



## Staff Report

Subject: Conditional Use (Third District)  
Author: Kimberly Barlett, Senior Planner  
Department: Development Services  
Meeting Date: December 2, 2025

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

Map & Parcel: 366B-29

Parcel Size: .22 acres

Applicant: Ms. Rhonda Bartley  
134 Jackson Road  
Springfield, Ga 31329

Owner(s): Ms. Rhonda Bartley  
134 Jackson Road  
Springfield, Ga 31329

Location: 485 Standard Lane  
Springfield, Ga 31329

### Existing Land Use and Zoning:

The parcel totals .22 acres. Located at 485 Standard Lane, just North of Tusculum Road. The property has a mobile home. The parcel is non-conforming, classified as AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north, south, east, and west are also zoned AR-1 (Agricultural–Residential, 5 acres or more). Standard Lane is a county-maintained road.

### The Proposed Request:

The applicant has requested a conditional use to allow for rooming and boarding. Rooming and boarding, as defined in Article II- Definitions, is a housing arrangement in which an individual pays to live in someone else's home or facility. According to the table of permitted uses, rooming and boarding is a conditional use in AR-1. This particular arrangement differs from a group home setting because there are no services included. The applicant would like the opportunity to provide a shared living home for independent adults who need affordable, stable living, but do not require care services. Rooming and Boarding in the table of permitted uses is for more than four unrelated people. The applicant plans to house up to six people in the home.



**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.

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**Planning and Zoning Services**

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