



CU-25-27

Conditional Use

Permit

Status: Active

Submitted On: 11/6/2025





Primary Location

485 Standard Lane
Springfield, GA 31329

Owner

BARTLEY RHONDA E
134 JACKSON RD 134
Jackson road
SPRINGFIELD, GA 31329

Applicant

 Rhonda Bartley
 912-655-7483
 rhonda_bartley_36@yahoo.com
 134 Jackson Rd
Springfield, GA 31329-4824

Staff Review

 Board of Commissioner Meeting Date*

12/02/2025

 Notification Letter Description*

a conditional use to allow for rooming or boarding in AR-1.

 Property Location*

485 Standard Lane

 Map #*

366B

 Parcel #*

29

 Commissioner District*

3rd

 Has Business License been applied for?*

N/A

 Public Notification Letters Mailed

11/17/2025

 Board of Commissioner Ads

11/12/2025

 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Rhonda E. Bartley

Applicant Email Address*

Rhonda_bartley_36@yahoo.com

Applicant Phone Number*

912 655 7483

Applicant Mailing Address*

134 Jackson Road

Applicant City*

Springfield

Applicant State*

Georgia

Applicant Zip Code*

31329

Property Information

Property Location*

485 Standard Lane

Present Zoning of Property*

AR 1

Map/Parcel Number*

366B-29

Total Acres of Property*

.22

Water Connection*

Public Water System

Name of Supplier*

Springfield

Sewer Connection*

Public Sewer System

Name of Supplier*

well

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Applied for

Detailed Description of Type of Business*

Rooming and Boarding (more than 4 unrelated people)

Reason:*

To provide a shared living home for independent adults who need affordable stable living.

How does request meet criteria of Section 7.1.6 (see Attachment C):

NA

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

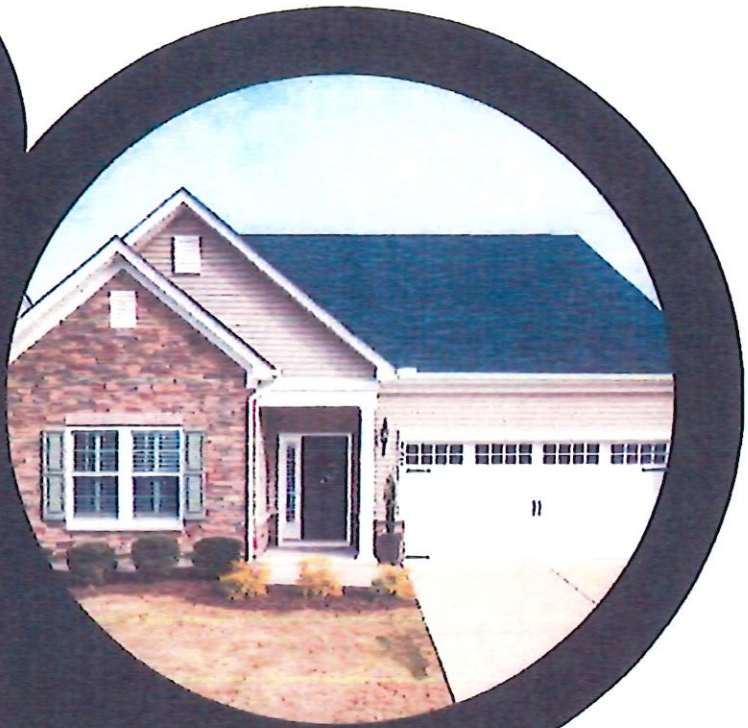
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

✓ Rhonda E. Bartley

Nov 4, 2025



BLUEPRINT ON HOW TO START AN UNLICENSED/SHARED LIVING HOME

*A Step-by-Step Guide To Launching A Purpose-Driven
Housing Business Without A License*

**The UNLICENSED/SHARED LIVING
Business Model**

THE GROUP HOME CONNECT

THE UNLICENSED BUSINESS MODEL EXPLAINED

If you've ever thought, "*Can I really run a group home without a license?*" — the answer is YES. And here's how it works.

Unlicensed group homes (also called shared living homes) are a legal and profitable housing model designed for independent adults who need affordable, stable living—but do not require care services.

Think of it like this:

You are not running a medical facility. You are not offering therapy, nursing, or home care services. You are simply the landlord providing safe, clean, affordable housing—a basic human need that so many people lack today.

How It Works

- Your home is licensed under your LLC or business entity (not as a healthcare facility).
- You house 4–8 independent individuals who are able to cook, clean, and manage their daily activities.
- You do not provide services like bathing, feeding, or medication management.
- If your residents need help with those things, you outsource it to licensed providers (home care agencies, visiting nurses, etc.).
- Your tenants pay monthly rent—just like in any other shared rental.

Why It's Legal

This model is protected under the Fair Housing Act. You're offering housing, not healthcare. As long as you:

- Don't provide direct care or services,
- Allow adults to live independently,
- And treat each resident fairly—

You're operating 100% within your legal rights.

Many people confuse licensing with legitimacy. But make no mistake—this is a real business model, and it's being used across the country by savvy investors, nurses, moms, and purpose-driven entrepreneurs.

★ What Makes This Model Special?

- **No Licensing Headaches** – No inspections, certifications, or red tape.
- **Low Overhead** – You don't hire staff, nurses, or caregivers.
- **Predictable Income** – Rent is paid monthly by SSI/SSDI or family.
- **High Demand** – There is a shortage of affordable housing everywhere.
- **Scalable** – You can duplicate this model and run multiple homes.

👤 Who You Can House

You can serve any population of adults that are:

- Independent or semi-independent
- Low-income and receiving assistance (SSI, SSDI, VA, etc.)
- Unable to afford traditional housing alone

Popular groups include:

- Seniors
- Veterans
- Disabled adults
- [REDACTED]
- Low-income working adults
- Homeless adults in transition

★ A Mission That Pays

The unlicensed shared living model is not just a business—it's a ministry. You're solving real housing problems and helping people live in dignity while building a stream of reliable monthly income for yourself.

Whether you're a nurse, CNA, landlord, mom, or entrepreneur—this is your opportunity to create income, impact, and independence on your terms.

LEGAL CLARITY — WHY YOU DON'T NEED A LICENSE

Let's get something straight right now: you can legally operate a *group or shared living home without a license*—as long as you follow a few simple but crucial rules.

This is one of the most common questions I hear from aspiring group home owners:

“Do I need to be licensed to open a home?”

The answer: *No*. And here's why...

You're Not Running a Facility — You're Providing Housing

In a licensed residential care facility, services like medication management, bathing, feeding, or 24-hour staffing are required—and therefore, licensing is mandatory.

But in an unlicensed shared living model, you are providing housing only. You're the landlord, not the caregiver.

Think of it as a room rental or boarding house where residents live independently and may hire outside help if needed.

Here's What Makes Your Business Legal

You're in the clear as long as:

1. **You do not provide direct care services.**
 - No administering meds
 - No bathing, dressing, or feeding
 - No therapy or medical treatment
2. **Your clients are independent adults** who can manage their daily lives with minimal help.
3. **Any needed services are outsourced to licensed professionals** (such as home health aides or visiting nurses).
4. **You operate under a proper business structure** (LLC, DBA, etc.) and follow housing regulations—not healthcare regulations.

📌 The Fair Housing Act Protects You

Under the **Fair Housing Act**, it is illegal to discriminate against people based on disability, familial status, or source of income. That means you're protected when offering shared housing to adults with mental illness, seniors, veterans, or those on SSI/SSDI.

