

Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: September 16, 2025

Item Description: **Adrian Webber as agent for DRD Investments 2 LLC/James Dewberry** requests a **variance** from ordinance Sections 5.7.24.1, to allow for a decrease in the required minimum acreage for a RV park in R-4. Located on Highway 21 North. **[Map# 315 Parcel# 8]**

Executive Summary/Background

- Pursuant to Appendix B-Subdivision regulations Article IX-Variances, Section 9.1, variances may only be granted if the following findings are made: *When, due to a particular hardship experienced by an owner of a tract of land such as inadequate size, shape, drainage, etc., it is impractical for a developer to comply with these regulations, the board of commissioners may vary such requirements provided the intent and purpose of these regulations are not violated. 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;*
 - 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.*
- The applicant requests a variance to decrease the minimum acreage required for an RV park. The current requirement is 15 acres. The property is an existing R-4 zoned property, but after subdivisions, there will only be 12 acres left.
- There is a request to remove the requirement of an on-site storm shelter. The current ordinance reads: Developers of new mobile home parks, mobile home subdivisions, or recreational vehicle parks shall provide an on-site structure(s) to shelter the development's projected hurricane season population. Such shelters may include, but not be limited to, clubhouses and recreation centers.
- At present, the property includes 21 lots equipped with water and electrical hookups, as well as one centralized dump station.
- The variance was approved at the September 2, 2025, Board of Commissioners meeting. Commissioner Deloach petitioned to take away the request to remove the onsite storm shelter and to add the condition that ingress and egress shall be from Hwy 21 N.**

Determination

Staff has reviewed the application, and is complete with the following stipulations:

- Ingress and Egress shall be from Hwy 21 N, and an encroachment permit will be obtained from GDOT.
- A preliminary Plat is to be approved by the Board of Commissioners.
- All Site Development shall comply with the Effingham County Code of Ordinances, **Chapter 30 – Environment** and **Chapter 34 – Flood Damage Prevention**, along with the Local Stormwater Design Manual.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Variance Application 2. Aerial Photograph 3. Deed