



## Staff Report

Subject: 2<sup>nd</sup> Reading – Zoning Map Amendment  
Author: Kimberly Barlett, Senior Planner  
Department: Development Services  
Meeting Date: October 7, 2025

Existing Zoning: AR-2 (Agricultural – Residential, 1 acre or more)

Map & Parcel: 347C-92

Parcel Size: 1.34 acres

Applicant: Mr. Clifton McCarley  
402 Rosebud Place  
Guyton, GA 31312

Owner(s): Mr. Christopher McCarley  
402 Rosebud Place  
Guyton, GA 31312

Location: 402 Rosebud Place  
Guyton, GA 31312

### Existing Land Use and Zoning:

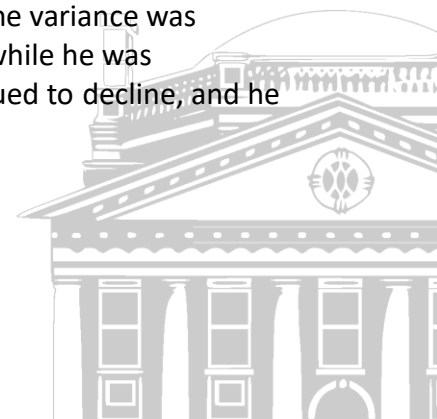
The parcel will total 1.34 acres. Located at 402 Rosebud is just east of Courthouse Road. The parcel currently has a mobile home. Rosebud Place is a county-maintained road within the Azalea Point subdivision.

The parcel is currently zoned AR-2 (Agricultural – Residential, 1 acre or more). Properties to the north, south, east, and west are also zoned AR-2 (Agricultural – Residential, 1 acre or more).

### The Proposed Request:

The applicant has requested an extension to the previously approved variance to allow for the occupation of an RV/Camper for twelve months during the remodeling of the home. The Board of Commissioners approved this request on October 15, 2024. The initial need for the variance was because the applicant was in the process of remodeling the inside of the home, while he was experiencing a decline in health. Unfortunately, the applicant's health has continued to decline, and he requires an extension from the previously approved 12 months.

The previous approval condition read:



-The RV/camper may be occupied for up to twelve (12) months during the home remodeling. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.

**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 dwellings 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 conditions:

1. The RV/camper may be occupied for up to twelve (12) months during the home remodeling. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.

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**Planning and Zoning Services**

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