



## Staff Report

Subject: Conditional Use (Fourth District)  
Author: Kimberly Barlett, Senior Planner  
Department: Development Services  
Application: CU-26-4  
Meeting Date: March 3, 2026

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

Map & Parcel: 392-7A

Parcel Size: 6.25 acres

Applicant: Ms. Barbara Jean Alday  
3142 Little McCall Road  
Rincon, GA 31326

Owner(s): Ms. Barbara Jean Alday  
3142 Little McCall Road  
Rincon, GA 31326

Location: 3142 Little McCall Road  
Guyton, Ga 31312

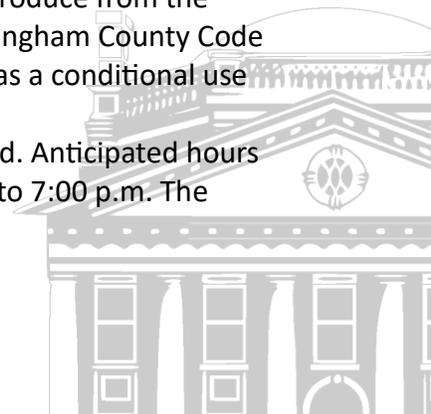
### Existing Land Use and Zoning:

The subject parcel is located at **3142 Little McCall Road**. According to the **County Tax Assessor's records**, a **stick-built home** is located on the property. **Ingress and egress** to the site are provided from **Little McCall Road**. 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 an agricultural-related residential business (Rural) license for a small farm stand located in the backyard of the property to sell excess fresh-cut produce from the owner's garden, honey from the owner's beehives, and possibly eggs. Per the Effingham County Code of Ordinances, **Section 4.1A – Permitted use table**, rural businesses are classified as a conditional use within the AR-1 zoning district.

Business hours will vary based on operational needs and customer demand. Anticipated hours of operation are approximately Tuesday, Thursday, and Saturday from 10:00 a.m. to 7:00 p.m. The



estimated customer volume is five to six customers per day. Operations may conclude earlier than scheduled if inventory sells out.

Items offered for sale will include fresh-cut produce and raw honey. Product availability will depend on seasonal harvest readiness. Primary crops include okra, peppers, corn, potatoes, tomatoes, leafy greens, and honey.

Sales will be conducted from an existing outbuilding located behind the residence. The structure features a covered porch where tables will be set up to display produce, along with a small glass-door refrigerator for storing perishable items.

Parking will be available on-site at the rear of the property. No additional employees are anticipated.

### **Comprehensive Plan:**

The parcel falls within the Agricultural–Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

### **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. Any new encroachments onto Little McCall Road must be approved by the county engineer.**
- 3. Hours of operation are limited to four days a week, 10 a.m.- 7 pm. No operations on Sundays.**
- 4. One non-illuminated temporary sign may be allowed during the specified business hours.**

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## **Planning and Zoning Services**

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