

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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Department: Development Services
Meeting Date: August 5, 2025

Item Description: **William J. Burgess** requests a **conditional use** to allow for a Tiny Home Subdivision in the AR-1 district. Located at 1302 Springfield Egypt Road. **[Map# 341 Parcel# 15]**

Executive Summary/Background

- The request for a Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article IV – Uses permitted in Districts.
- The applicant requests a conditional use for a Tiny Home subdivision in AR-1.
- Staff met with the applicant to discuss buffers, housing size, and dwelling requirements.
- Section 3.20- minimum living area of the Effingham County Ordinance states -No single or multiple-family living unit shall be constructed with a total living area of less than 525 square feet.
- The applicant is proposing 13 rental homes at about 544 sqft. The houses are one-bedroom and one bathroom dwellings. The main house is for the owner. For a total of 14 homes.
- There is an approved residential building permit for the owner's home, which has not received a certificate of occupancy.
- There is a proposal for one central well and an engineered septic for all houses, which has not received approval from Environmental Health.
- The parcel is 8.46 acres.
- The Future Land Use Map (FLUM) has this parcel projected to be Agricultural.
- Springfield- Egypt Road is a county-maintained road.

Determination

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

1. The applicant must receive approval from Environmental Health for the septic system.
2. A preliminary plat must be approved by the Board of Commissioners.
3. Meet all applicable building code regulations.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment