



## Staff Report

Author: Kimberly Barlett, Senior Planner  
Department: Development Services  
Subject: 2<sup>nd</sup> Reading- Zoning Map Amendment  
Meeting Date: June 2, 2026  
Application: CU-26-13

Existing Zoning: AR-2 (Agricultural–Residential, 1 acre or more)

Map & Parcel: 369A-46

Parcel Size: 0.83 acres

Applicant: Robbie Brannen  
203 Eagle Court  
Springfield, GA 31329

Owner(s): Daniel Angel Floriano-Cano and Robbie Brannen  
203 Eagle Court  
Springfield, GA 31329

Commissioner District: Fourth District

Location: 203 Eagle Court  
Springfield, GA 31329

### Existing Land Use and Zoning:

The subject parcel is located at **203 Eagle Court**, in the Forest Hills subdivision, and contains one mobile home, as identified in the Effingham County Tax Assessor’s database. Access to the property is provided from Eagle Court.

The parcel is zoned **AR-2 (Agricultural–Residential; 1 acre or more)**. Surrounding properties are similarly zoned and developed in a rural residential pattern characterized by large lots, low-density housing, and agricultural land uses.





The applicant indicated that a small number of plants are grown on-site; however, approximately 99% of inventory is sourced from wholesale suppliers, with deliveries occurring once per week.

The business will be owner-operated, with minimal customer traffic anticipated, estimated at approximately 10 clients per week. Customer consultations will take place within the home, which will include a cooler for bouquet display.

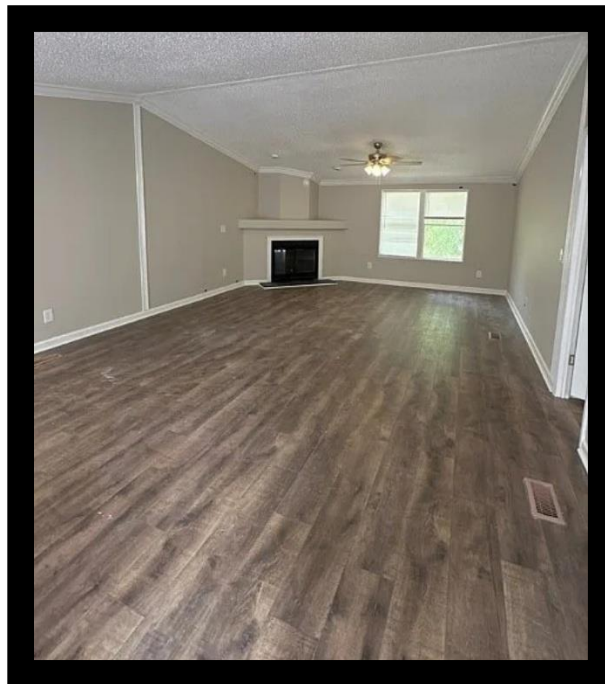
*As per the 3.15A- Residential Business*

***Residential Business:*** *An occupation or profession that is conducted primarily within a dwelling or accessory structure, with no outdoor business activity permitted except as expressly authorized under Section D.5 through conditional approval by the Board of Commissioners (BOC). Any approved outdoor use shall be limited to the designated rear yard area, subject to conditions on size, setbacks, screening, noise, hours, equipment, and attendance, as set forth in Section D.5. The business must be operated solely by residents of the home and no more than one non-resident person performing work on-site at any time, and shall remain clearly incidental and secondary to the primary residential use of the property.*

*Concept plan for Veranda Florals:*

*The applicant proposes to utilize a portion of the residence for consultations, pickups, and day-to-day business operations. This will be around 700 square feet.*

*Attached is a picture of the area that I would like to use for customer service.*



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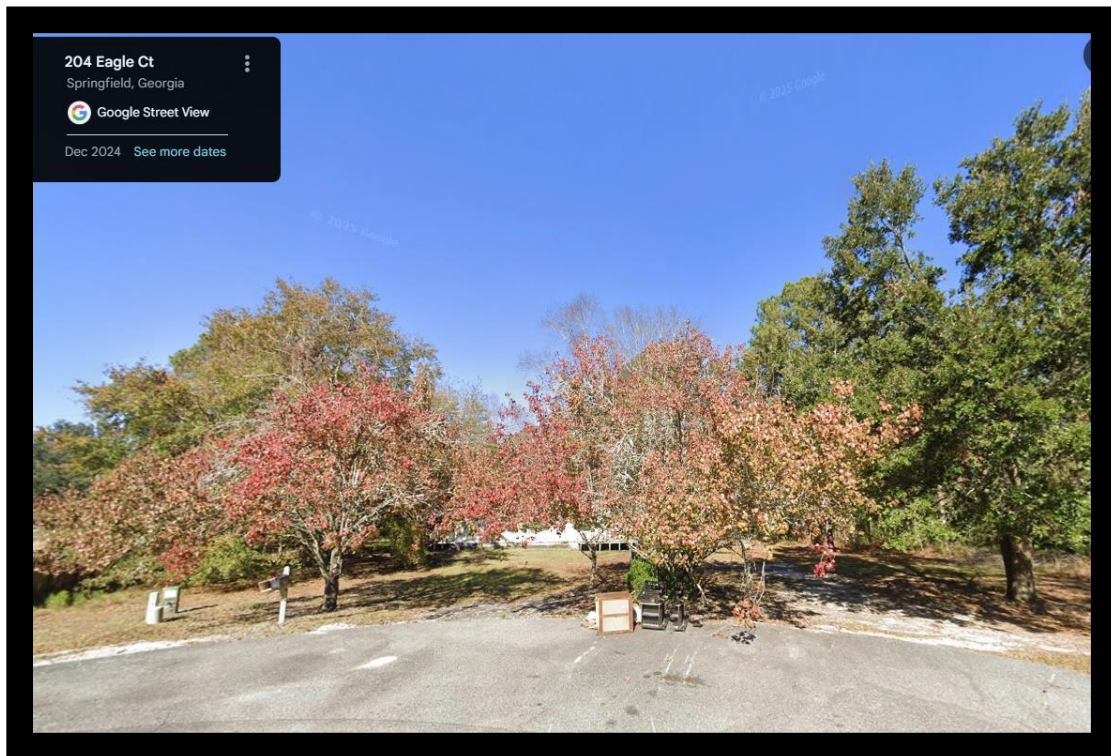
[effinghamcounty.org](http://effinghamcounty.org)



## Facts and Findings:

### Site Characteristics

The subject parcel contains **0.83 acres** and includes one existing mobile home, with access from Eagle Court. The parcel is rural in character and contains, **no known wetlands, floodplain or environmental constraints** based on County GIS mapping.



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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 of 0.5 acre or more.

- To the north larger tracts of land (AR-1)
- To the west of the property is an industrial-zoned surface mine (I-1).
- To the west of the property Jackson Run subdivision ( R-1A)

## Zoning Context

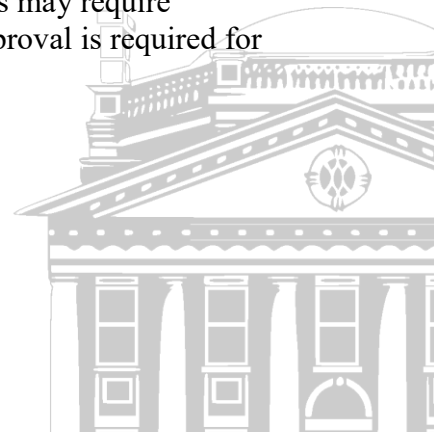
The subject property is zoned **AR-2**, which permits certain low-intensity non-residential activities through the Conditional Use process. The applicant is proposing to operate a residential business that involves limited customer visits by appointment only.

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-2 district. Therefore, Conditional Use approval is required for the proposed activity.

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	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					2.453 & 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					2.36
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													2.350
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. Emergency access is adequate via Eagle Court.

**Road Routes:** Eagle Court is classified as a local road located East of Courthouse Road, which is designated as a minor collector roadway within Effingham County.

### Compatibility with the Surrounding Area

The proposed residential business is expected to generate minimal traffic and activity, with the applicant estimating approximately 10 clients per week. The business will be owner-operated with no additional employees.

Given the parcel size (0.83 acres) and the fact that the business would operate within the home, the proposed use is unlikely to create significant visual or operational impacts on adjacent properties.

The surrounding area is characterized by residential tracts and agricultural-residential uses, which provide substantial separation between neighboring properties. Development within the AR-2 district is 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

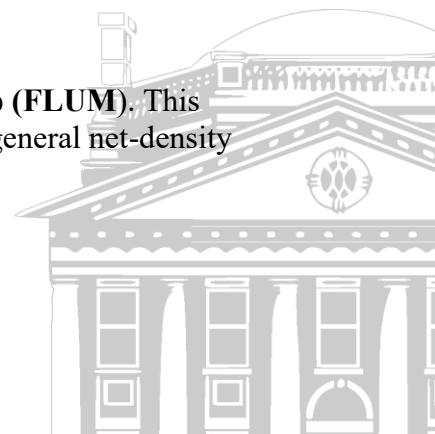
The scale and operational characteristics of the proposed business remain consistent with the rural residential character of the AR-2 district. The proposed use and limited customer traffic do not represent a level of activity that would substantially alter the existing development pattern of the area.

### 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

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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

The proposed use is consistent with the intent of residential business regulations, as it is limited in scale, owner-operated, and compatible with the surrounding residential area. The business is not expected to generate significant traffic, noise, or other impacts that would adversely affect neighboring properties. Customer visits will be limited in frequency, and adequate on-site parking is available to accommodate anticipated demand.

Additionally, the majority of business operations involve off-site deliveries, with only minimal on-site consultation activity. Conducting client meetings within the residence further reduces potential impacts on surrounding properties.

Based on these factors, staff finds that the proposed residential business meets the applicable criteria for approval and will not be adverse to the public health, safety, or welfare, nor injurious to nearby 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. **All client visits will be by appointment only.**
3. **Maximum client visits will be two clients per day, Monday through Saturday, from 9:00 a.m. to 6:00 p.m.**
4. **One non-illuminated sign may be allowed during the specified business hours.**
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 significant increase in customer traffic may require additional review and approval by Effingham County.

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