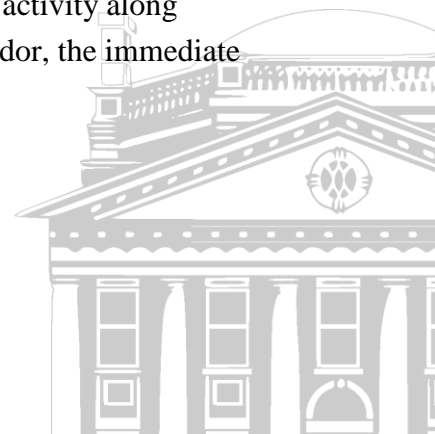
Staff Analysis/Key Considerations:

The request involves a split rezoning of approximately 5.64 acres from AR-1 to AR-2 and B-2 to accommodate continued residential use and development of a proposed Boat & RV Storage Facility. The request includes approximately 1 acre proposed for AR-2 zoning to retain the existing residence and approximately 4.6 acres proposed for B-2 zoning for the commercial storage operation.

The surrounding area is characterized primarily by agricultural-residential zoning, low-density residential development, wooded tracts, and limited corridor-oriented commercial activity along Highway 119. While commercial and industrial uses exist within the broader corridor, the immediate area remains predominantly rural in character.

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The rezoning application and pre-application materials identified the proposed use as an Outdoor Boat Storage Facility. However, the submitted concept plan reflects a Boat & RV Storage Facility consisting of 60 boat storage spaces and 14 RV storage spaces totaling 74 outdoor storage spaces with gravel surfacing throughout the site. **The inclusion of RV storage changes the operational character and overall intensity of the proposed use due to the larger scale, visual presence, and differing circulation characteristics associated with RV storage.** These factors are relevant considerations relative to compatibility with adjacent rural residential properties and the rural character of the corridor.

The Future Land Use Map designates the property as Agricultural-Residential, which generally supports low-density residential and agricultural uses intended to preserve rural character. While the proposed AR-2 residential tract remains consistent with this designation, the proposed B-2 commercial tract represents **a higher intensity use than typically envisioned under the Agricultural-Residential Future Land Use category.**

Additional considerations include the presence of wetlands on portions of the property, access management from Tuckasee King Road, and the need for buffering and operational controls between the proposed commercial and residential uses. Future development would remain subject to applicable site development standards.

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, Planning Board & 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.
6. A privacy fence be installed and maintained around the proposed AR-2 residential parcel located at 7229 Highway 119 North.

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