



## Staff Report

Subject: 2<sup>nd</sup> Reading- Zoning Map Amendment

Author: Tianchi Xu, Planner I

Department: Development Services

Application: VAR-26-30

Meeting Date: October 6

Existing Zoning: R-1

Map & Parcel(s): 374C-51

Total Acreage Affected: 0.28±

Location: 153 Laurel Lane, Guyton, GA 31312

Commissioner District: District 2

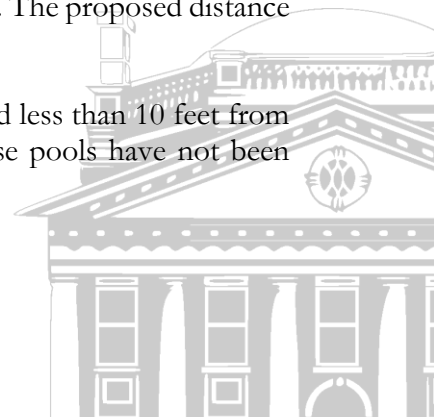
Proposed Use: Pool

Applicant/Owner: Jason Liguori

## Project Summary:

The applicant requests a variance from the R-1 (Residential-1) zoning requirement that a swimming pool be located at least 10 feet from the principal structure. The subject property is approximately 0.28 acres. According to the applicant, pine trees near the property line limit the available space for the pool, and the applicant proposes to place it closer to the existing concrete slab adjacent to the house. The proposed distance between the pool and the principal structure is 5 feet.

The applicant also noted that some neighboring swimming pools appear to be located less than 10 feet from their respective houses. The approval status and actual separation distances of those pools have not been verified.



## Existing Site Condition

The subject property is located at 153 Laurel Lane, contains approximately 0.28 acres and is developed with a single-family residence. The property is zoned R-1 (Single-Family Residential). Properties to the north, east, and west are also zoned R-1. The property to the south is zoned AR-1 (Agricultural-Residential).

**County GIS mapping** indicates the subject properties contain no identified **wetlands, FEMA flood hazard areas, or other known environmental constraints.**



## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org





#### Surrounding Neighborhood

- North: R-1 (Single-Family Residential)
- South: AR-1 (Agricultural-Residential, 5 acres or more)
- East: R-1 (Single-Family Residential)
- West: R-1 (Single-Family Residential)

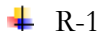
The area surrounding 153 Laurel Lane is predominantly residential. Properties to the north, east, and west are developed with single-family homes on relatively small lots. To the south is a larger AR-1 parcel with wooded areas and residential development. According to the applicant, the limited lot sizes within the subdivision have led some residents to place swimming pools close to their homes. The distances between those pools and the principal structures have not been independently verified.

## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
 (912) 754-2128  
[effinghamcounty.org](http://effinghamcounty.org)



North



R-1

East



AR-1

South



AR-1

West



R-1

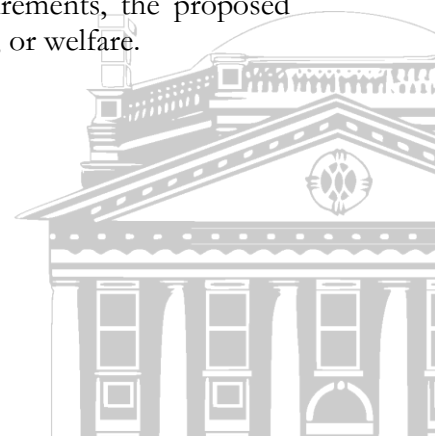


## Public Health, Safety, and Welfare

The proposed pool would be used in connection with the existing single-family residence and is not expected to generate additional traffic or change the residential character of the property. The requested variance would reduce the separation between the pool and the house; therefore, the final site plan should clearly show that distance and allow for safe access and maintenance around the pool. The pool must also comply with applicable fencing, gate, building, and safety requirements. Subject to those requirements, the proposed location is not anticipated to have a significant adverse effect on public health, safety, or welfare.

## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org



The Future Land Use Map designates the subject property as AR (**Agricultural Residential**). The proposed swimming pool would serve the existing single-family residence and would not change the property's residential use or increase its residential density. On that basis, the proposed use is consistent with the property's AR future land use designation. The requested reduction in the required separation between the pool and the principal structure is addressed separately under the variance criteria.



Staff finds that the proposed swimming pool is compatible with the surrounding residential land use pattern and consistent with the property's AR designation on the Future Land Use Map. The approximately 0.28-acre lot and pine trees near the property line limit the applicant's preferred placement options. The requested variance would allow the pool to be located closer than 10 feet to the existing residence and concrete slab. The pool would remain accessory to the single-family residence and would not increase residential density or change the character of the property. Provided that the final plan meets all other applicable pool and safety requirements, the request is not anticipated to adversely affect public health, safety, or welfare.