📌 Let's Break Down the Model

Licensed Home

Must follow healthcare regulations

Must have trained caregivers

Government inspected regularly

Requires state-issued license

Unlicensed Shared Living Home

Follows landlord/tenant housing laws

No caregiving or services provided

No medical inspections required

No license required if services are outsourced

🧐📌 STILL UNSURE? LET'S CLEAR THE FEAR

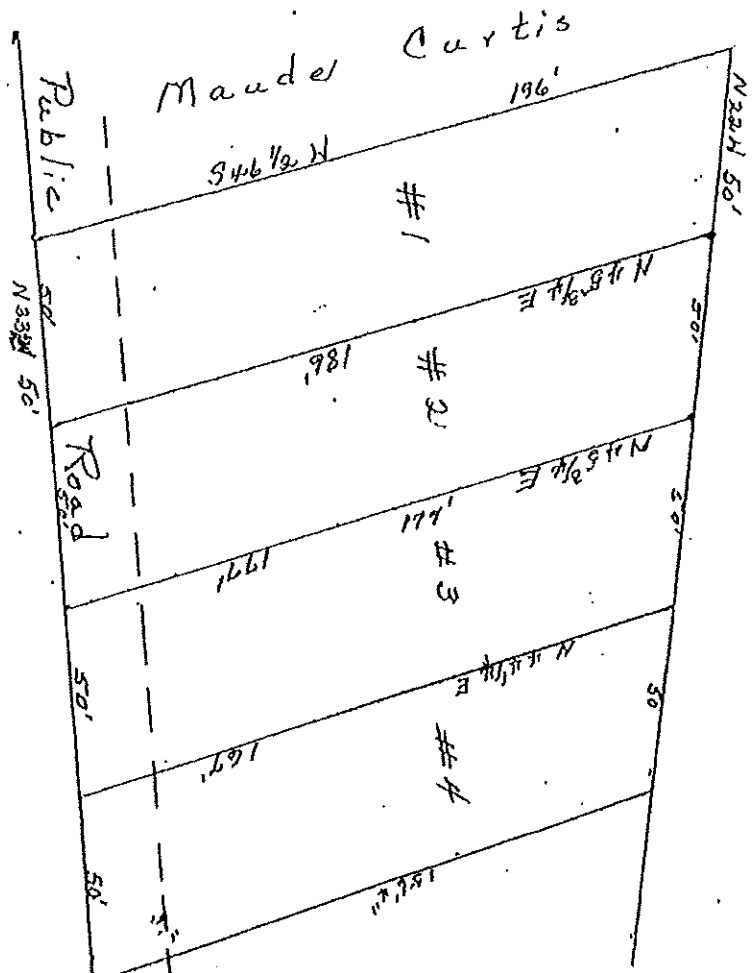
Some people let fear of doing it "wrong" stop them from doing it at all.

But here's the truth:

If you don't provide services, and your clients are independent, you're not breaking any laws. You're stepping into a business model that is in demand, impactful, and completely legal when done right.

Want peace of mind? Talk to a local real estate attorney or housing specialist in your area to confirm zoning laws. But thousands of homes like yours already exist across the U.S.

Maude Curtis



State of Ga.
Effingham Co. Plat of

A lot of land near Springfield,
Ga. 11th Q. M. District Surveyed
and plat drawn for Robbie
Cape by direction of Phillip
Gillerson, Oct. 25, 1958.

