



## Staff Report

Subject: Amendment – Home Occupation Section 3.15  
Author: Jennifer Rose, Planner I  
Department: Development Services  
Meeting Date: November 18, 2025

Proposed Zoning: N/A  
Existing Zoning: N/A  
Map & Parcel: County-wide application  
Parcel Size: N/A  
Proposed Use: Home Occupation  
Applicant: Effingham County Board of Commissioners  
Owner(s): Effingham County  
Location: County-wide

## Purpose:

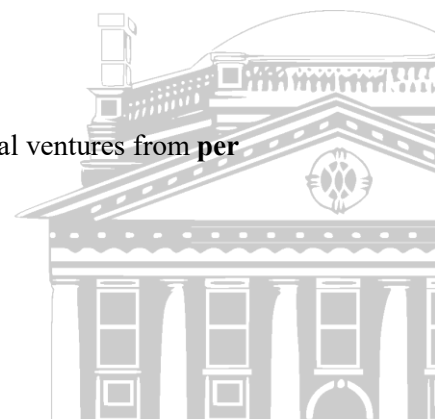
The purpose of this amendment is to clarify standards for home occupations within the county zoning ordinance. The revisions create a more structured process for application, operation, and renewal of home-based businesses, ensuring residential integrity.

## Summary of Amendments:

- **Added to Definitions:**
  - Nonconforming Property
  - Property Tax Compliance
- **Added to Development Standards**
  - (b) Property Tax Compliance Requirement
  - (c) Nonconforming Property Compliance Requirement

### **Amendment to Development Standards**

(e) **Clarification of Limits:** Amendment of two approved home-based commercial ventures from **per residence** to **per residential parcel**.



- **Added Section 3.15.1 – Non-Transferability**  
This provision ensures accountability by linking approvals directly to the responsible occupant. It prevents unregulated continuation of prior business operation that may no longer meet zoning or neighborhood standards.
- **Added Section 3.15.2 – Application Submittal Requirements**  
By defining specific submittal requirements, this section improves transparency and consistency in the review process. It ensures that staff have adequate information to evaluate the potential neighborhood impact, operational scale, and compatibility with residential zoning. This also provides a clear record for enforcement and annual renewals.
- **Added Section 3.15.3 – Compliance with Permit Conditions**  
This addition strengthens the County’s ability to enforce compliance and address violations promptly. It formalizes the expectation that operations are monitored and remain within approved limits, helping to prevent incremental expansion or misuse that could compromise neighborhood integrity.
- **Added Section 3.15.4 – Renewal of Home Occupation Approvals**  
This provision enhances oversight through structured, recurring review. It ensures ongoing accountability and compliance without requiring full reapplication unless standards are violated. The renewal framework provides staff flexibility to modify or revoke approvals based on updated conditions, making it a proactive tool for managing home-based businesses over time.

#### **Determination:**

Staff finds that the proposed amendment to Section 3.15 – Home Occupations, will:

- Improves clarity and administrative efficiency,
- Enhances compliance and accountability mechanisms,
- Balances residential character with limited economic opportunity, and
- Provides enforceable renewal and review procedures consistent with modern zoning practices.

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## **Planning and Zoning Services**

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