



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: 2nd Reading- Zoning Map Amendment
Meeting Date: May 19, 2026
Application: CU-26-15

Existing Zoning: AR-2 (Agricultural–Residential; 1 acre or more)

Map & Parcel: 320-50D

Parcel Size: 1.514 acres

Applicant: Mr. Randal Thompson
2265 GA Hwy 119 South
Guyton, Ga 31312

Owner(s): Mr. Randal Thompson
2265 GA Hwy 119 South
Guyton, Ga 31312

Commissioner District: Third District

Location: 2265 GA Hwy 119 South
Guyton, Ga 31312

Existing Land Use and Zoning:

The subject parcel is located at **2265 GA Hwy 119 South** and contains one existing single-family residence, as identified in the Effingham County Tax Assessor’s database. Access to the property is provided from GA Hwy 119 South.

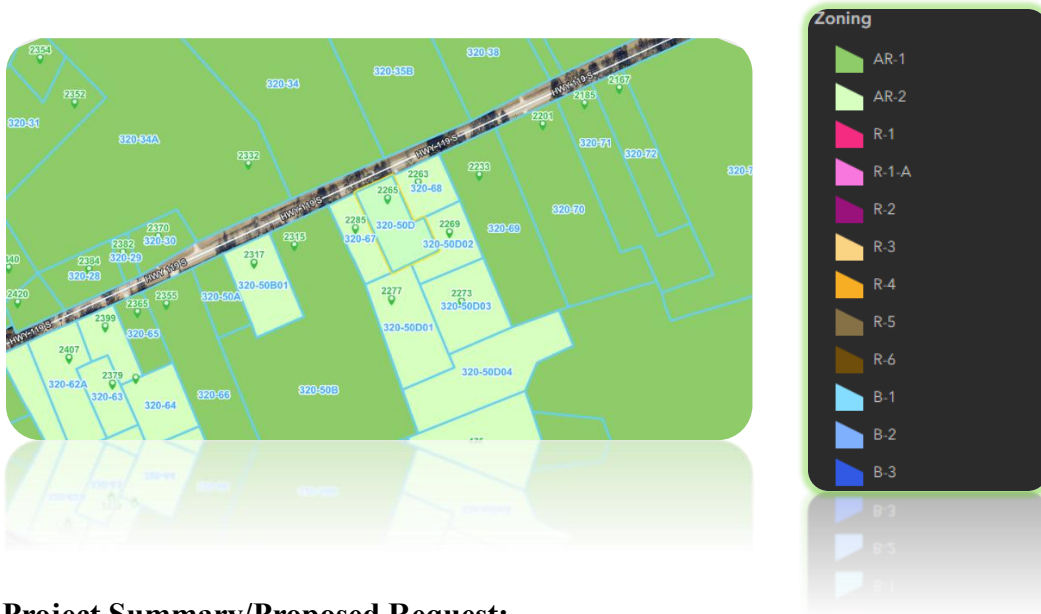
The parcel is zoned **AR-2 (Agricultural–Residential; 1 acre or more)**, which requires a minimum lot size of one (1) acre. Surrounding properties are similarly zoned and developed in a rural residential pattern characterized by large lots, low-density housing, and agricultural land uses.

Surrounding zoning classifications include:

- **North:** AR-1 (Agricultural Residential)
- **South:** AR-2 (Agricultural–Residential; 1 acre or more)



- **East:** AR-2 (Agricultural–Residential; 1 acre or more)
- **West:** AR-2 (Agricultural–Residential; 1 acre or more)



Project Summary/Proposed Request:

The applicant is requesting approval of a Conditional Use Permit to operate a residential hardscaping business specializing in patios and pavers. The applicant currently holds a business license and operates primarily in Chatham County.

The trucks and trailers used for business are driven home daily and stored on the property. Equipment stored at the residence includes one truck, one excavator, three trailers, and one skid steer, all located in the rear yard. The equipment is not permanently stored on-site, as it is regularly transported to and from active job sites.

The applicant is seeking the opportunity to expand and grow the business within Effingham County.

Operations & Logistics:

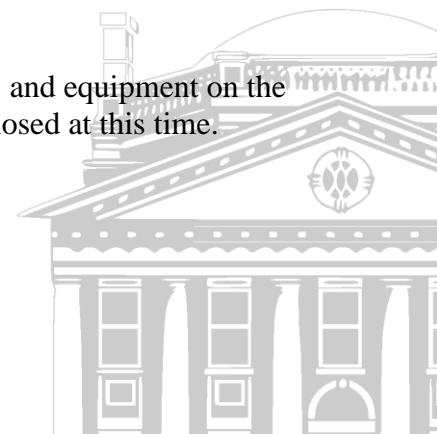
- No on-site signage; only magnetic signage on the work truck.
- No current employees, though the applicant may hire an employee in the future.
- No clients currently visit the site; however, this may occur in the future.
- Operating days and hours vary depending on job availability.