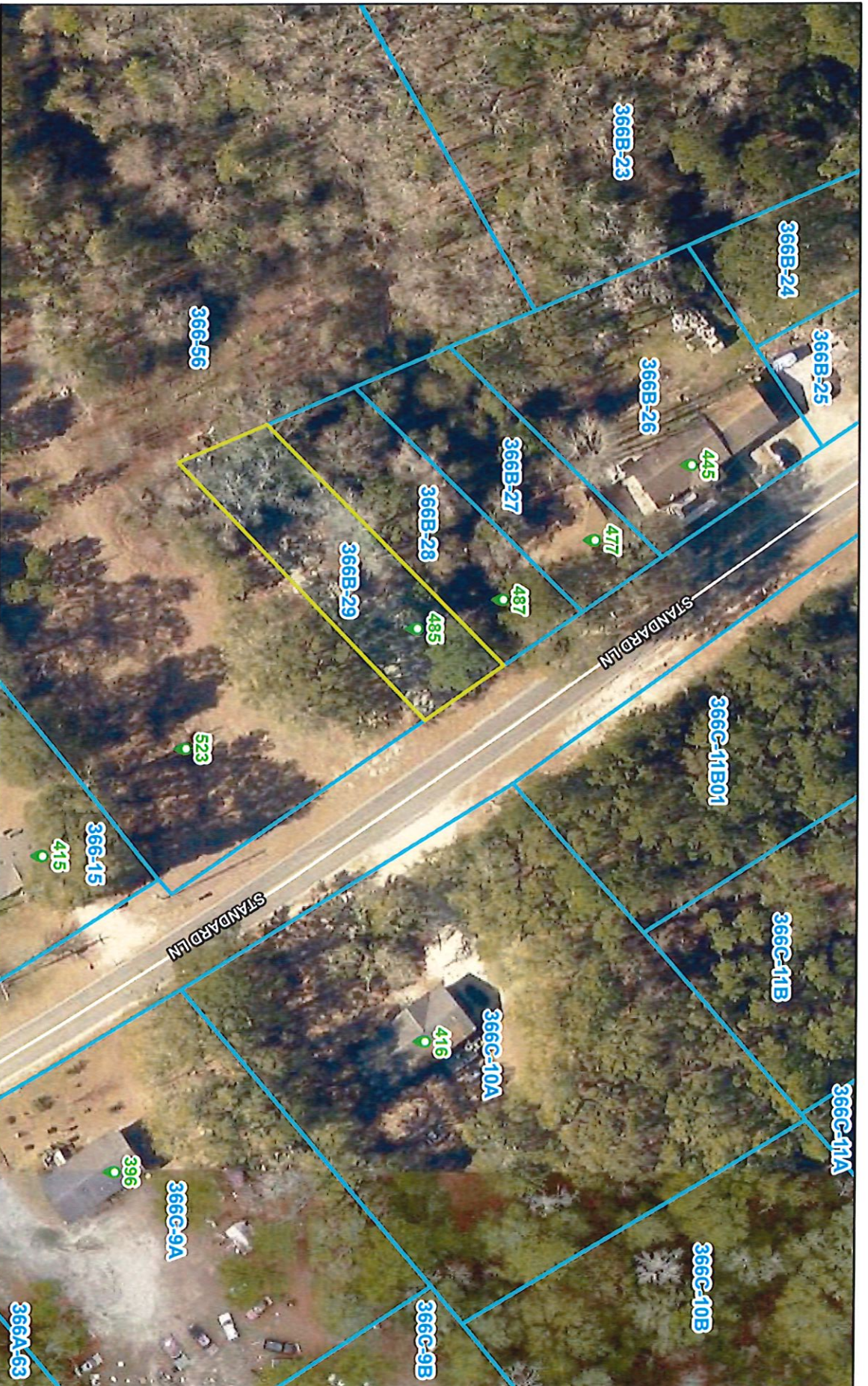
Scale 50 ft. pr. inch.

[Signature] C. S. S.

Note: - #2 Ishmon Flenory
and Willie Mae Scott.

Note - #3 Marie Scott.
[Signature] C. S. S.

