



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: CU-26-1
Meeting Date: February 17, 2026

Existing Zoning: AR-1 (Agricultural – Residential, 5 acre or more)

Map & Parcel: 218-8A

Parcel Size: 5.00 acres

Applicant: Mr. Randy Scott Cockrell
209 Pryor Road
Newington, GA 30446

Owner(s): Mr. Randy Scott Cockrell
209 Pryor Road
Newington, GA 30446

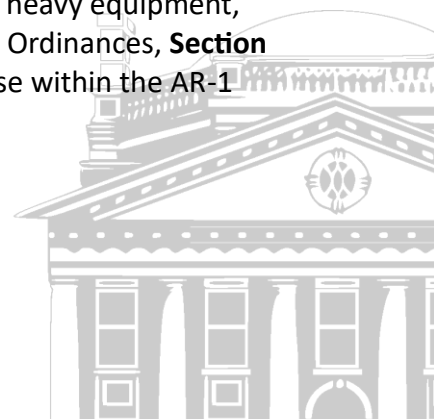
Location: 209 Pryor Road
Newington, Ga 30446

Existing Land Use and Zoning:

The parcel totals 5.00 acres. Located at 209 Pryor Road. Currently, there is a mobile home on the property. The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north, south, east, and west are zoned AR-1 (Agricultural–Residential, 5 acres or more).

The Proposed Request:

The applicant is applying for a residential business license for a land-clearing business out of his home, offering debris/junk removal and minor land clearing. The applicant will have a pickup truck, trailer, and excavator. No customers on site or increased traffic. Due to the use of heavy equipment, the applicant must apply for a conditional use. Per the Effingham County Code of Ordinances, **Section 4.1A – Permitted use table**, residential businesses are classified as a conditional use within the AR-1 zoning district.



Per the Effingham County Code of Ordinances, **Section 3.15**– Home Occupations, only one business vehicle and one utility trailer, used exclusively by the resident, are permitted. The business vehicle must be no larger than a pickup truck, panel truck, or van and is limited to a one-ton carrying capacity. The vehicle may not display visible business equipment or modifications that alter its residential appearance and may not include box trucks, step vans, flatbeds, buses, semi-tractors, or other heavy equipment. Trailers are prohibited except as permitted under the Utility Trailer provisions.

Comprehensive Plan:

The parcel falls within the Agricultural area on the Future Land Use Map (FLUM). This area allows for low-density residential development that is compatible with nearby agricultural uses. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).

Determination:

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

1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. Visibility of the business from adjacent properties and public right-of-way shall be minimized.

Planning and Zoning Services

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