



## Staff Report

Author: Kimberly Barlett, Senior Planner  
Department: Development Services  
Subject: Conditional Use  
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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## **Planning and Zoning Services**

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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	
<b>Residence or Accommodation Functions</b>																			
<b>Private Household</b>																			
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				2.26	
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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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 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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