

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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Department: Development Services
Meeting Date: June 17, 2025

Item Description: **Geoffrey Waldhour** requests a **conditional use** to allow for a **daycare in R-3**. Located at 823 Ebenezer Road. **[Map# 446 Parcel# 35]**

Executive Summary/Background

- The request for a Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article V – Uses permitted in Districts.
- The request for approval of a conditional use is a requirement of ***the R-3 zoning district -The following uses may be permitted in accordance with the provisions of section 7.1.6 in the multifamily residential (R-3) district on a conditional basis upon approval of the county. Day care Facilities.***
- The applicant requests a conditional use for a daycare in R-3 zoning.
- *According to the Buffer Chart, this parcel will require 30 feet buffers to surrounding parcels and 15 feet to the adjacent R-3 parcel. All development excluding industrial development shall maintain a ten-foot wide landscaped buffer between any parking or loading area and an adjacent accessed public right-of-way (ROW).*
- The Future Land Use Map (FLUM) has this parcel projected to be Agricultural-Residential.
- The proposed development will be served by Springfield water and private septic.
- The applicant proposes the daycare facility is for 60 children, ages 0 – 4.
- *The proposed building is 4,000 sq ft.*

Staff Determination

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

1. The applicant shall obtain and keep in good standing an Effingham County Business License.
2. A Site Plan shall be approved by the Board of Commissioners
3. Any encroachment onto Ebenezer Road shall be permitted through GDOT.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment