



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: 2nd Reading- Zoning Map Amendment
Meeting Date: July 21, 2026
Application: VAR-26-19

Existing Zoning: AR-1 (Agricultural–Residential, 5 acres or more)

Map & Parcel: 460-102A

Parcel Size: 6.00 acres

Applicant & Owner: George Kinard
450 Wylly Road
Rincon, GA 31326

Commissioner District: Fourth District

Location: 450 Wylly Road
Rincon, GA 31326

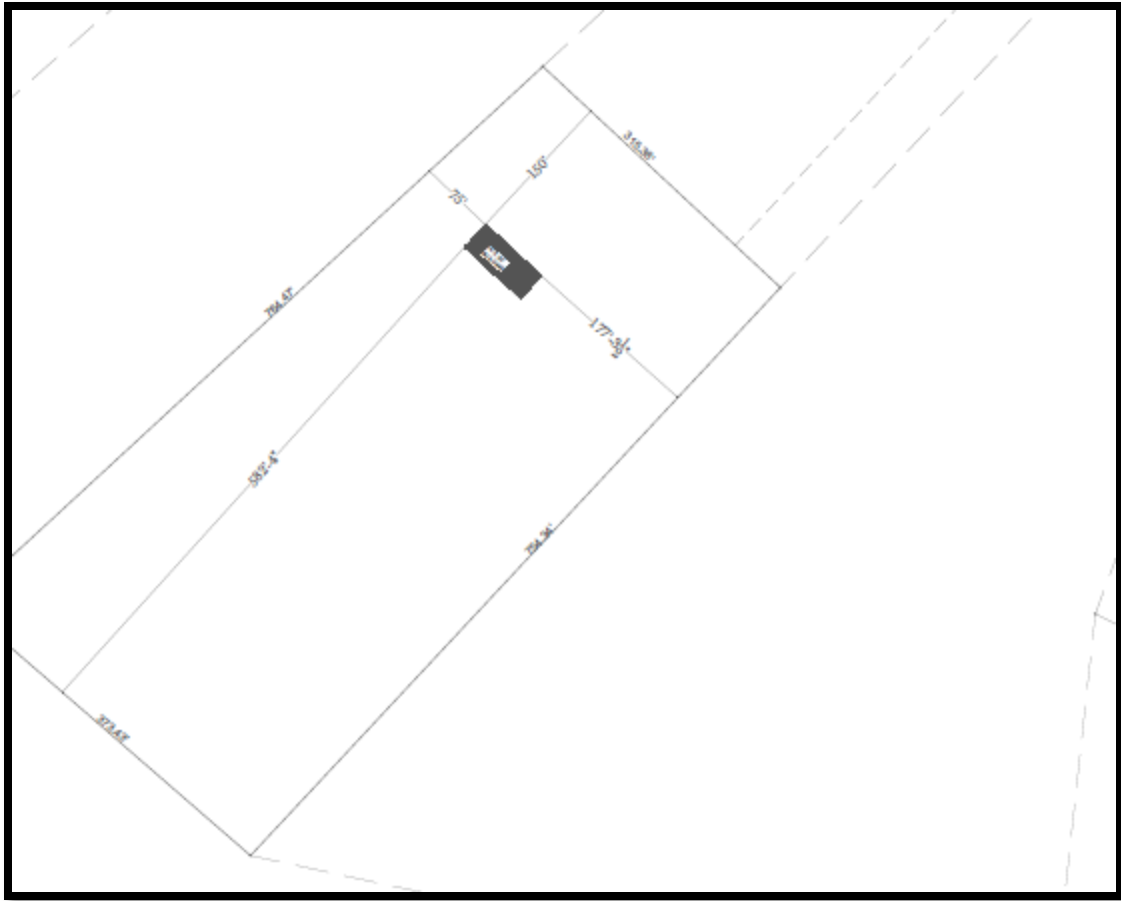
Existing Land Use and Zoning:

The subject parcel at **450 Wylly Road** currently has a 1,800-sq-ft accessory structure, which will be converted into a one-bedroom, one-bathroom residence. Access to the property is provided via a 60-foot access easement off Wylly Road.

