



## Staff Report

Subject: Variance (Fourth District)  
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:

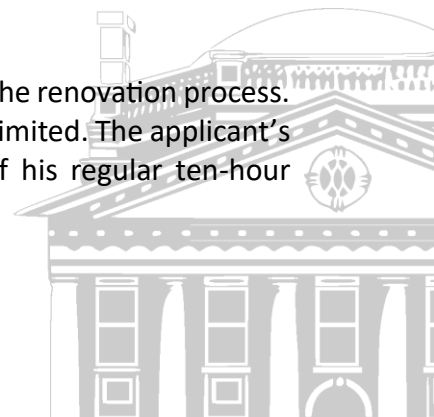
The parcel will total 1.34 acres. Located at 402 Rosebud is just east of Courthouse Road. The parcel currently has a mobile home. Rosebud Place is a county-maintained road within the Azalea Point subdivision.

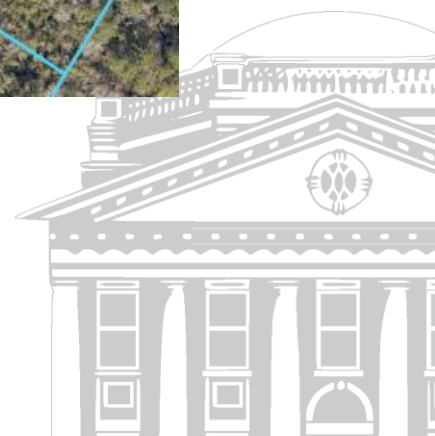
The parcel is currently zoned AR-2 (Agricultural – Residential, 1 acre or more). Properties to the north, south, east, and west are also zoned AR-2 (Agricultural – Residential, 1 acre or more).

### 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







Zoning District



Site Perspective View

## Planning and Zoning Services

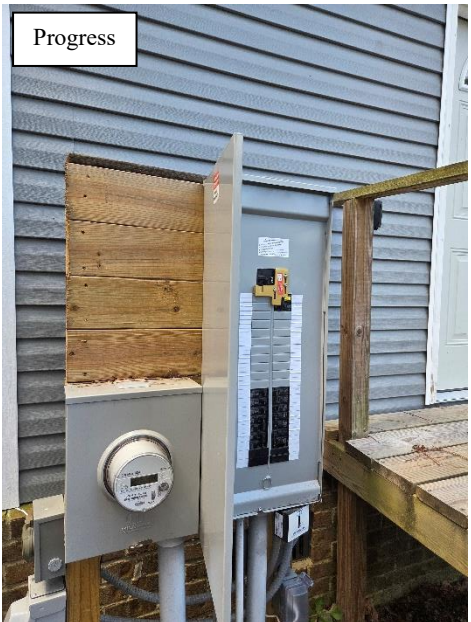
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(912) 754-2128  
effinghamcounty.org



Front View



Progress



Progress



Progress



Progress



## Planning and Zoning Services

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