



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: 2nd Reading- Zoning Map Amendment
Meeting Date: April 7, 2026
Application: CU-25-30

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

Map & Parcel: 413-6A

Parcel Size: 2.69 acres

Applicant: Ms. Angie Wallace
2855 McCall Road
Rincon, Ga 31326

Owner(s): Ms. Angie Wallace
2855 McCall Road
Rincon, Ga 31326

Commissioner District: Fourth District

Location: 2855 McCall Road
Rincon, Ga 31326

Existing Land Use and Zoning:

The subject parcel is located at 2855 McCall Road and contains one stick-built single-family residence, as identified in the Effingham County Tax Assessor's database. Access to the property is provided from McCall Road.

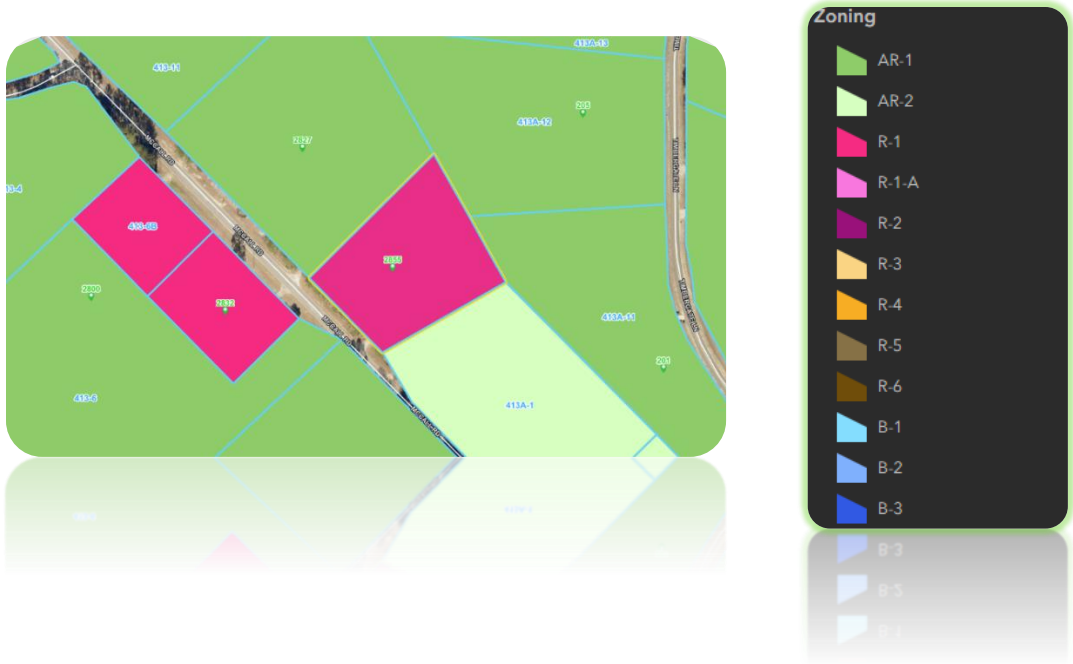
The parcel is zoned R-1 (Single-Family Residential), which requires a minimum lot size of 12,000 sq ft. Surrounding properties are similarly zoned and developed in a rural residential pattern characterized by large lots, low-density housing, and agricultural land uses.

Surrounding zoning classifications include:

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



- **East:** AR-1 (Agricultural Residential)
- **West:** R-1 (Single-Family Residential)



Project Summary/Proposed Request:

The applicant is requesting approval of a Conditional Use to operate a Residential business for a home-based photography business within an accessory structure located on a 2.69-acre parcel zoned R-1 (Single-Family Residential).

The business will be owner-operated, with minimal customer traffic anticipated at approximately 20 clients per year visiting the property. The applicant indicated that the business is primarily conducted off-site, with photography sessions typically taking place at external locations. When clients are present on-site, sessions will be conducted within an existing 20 x 24-square-foot accessory structure on the property.

The proposed hours of operation are between 10:00 a.m. and 8:00 p.m., at the latest.

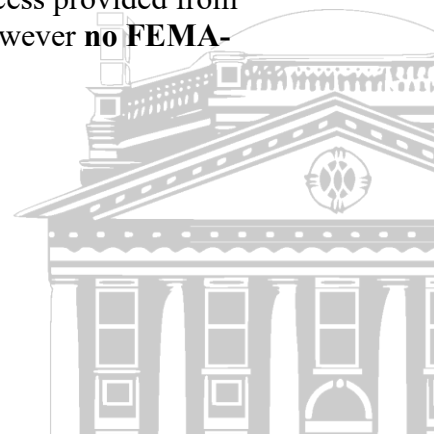
Facts and Findings:

Site Characteristics

The subject parcel contains **2.69 acres** with one existing stick-built home, with access provided from McCall Road. 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.

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Surrounding Development Pattern

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

Zoning Context

The subject property is zoned R-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 the use of an accessory structure measuring approximately 480 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 R-1 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				2.435 & 2.456	
Single Family Detached	P	P	P	P		P			P	P				C				2.436 & 2.457	
Single Family Attached						P	P	P	C	P				C				2.435	
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	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																	2.11	
Non-Conforming Uses		P	P															2.352	

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 McCall Road.

Compatibility with the Surrounding Area

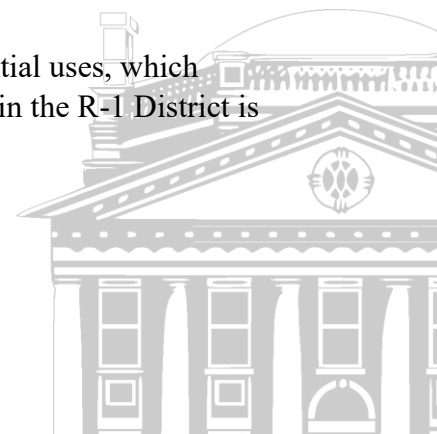
The proposed residential business is expected to generate minimal traffic and activity, with the applicant estimating approximately 20 clients per year. The business will be owner-operated with no additional employees.

Given the large parcel size (2.69 acres) and the location of the proposed accessory structure on 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 provide substantial separation between neighboring properties. Development within the R-1 District is

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guided by regulations that promote orderly growth, ensure compatibility with surrounding uses, and maintain the scale and character of single-family communities.

Intensity of Use

The scale and operational characteristics of the proposed business remain consistent with the rural residential character of the R-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-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).

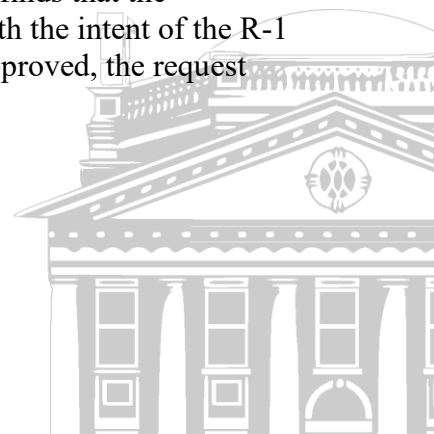


Recommendation

Staff recommends **APPROVAL** of the request. Based on the analysis above, staff finds that the proposed Conditional Use is compatible with surrounding land uses, consistent with the intent of the R-1 zoning district, and unlikely to create adverse impacts on adjacent properties. If approved, the request should be subject to the following stipulations:

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1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained** and kept in good standing.
2. **One non-illuminated free-standing sign may be allowed** during the specified business hours.
3. **All applicable zoning and development standards must be met**, including but not limited to setbacks, access requirements, and any departmental review standards.
4. **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.

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