The parcel is zoned **AR-1 (Agricultural Residential)**, which requires a minimum lot size of five (5) acres. Surrounding properties are similarly zoned and developed in a rural residential pattern characterized by large lots, low-density housing, and agricultural land uses.

Surrounding Neighborhood
North: AR-2 (Agricultural–Residential, 1 acre or more)
South: AR-1 (Agricultural–Residential, 5 acres or more)
East: AR-1 (Agricultural – Residential, 5 acres or more) & R-1 (Single-Family Residential)
West: AR-1 (Agricultural–Residential, 5 acres or more) & AR-2 (Agricultural – Residential, 1 acre or more)





Facts and Findings:

Site Characteristics

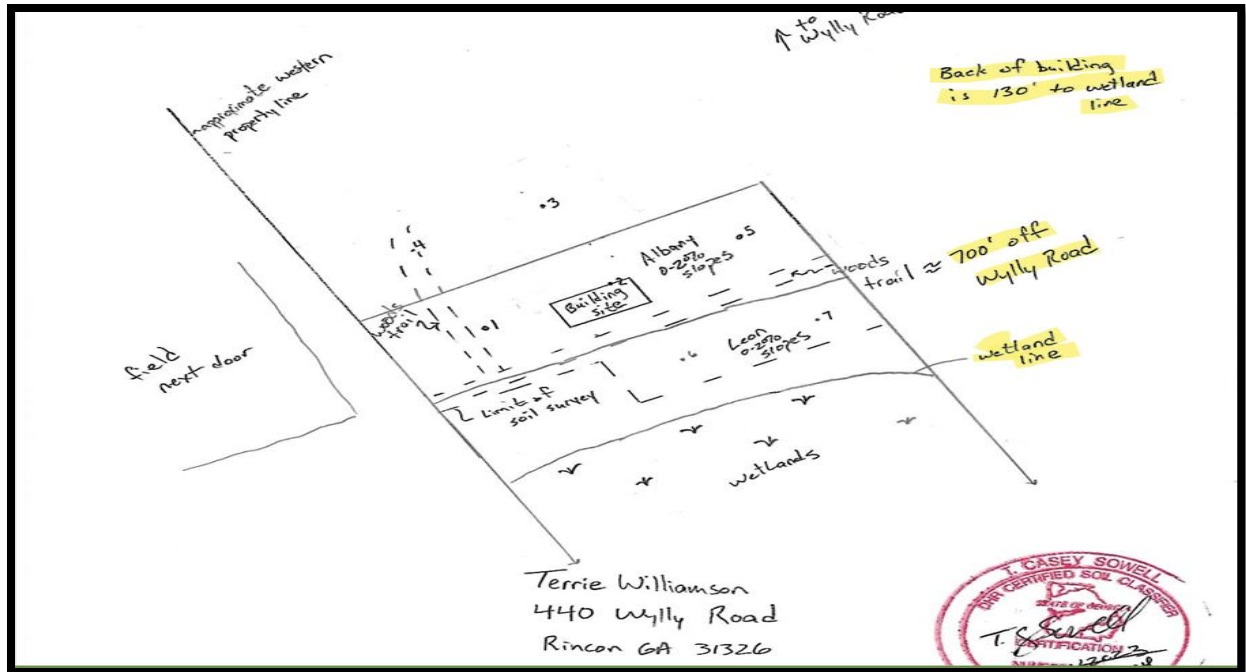
The subject parcel consists of approximately **6.00 acres**.

According to **County GIS** mapping, a portion of the parcel contains identified **wetlands**. **No FEMA-designated floodplains or other significant environmental constraints** have been identified on the property. A soil study has been provided, and the presence and extent of wetlands on the site have been determined.

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Surrounding Development Pattern

The area surrounding the parcel consists primarily of rural residential homesteads and agricultural tracts. Development intensity ranges from low-density rural residential development to moderately denser residential subdivisions, with lot sizes generally 0.5 acre or greater.

Surrounding development includes:

- To the North of the property are agricultural land tracts and rural residential homesteads (AR-1).
- To the East of the property are rural residential homesteads (AR-1 and Sandy Woods Subdivision (R-1)
- To the South of the property are agricultural land tracts and rural residential homesteads (AR-1).
- To the west are rural residential homesteads (AR-2).