****Code Enforcement****

- There was a code enforcement complaint regarding an unlicensed business and equipment on the property. Based on progress made toward compliance, the case has been closed at this time.

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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. (as provided in section 3.15A- Residential Business)*

As provided in Section 3.15 -Home Occupation:

Only one business vehicle and utility trailer used exclusively by the resident is permitted.

1) The motor vehicle shall be no larger than a pickup truck, panel truck, or van and limited to a one-ton carrying capacity. Such vehicle shall have no visible business equipment or modifications that alter its residential appearance and shall not include box trucks, step vans, flatbeds, buses, semi-tractors, or other heavy equipment.

Trailers are prohibited except as allowed under 'Utility Trailer'.

2) Utility Trailer. Utility trailer shall comply with the following standards:

a) The trailer shall be a non-commercial trailer not exceeding twenty-two (22) feet in length and used in connection with residential business activities.

*b) A **maximum** of one (1) utility trailer shall be permitted.*

c) The utility trailer shall be stored entirely within an enclosed garage or located behind opaque screening in the rear yard

d) On-street storage of a utility trailer is prohibited.

e) Loading and unloading of a utility trailer shall occur only during permitted business hours.

Facts and Findings:

Site Characteristics

The subject parcel contains **1.514 acres** with one existing stick-built home, with access provided from GA Hwy 119 South. The parcel is rural in character and does not contain known **wetlands, floodplains, or environmental** constraints based on GIS County mapping.

Surrounding Development Pattern

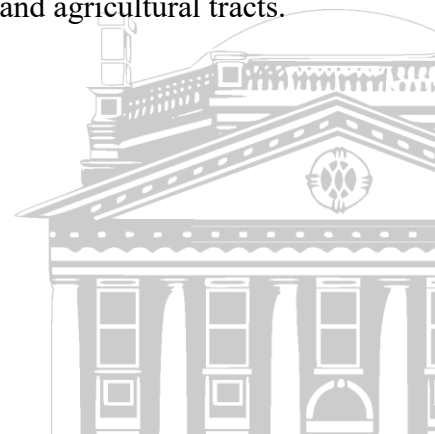
The area surrounding the parcel consists primarily of rural residential homesteads and agricultural tracts. Development intensity remains low, with lot sizes of one (1) acre or more.

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Development within the AR-2 district supports moderately sized lots (minimum 1 acre), encouraging low-density development that blends residential uses with the rural landscape. AR-2 provides a transitional zone between more intense development and larger-lot rural areas, maintaining moderate spacing between homes and limited pedestrian activity to preserve the rural atmosphere.

Zoning Context

The subject property is zoned AR-2, which permits certain low-intensity non-residential activities through the Conditional Use process. The applicant is proposing to operate a residential business that involves limited customer visits and the use of trucks and heavy equipment.

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-2 district. Therefore, Conditional Use approval is required for the proposed activity.

	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					2.319
Duplexes						P	P	P	C	C				C					2.332
Townhomes (Attached)						P	P	P	C	C				C					2.502
Detached Units							P	P	C	C				C					2.142
Home Occupation	P	P	P	P	P	P													2.250
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

Infrastructure and Services

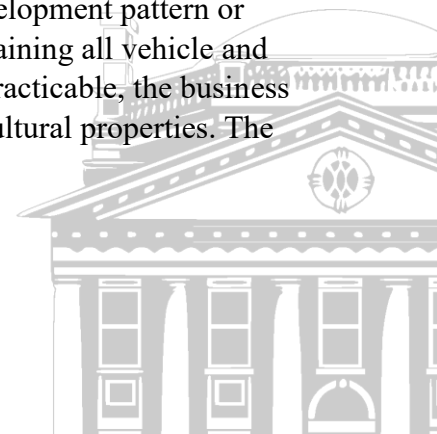
The property is served by **public water and septic**, consistent with surrounding development. Emergency access is adequate via GA Hwy 119 South, which is designated as a truck route.

