



Staff Report

Subject: 2nd Reading – Zoning Map Amendments
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: January 6, 2026

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

Map & Parcel: 301C-2

Parcel Size: 2.32 acres

Applicant: Mr. Eric Henry
332 Coconut Drive
Bloomingdale, GA 31302

Owner(s): Mr. Eric Henry
332 Coconut Drive
Bloomingdale, GA 31302

Location: 2819 Sand Hill Road
Guyton, GA 31312

Existing Land Use and Zoning:

The parcel totals 2.32 acres. Located at 2819 Sand Hill Road. The parcel is currently a vacant lot. The parcel is classified as AR-2 (Agricultural – Residential, 1 acre or more). Properties to the north, south, east, and west are also zoned AR-1 (Agricultural – Residential, 5 acres or more).

The Proposed Request:

The applicant has requested to occupy a camper/RV during the construction of their home. The residential building permit was submitted on October 23, 2025, and is in the inspection process.

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 dwelling 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 stipulations:

- 1. The RV/camper may be occupied for up to twelve (12) months during the home construction. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.**
- 2. Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic.**

Planning and Zoning Services

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