Zoning Context

The parcel is currently zoned **AR-1**, which requires a minimum lot size of five (5) acres. Most surrounding properties are also zoned AR-1. Surrounding properties also include AR-2 and R-1 zoning districts, reflecting a transition from agricultural homesteads to lower-density residential development. The district supports low-density residential development that blends with the rural landscape and serves as a transition between more intensive development and larger-lot agricultural areas.

Infrastructure and Services

The property is served by a **private well and septic system**, consistent with surrounding development.

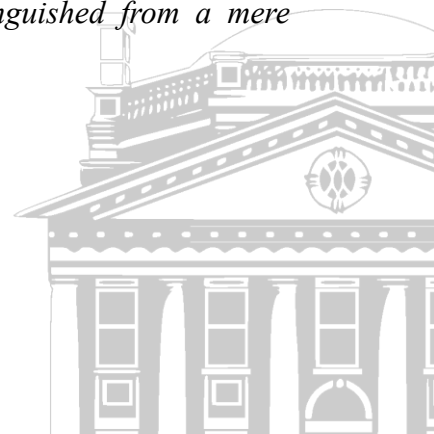
Road Routes: Wylly Road is classified as a local road that intersects Long Bridge Road, a designated Major Collector within Effingham County.

Variance Criteria- Article IX- 9.1: *The board of commissioners shall not grant such variances unless it finds based on the evidence presented to it in each specific case that:*

- a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property, and;*
- b. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property, and;*
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out, and;*

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d. The relief sought will not in any manner vary the provisions of the zoning ordinance or comprehensive plan, except that those documents may be amended in the manner prescribed by law.

Staff Analysis of Variance Criteria

(a) Public Safety and Welfare

The proposed temporary use of a camper on the property during the active construction of the primary residence is not anticipated to adversely affect public health, safety, or welfare. The request is limited in duration and scope and is intended to provide safe, temporary housing while the new primary residence is under construction.

Provided that appropriate conditions are established—such as compliance with health department regulations, proper utility connections, and a defined timeframe for removal—the request is consistent with the maintenance of the public health, safety, and welfare of the community.

(b) Unique Conditions

The subject property is affected by specific circumstances that are not commonly shared by other properties in the area. The primary residence is currently undergoing construction. This condition creates a unique situation in which the property cannot reasonably function as a permanent residence during the construction period.

(c) Hardship

The requested variance is based on a claimed hardship associated with the temporary occupancy of a camper during the construction of a new primary dwelling. Allowing temporary on-site use of a camper would provide a reasonable means of accommodating the applicant during construction of the primary residence.

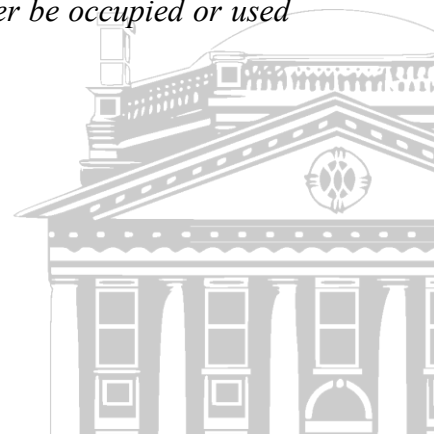
Staff finds that the request is limited in scope and duration, as it is intended solely to accommodate temporary living arrangements during the construction period. With appropriate conditions, such as establishing a defined timeframe for occupancy and ensuring compliance with applicable health and safety standards, the request would not adversely impact the surrounding area or be contrary to the intent of the ordinance.

(d) Consistency with the Ordinance and Comprehensive Plan

According to County ordinance Section 3.21.1-Mobile homes, trailers, mobile home parks, and trailer parks states that parked or stored camping and recreational equipment shall never be occupied or used for living, sleeping, or housekeeping purposes.

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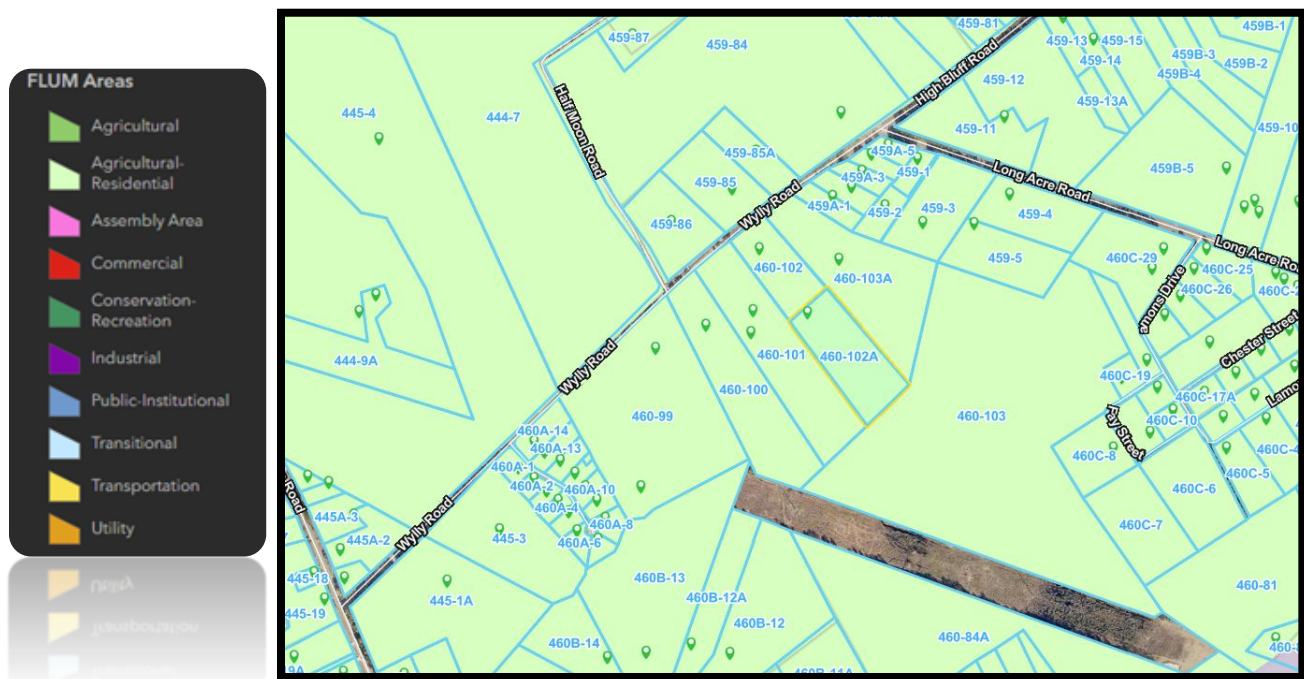


Although the ordinance does not typically permit occupancy of a camper as a dwelling unit, the request is temporary in nature and associated with the active construction of a new primary residence.

The requested variance does not alter the permitted use of the property or conflict with the intent of the zoning ordinance. The request seeks limited relief from the ordinance restrictions to allow temporary residential occupancy of a camper during the renovation of the primary dwelling. The proposed use remains incidental and subordinate to the principal residential use of the property and does not represent a permanent change in land use. With appropriate conditions and time limitations, the request maintains the overall intent and integrity of the zoning regulations and comprehensive plan .

Comprehensive Plan:

The parcel is designated **Agricultural-Residential** on the **Future Land Use Map (FLUM)**. This category supports single-family and multifamily residential uses arranged within general net-density ranges. The intent is to ensure residential development patterns that are compatible with surrounding densities, building types, and established neighborhood character (Effingham County 2020–2040 Joint Comprehensive Plan, p. 37).



Recommendation:

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Based on the findings contained in this report, staff finds that the request satisfies the variance criteria contained in Article IX, Section 9.1 of the Effingham County Zoning Ordinance. The requested relief is temporary in nature, represents the minimum necessary variance, and is not expected to adversely affect surrounding properties or the public health, safety, and welfare. Staff therefore recommends approval subject to 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 completion of the construction,** the camper shall be vacated and disconnected from the well and septic.

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