Compatibility with the Surrounding Area

The proposed residential business is expected to generate minimal traffic and limited operational activity. The surrounding area is characterized by large rural tracts and Agricultural-Residential land uses, and the proposed use is not anticipated to substantially alter the existing development pattern or rural character of the area. With appropriate mitigation measures, including maintaining all vehicle and equipment storage within the rear yard and providing adequate screening where practicable, the business activity should remain visually compatible with surrounding residential and agricultural properties. The

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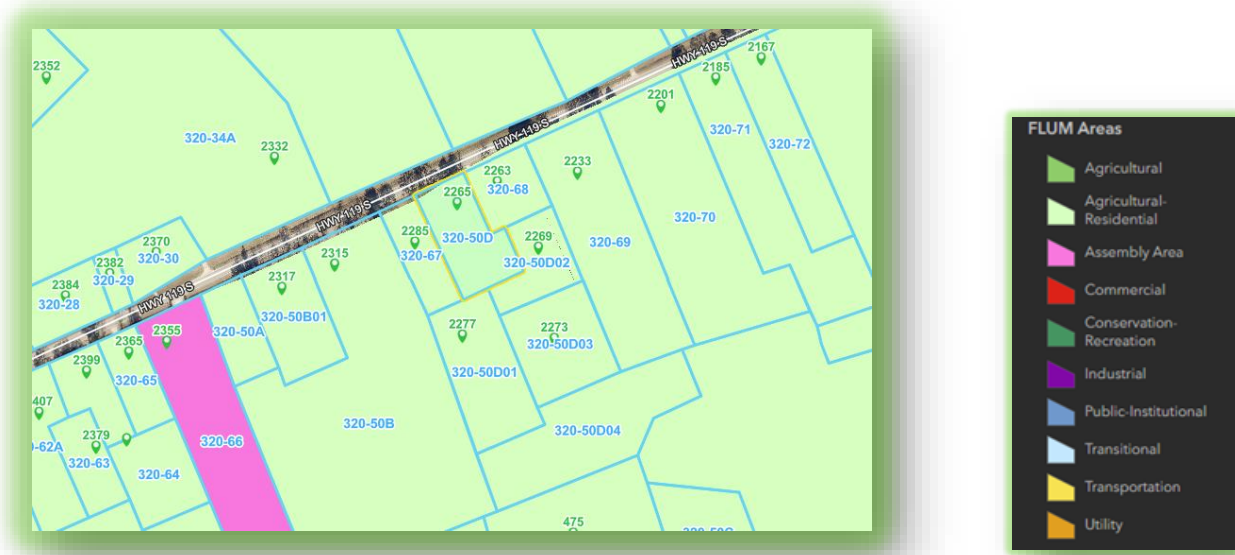
scale and intensity of the operation are expected to remain subordinate to the primary residential use of the property and consistent with the character of the zoning district.

Intensity of Use

The scale and operational characteristics of the proposed business remain consistent with the rural residential character of the AR-2 district. Heavy equipment and large trucks are stored on the property only when not in active use and do not constitute a level of activity that would substantially alter the existing development pattern of the surrounding area. Additionally, GA Hwy 119 South is designated as a truck route, making it suitable for this type of vehicular traffic.

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).

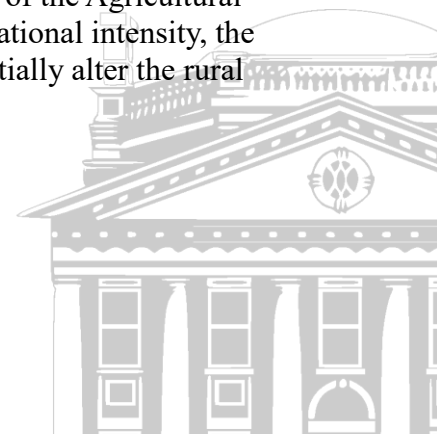


Recommendation

The request is consistent with the Future Land Use Map and aligns with the intent of the Agricultural-Residential zoning district. Due to the parcel's size, rural setting, and limited operational intensity, the proposed use is not expected to adversely affect surrounding properties or substantially alter the rural

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character of the area. Additionally, GA Hwy 119 South is designated as a truck route, making it suitable for this type of vehicular traffic. If approved, the request should be subject to the following stipulations:

1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained** and kept in good standing.
2. **All applicable zoning and development standards must be met**, including but not limited to setbacks, access requirements, and any departmental review standards.
3. **The Conditional Use approval applies only to the **owner-operated residential business as described in the application.** Any expansion of the business, addition of employees, or significant increase in customer traffic may require additional review and approval by Effingham County.
4. **Outdoor storage associated with the business shall be limited** to one commercial truck, three commercial trailers, and no more than two pieces of heavy equipment. All business-related vehicles, trailers, and equipment shall be stored in the rear yard only and screened from adjacent properties and public rights-of-way where practicable.

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