



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: December 2, 2025

Existing Zoning: R-1 (Single-Family Residential)

Map & Parcel: 460-50

Parcel Size: 1.63 acres

Applicant: Ms. Jeannette Bartos
1360 Ebenezer Road
Rincon, GA 31326

Owner(s): Ms. Jeannette Bartos
1360 Ebenezer Road
Rincon, GA 31326

Location: 1360 Ebenezer Road
Rincon, Ga 31326

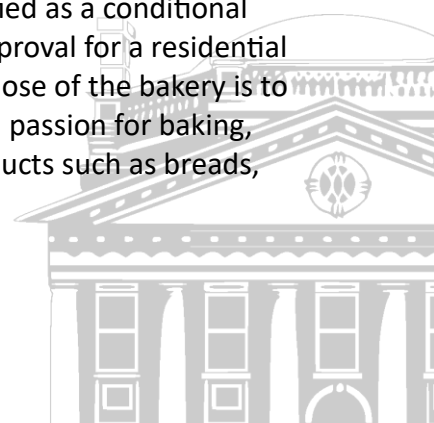
Existing Land Use and Zoning:

The parcel totals 1.63 acres. Located at 1360 Ebenezer Road, just East of Old Augusta Road South. Currently, there is a site-built home on the property. Properties to the north, south, east, and west are also zoned AR-1 (Agricultural – Residential, 5 acres or more).

The parcel is currently zoned R-1 (Single-Family Residential). Properties to the north are zoned AR-1 (Agricultural–Residential, 5 acres or more) and to the South R-1 (Single-Family Residential District) parcels. To the East is B-2 (General Commercial District) and to West is R-2 (Residential Multifamily-Low districts).

The Proposed Request:

According to the table of permitted uses, residential businesses are classified as a conditional use within the AR-1 zoning district. The applicant is requesting conditional use approval for a residential business consisting of a farmstand bakery operating from the residence. The purpose of the bakery is to offer fresh, high-quality, homemade baked goods to the community. Inspired by a passion for baking, the applicant seeks to create a space where residents can enjoy handcrafted products such as breads,



cakes, cinnamon rolls, and similar items. The farmstand itself is an 80-square-foot metal structure with a finished interior.

Proposed Operating Hours:

The applicant proposes to operate the farmstand from 7:00 a.m. to 4:00 p.m., four days per week. During the first 30 days of operation, the applicant requests permission to operate from 7:00 a.m. to 4:00 p.m., seven days a week, to support the successful launch of the business.

Expected Visitors and Site Access:

Approximately one acre of the parcel consists of an easement that provides ample parking and adequate space for vehicles to turn around. The farmstand will function as a drive-up, self-pay, and self-serve operation.

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. Upon approval by the Board of Commissioners, the business may operate seven days a week from 7:00 a.m. to 4:00 p.m. for the first 30 days. After the initial 30-day period, hours of operation shall be limited to four days per week from 7:00 a.m. to 4:00 p.m.
3. Shall comply with 3.15A- Residential Business.
4. Shall comply with all applicable State regulations from the Department of Agriculture.
5. One non-illuminated sign up to one square foot may be permitted – flush-mounted on the primary structure.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org



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