



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: 2nd Reading- Zoning Map Amendment
Meeting Date: March 17, 2026
Application: CU-26-3

Existing Zoning: AR-1 (Single-Family Residential)

Map & Parcel: 235-22

Parcel Size: 14.62 acres

Applicant: Mr. Corey Phillips
582 Harry Lindsay Road
Guyton, GA 31312

Owner(s): Mr. Corey Phillips
582 Harry Lindsay Road
Guyton, GA 31312

Commissioner District: Third District

Location: 582 Harry Lindsay Road
Guyton, Ga 31312

Existing Land Use and Zoning:

The subject parcel is located at 582 Harry Lindsay Road and contains two existing stick-built single-family residences, as identified in the Effingham County Tax Assessor's database. Access to the property is provided from Harry Lindsay Road via a gravel access drive.

The parcel is zoned AR-1 (Agricultural Residential) which requires a minimum lot size of five (5) acres. 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-1 (Agricultural Residential)



- **East:** AR-1 (Agricultural Residential)
- **West:** AR-1 (Agricultural Residential)



Project Summary/Proposed Request:

The applicant is requesting approval of a Conditional Use to operate a residential business within an accessory structure located on a 14.62-acre parcel zoned AR-1 (Agricultural Residential). The proposed use is a gunsmithing business that will provide firearm repair, modification, and limited sales of firearms and ammunition.

The business will be owner-operated with minimal customer traffic anticipated at approximately one to two customers per week. The proposed business will operate from a 30-foot by 56-foot accessory structure located toward the rear of the property.

Facts and Findings:

Site Characteristics

The subject parcel contains **14.62 acres** with two existing stick-built homes located on Harry Lindsay Road. Access is provided from a 40-foot gravel access easement, shared with two family members. The parcel is rural in character and contains **mapped wetlands**, however **no FEMA-mapped floodplain** is identified on the property according to County GIS data.

Surrounding Development Pattern

The area surrounding the parcel consists primarily of rural residential homesteads and agricultural tracts. Development intensity remains low, with lot sizes predominantly 5 acres or more.

Zoning Context

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The subject property is zoned AR-1, 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 use of an accessory structure measuring approximately 1,680 square feet.

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, approval of a Conditional Use permit is required for the proposed activity.

Infrastructure and Services

The property is served by a **private well and septic**, consistent with surrounding development. No public water or sewer is available in this area. Emergency access is adequate via Harry Lindsay Road.

	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					2.499
Tiny Home (Single Family)		C	C	C										C					2.498
Multi-Family (in-common)								P	P	C				C					2.345
Apartments								P	P	C				C					2.26
Condominiums								P	P	C				C					2.119
Duplexes							P	P	P	C				C					2.152
Townhomes (Attached)							P	P	P	C				C					2.502
Detached Units							P	P	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																		2.31
Non-Conforming Uses		P	P																2.352

Compatibility with Surrounding Area

The proposed residential business is expected to generate minimal traffic and activity, with the applicant estimating approximately one to two customers per week. The business will be owner-operated with no additional employees.

Given the large parcel size (14.62 acres) and the location of the proposed accessory structure toward the rear of the property, the proposed use is unlikely to create significant visual or operational impacts on adjacent properties.

The surrounding area is characterized by large rural tracts and agricultural-residential uses, which provides substantial separation between neighboring properties.

Intensity of Use

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The scale and operational characteristics of the proposed business remain consistent with the rural residential character of the AR-1 district. The proposed accessory structure 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 area on the Future Land Use Map (FLUM). This category supports low-density residential development that is compatible with nearby agricultural uses. The intent is to ensure residential development patterns that are compatible with surrounding densities, building types, and established neighborhoods characterized by low intensity development, larger lots, low pedestrian orientation and access, with a sizable amount of open space, and with a high degree of separation and deep setbacks.(Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).



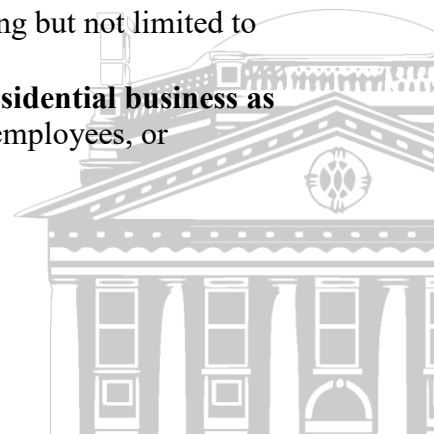
Recommendation

Staff recommends **APPROVAL** of the request, subject to the following conditions:

1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained and kept in good standing.**
2. **Hours of operation are limited to Monday through Saturday from 8:00 am to 5:00 pm, and no business is conducted on Sundays.**
3. **One non-illuminated temporary sign may be allowed during the specified business hours.**
4. **Must comply with all applicable firearm laws and licensing.**
5. **All applicable zoning and development standards must be met,** including but not limited to setbacks, access requirements, and any departmental review standards.
6. **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

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significant increase in customer traffic may require additional review and approval by Effingham County.

Based on the analysis above, staff finds that the proposed Conditional Use is compatible with surrounding land uses, consistent with the intent of the AR-1 zoning district, and unlikely to create adverse impacts on adjacent properties.

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