

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: September 5, 2023
Item Description: **Michael & Meredith Clark** requests a **variance** from Section 3.21.1, to allow for occupation of a camper/RV during construction of a dwelling. Located at 892 Brogdon Road, zoned **AR-1 [Map# 319 Parcel# 1D]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** from Section 3.21.1, to allow for occupation of a camper/RV during construction of a dwelling.

Executive Summary/Background

- Pursuant to Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.21.1 of the Effingham County, Georgia Code of Ordinances: *... any owner of camping and recreational equipment, including but not limited to travel trailers, pick-up coaches, motorized homes, and boat trailers, may park or store such equipment on private residential property subject to the following conditions: Such parked or stored camping and recreational equipment shall never be occupied or used for living, sleeping, or housekeeping purposes.*
- The applicant has an active building permit (202301088) for a permanent dwelling, they wish to live on site during the construction of their home.
- At the August 16, 2023 Planning Board meeting, Peter Higgins made a motion for approval with the following conditions:
 1. The duration of the occupation shall not be longer than twelve months from date of approval.
 2. The RV/Camper must have connection to permitted well and septic services.
- The motion was seconded by Ryan Thompson and carried unanimously.

Alternatives

1. **Approve** the request for a **variance** from Section 3.21.1, with the following conditions:
 1. The duration of the occupation shall not be longer than twelve months from date of approval.
 2. The RV/Camper must have connection to permitted well and septic services.
2. **Deny** the request for a **variance** from Section 3.21.1.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment