



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: 2nd Reading- Zoning Map Amendment
Meeting Date: June 16, 2026
Application: CU-26-26

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

Map & Parcel: 296-46

Parcel Size: 0.79 acres

Applicant: Michele Shuman
135 Blandford Crossing
Rincon, GA 31326

Owner(s): Beverly Boyles & et al.
1772 Central Ave
Guyton, GA 31312

Commissioner District: First District

Location: 1447 GA Hwy 17 South
Guyton, GA 31312

Existing Land Use and Zoning:

The subject parcel is located at **1447 GA Hwy 17 South** and contains one stick-built home as identified in the Effingham County Tax Assessor’s database.

The subject parcel is a legal nonconforming lot of record. The parcel was created prior to the adoption of the current AR-1 zoning district standards, which require a minimum lot size of five (5) acres. The existing parcel contains approximately 0.79 acres.





Pursuant to 3.15A- Residential Business:

Residential Business: An occupation or profession that is conducted primarily within a dwelling or accessory structure, with no outdoor business activity permitted except as expressly authorized under Section D.5 through conditional approval by the Board of Commissioners (BOC). Any approved outdoor use shall be limited to the designated rear yard area, subject to conditions on size, setbacks, screening, noise, hours, equipment, and attendance, as set forth in Section D.5. The business must be operated solely by residents of the home and no more than one non-resident person performing work on-site at any time, and shall remain clearly incidental and secondary to the primary residential use of the property.

Facts and Findings:

Site Characteristics

The subject parcel contains **0.79 acres** and includes one stick-built home and an accessory structure with access from Go-Kart Road. The parcel is rural in character and contains no known **wetlands**, identified **floodplain** or **environmental constraints** based on County GIS mapping.

Planning and Zoning Services

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Guyton, Georgia

 Google Street View

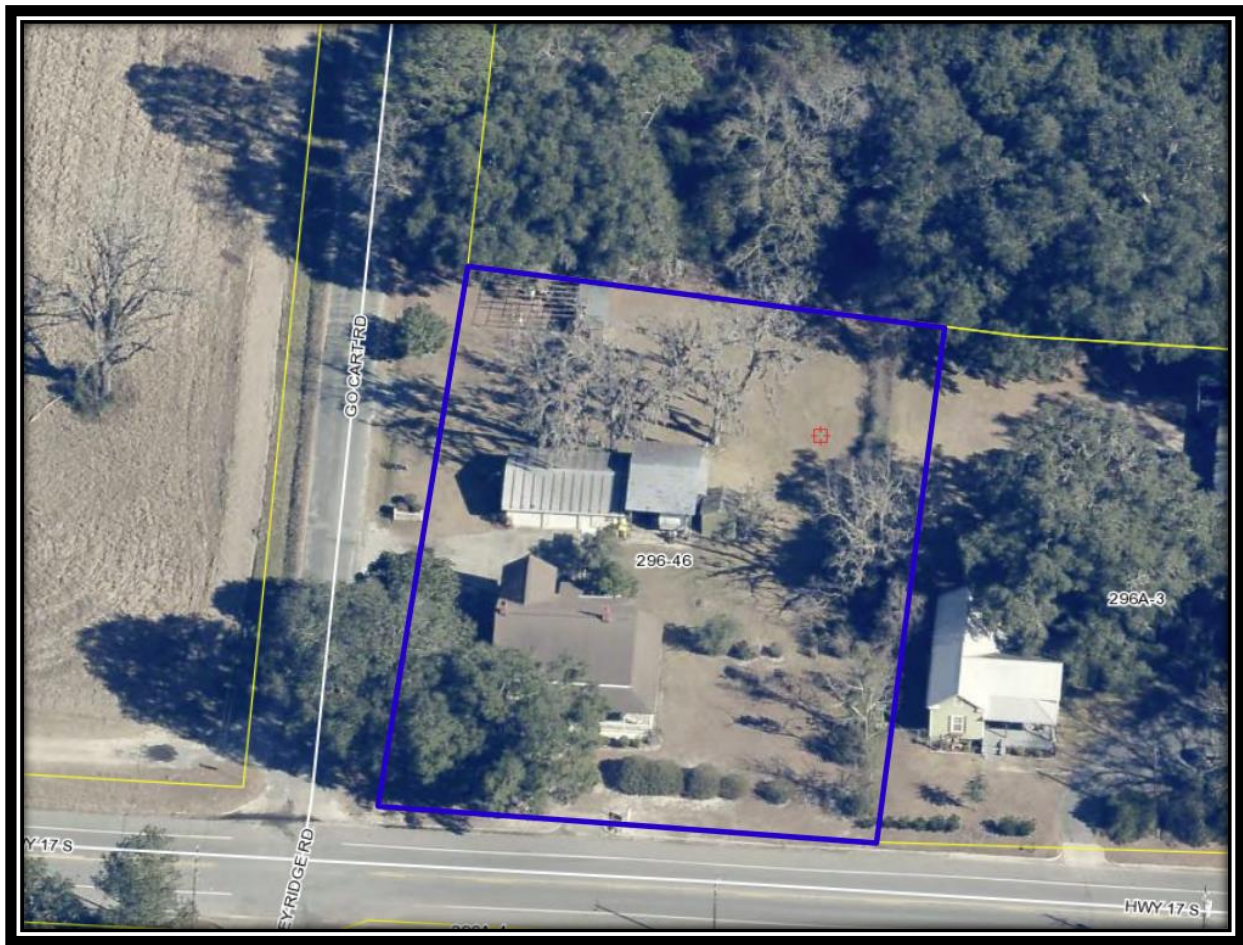
Dec 2024 [See more dates](#)



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CONNECTExplorer- 1/29/26

Surrounding Development Pattern

The surrounding area consists primarily of rural residential homesteads and agricultural tracts, as well as commercial properties. Development intensity remains low, with lot sizes generally ranging from 0.5 acres or more.

Surrounding development includes:

- ✚ North of the property are a proposed self-storage facility (B-3) and a proposed veterinary clinic (B-3).
- ✚ Northwest of the property is Pineora Ball Park (AR-1).
- ✚ West of the property is Pineora Baptist Church and residential lots (AR-1)
- ✚ East of the property are agricultural tracts zoned AR-1.
- ✚ South of the property are residential lots (AR-1).

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Zoning Context

The subject property is zoned **AR-1**, which permits certain low-intensity non-residential activities through the Conditional Use process. The applicant proposes to operate a residential business with limited customer visits by appointment only from an existing accessory structure on the property. The parcel is bordered by existing legal nonconforming residential lots of similar acreage.

Pursuant to Effingham County Code of Ordinances **Section 4.1A – Permitted Use Table**, residential businesses that involve customer interaction or operation from accessory structures may require Conditional Use approval within the AR-1 district. Therefore, Conditional Use approval is required for

	Residential										Commercial			Planned Development	Industrial		Special		Reference Section Part II - Appendix C - Article II - Definitions
	AR-1	AR-3	AR-2	R-1	R-1-A	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	PD	LI	HI	FH	CP	
Residence or Accommodation Functions																			
Private Household																			
Single-Family (fee-simple)	P	P	P	P		P			P	P				C				2.455 & 2.456	
Single-Family Detached	P	P	P	P		P			P	P				C				2.456 & 2.457	
Single-Family Attached						P	P	P	C	P				C				2.455	
One Additional Single-Family Detached Dwelling	P	P	P											C				2.5	
Disaster Emergency Housing	P	P	P	C			P	P	P	P				C				2.144	
Tiny Home (Subdivision)									C					C				2.499	
Tiny Home (Single Family)	C	C	C						C					C				2.498	
Multi-Family (in-common)								P	P	C				C				2.345	
Apartments								P	P	C				C				2.36	
Condominiums								P	P	C				C				2.119	
Duplexes							P	P	P	C				C				2.152	
Townhomes (Attached)						P	P	P	P	C				C				2.502	
Detached Units								P	P	C				C				2.142	
Home Occupation	P	P	P	P	P	P												2.350	
Residential Businesses	C	C	C	C	C													2.426	
Rural Businesses	C	C	C															2.437	
Agritourism	C																	2.11	
Non-Conforming Uses		P	P															2.352	

the proposed activity.

Infrastructure and Services

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

Road Routes: GA Highway 17 South is classified as a major collector roadway and is designated as a truck route within Effingham County. The subject property is located at the intersection of GA Highway 17 South and Go Cart Road, which is classified as a local road.

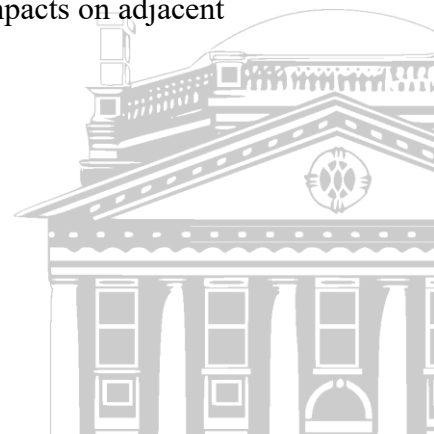
Compatibility with the Surrounding Area

The proposed residential business is expected to generate minimal traffic and activity, with the applicant estimating approximately five (5) clients per week. The business will be owner-operated with one additional employee.

Given the parcel size (0.79 acres) and the fact that the business would operate within an accessory structure, the proposed use is unlikely to create significant visual or operational impacts on adjacent properties.

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The surrounding area is characterized by residential tracts, agricultural-residential uses, and limited commercial operations. Development within the AR-1 district is guided by regulations that promote orderly growth, ensure compatibility with surrounding uses, and maintain the scale and character of single-family communities.

Intensity of Use

The scale and operational characteristics of the proposed business remain consistent with the rural residential character of the AR-1 district. The proposed use and limited customer traffic do not represent a level of activity that would substantially alter the existing development pattern of the area.

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).



The proposed use is consistent with the intent of residential business regulations and the comprehensive plan, as it is limited in scale, owner-operated, and compatible with the surrounding residential area. The business is not expected to generate significant traffic, noise, or other impacts that would adversely affect neighboring properties. Customer visits will be infrequent, and adequate on-site parking is available to accommodate anticipated demand.

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