

Staff Report

Subject: Variance (Fourth District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: March 4, 2025

Item Description: **Stephen Amerson** requests a **variance** from Section 3.15B to allow for the reduction in the required minimum of 3 acres for a Rural Business. Located at 353 Webb Road, zoned AR-1. **[Map# 389 Parcel# 20]**

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 3.15B to allow for the reduction in the required acreage for a Rural Business.
- The applicant would like to conduct a Rural Business for coating vehicles at the parcel.
- Per the Effingham County Code of Ordinances, Section 3.15B states the following:
 - “(k) Rural Business shall be located on property containing at least three acres of land”*
- The applicant’s property is a total of 1.38 acres.
- The variance will be for 1.62 acres.

Determination

Staff has reviewed the application, and it is complete.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use application 2. Aerial photograph 3. Deed