366B-29



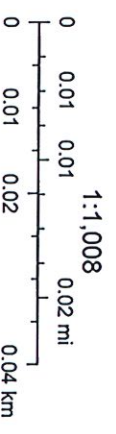
11/6/2025

Addresses

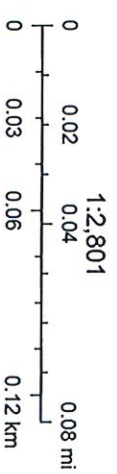
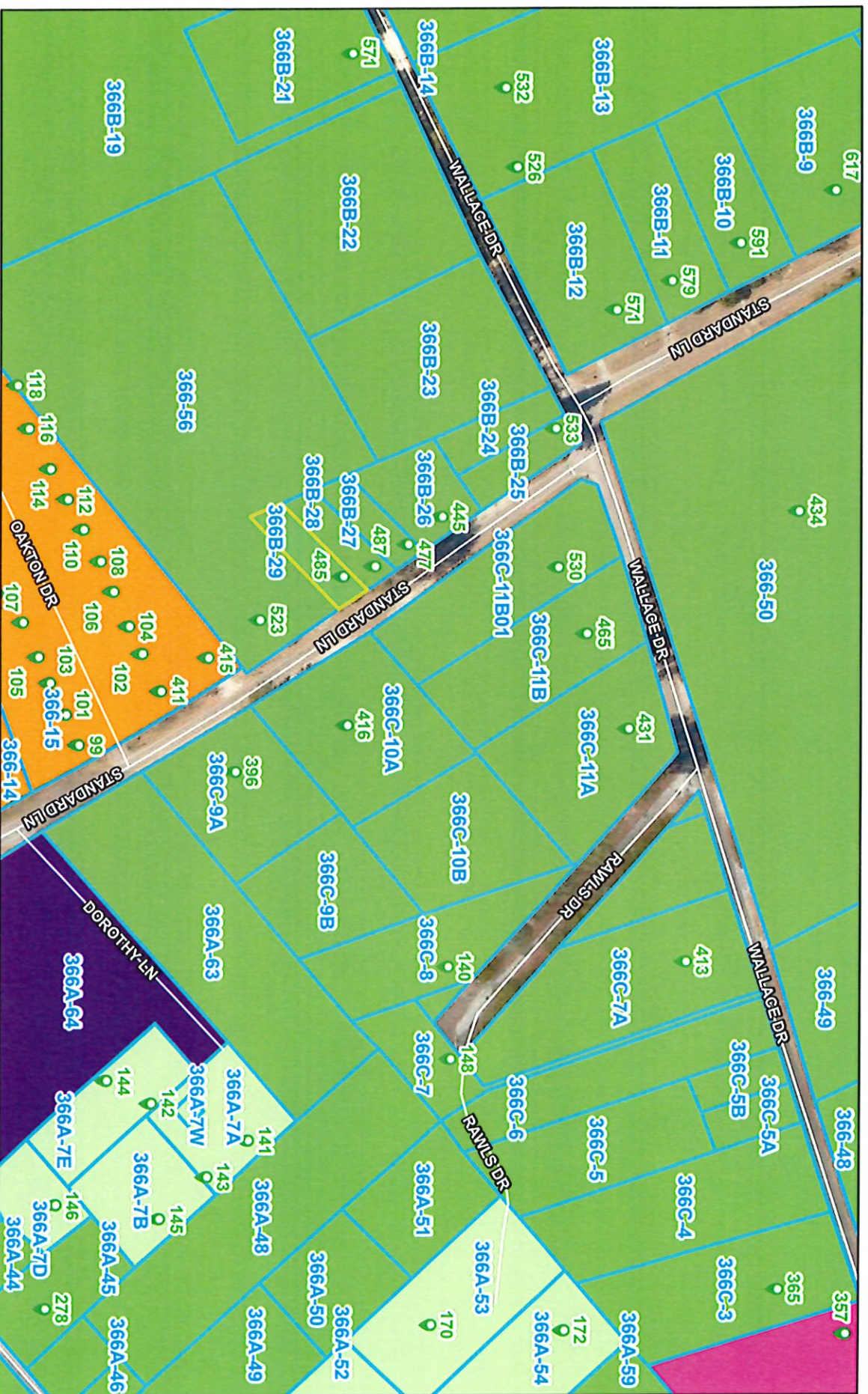
Roads



Parcels



366B-29



366B-29



11/6/2025

- Addresses
- FLUM Areas
- Roads
- Parcels
- Agricultural-Residential
- Assembly Area
- Industrial
- Public-Institutional

