Effingham County Georgia
Planning and Zoning Services

Staff Report

Subject:	2nd Reading- Zoning Map Amendment
Author:	Tianchi Xu, Planner
Department:	Development Services
Meeting Date:	October 6, 2026
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 is requesting a third extension of the previously approved variance to allow continued occupancy of an RV/Camper while the residence is being remodeled. Previous extensions were approved on October 15, 2024, and July 10, 2025.

The variance was originally needed due to the applicant's declining health during the renovation process. The applicant's health has not significantly improved, and progress has remained limited. The applicant's son is completing the renovations himself during his available time outside of his regular ten-hour

workdays. As the home remains under renovation, the applicant is requesting additional time to continue occupying the RV/Camper until the work is completed.

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 have reviewed the application, and the application is complete.



Plot Location



Zoning District



Site Perspective View

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804 South Laurel St., Springfield, Georgia 31329
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effinghamcounty.org











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