

## Staff Report

**Subject:** Rezoning (Third District)  
**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. Variance application

3. Site Plan 5. Deed

1. Ownership certificate/authorization 4. Aerial photograph