



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: 2nd Reading- Zoning Map Amendment
Meeting Date: July 21, 2026
Application: CU-26-27

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

Map & Parcel: 251-13A

Parcel Size: 5.10 acres

Applicant: Tracy Oliver
2455 Old Louisville Road
Guyton, GA 31312

Owner(s): Dennis George
407 Deer Run Road
Ellabell, GA 31308

Commissioner District: Third District

Location: 2455 Old Louisville Road
Guyton, GA 31312

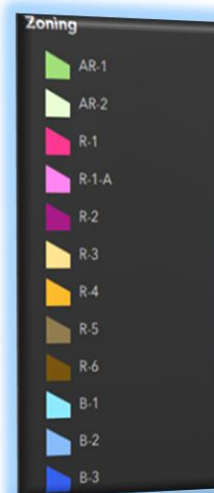
Existing Land Use and Zoning:

The subject parcel is located at **2455 Old Louisville Road** and contains two homes as identified in the Effingham County Tax Assessor’s database.

The parcel is zoned **AR-1 (Agricultural Residential)**, which requires a minimum lot size of five (5) acres. Surrounding properties are similarly zoned and developed in a rural residential pattern characterized by large lots, low-density housing, and agricultural land uses.



Surrounding Neighborhood	
• North:	AR-1 (Agricultural–Residential, 5 acres or more)
• South:	AR-1 (Agricultural–Residential, 5 acres or more)
• East:	AR-1 (Agricultural–Residential, 5 acres or more)
• West:	AR-1 (Agricultural–Residential, 5 acres or more)



Project Summary/Proposed Request:

The applicant requests **Conditional Use** approval to operate a **residential business** consisting of a septic installation company. The equipment associated with the operation exceeds what is permitted under a standard home occupation.

The business utilizes one commercial truck, one commercial trailer, one excavator, and one tractor. The property is accessed by a shared easement that is also utilized by the applicant's sibling.

Hours of operation will vary based on job availability and scheduling. No customers will visit the site, and the business will be operated solely by the applicant and spouse. All business-related equipment and vehicles will be stored within the rear yard of the property.

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- There will be no additional employees.
- No signage is proposed.
- Hours of operation will vary depending on job availability and scheduling.
- No customers will visit the site.



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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.*

D.5 No outdoor storage of materials, tools, equipment, or vehicles related to the business shall be permitted, unless specifically authorized under conditions of approval.

D.8. Commercial Vehicles and Utility Trailers

*The principal practitioner may park **one** commercial vehicle on-site, limited to a pickup truck, panel truck, or van with a maximum carrying capacity of one ton. The vehicle shall not have visible business equipment from surrounding properties. Box trucks are prohibited; trailers are prohibited except as allowed under 'Utility Trailer'.*

Utility Trailer. Utility trailer shall comply with the following standards:

- 1) The trailer shall be a non-commercial trailer not exceeding twenty-two (22) feet in length and used in connection with residential business activities.*
- 2) A **maximum** of one (1) utility trailer shall be permitted.*
- 3) The utility trailer shall be stored entirely within an enclosed garage or located behind opaque screening in the rear yard*
- 4) On-street storage of a utility trailer is prohibited.*
- 5) Loading and unloading of a utility trailer shall occur only during permitted business hours.*

Facts and Findings:

Site Characteristics

The subject parcel contains **5.10 acres** and includes two homes and accessory structures, with a shared access easement. The parcel is rural in character and contains no known **wetlands, identified floodplains, or other 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 remains low-density, with surrounding parcels generally consisting of large rural residential and agricultural tracts; lot sizes are 0.5 acres or more.

Surrounding development includes:

- ✚ North of the property are rural residential homesteads (AR-1).
- ✚ West of the property are agricultural tracts zoned (AR-1).
- ✚ East of the property are rural residential homesteads (AR-1).
- ✚ South of the property, an approved Conditional Use for a shooting club and firearms facility (AR-1).

Zoning Context

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The subject property is zoned AR-1, which permits certain low-intensity non-residential activities through the Conditional Use process. The applicant proposes to operate a residential business involving the storage of commercial vehicles and heavy equipment associated with a septic installation business.

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-1 district. Therefore, Conditional Use approval is required for the proposed activity.

	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	
Residence or Accommodation Functions																			
Private Household																			
Single-Family (fee-simple)	P	P	P	P		P			P	P				C				2.455 & 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												2.250	
Residential Businesses	C	C	C	C	C													2.486	
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**.

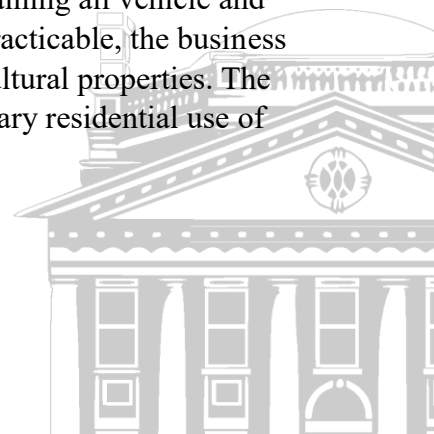
Road Routes: Old Louisville Road is classified as a Minor Collector roadway within Effingham County.

Compatibility with the Surrounding Area

The proposed residential business is expected to generate minimal traffic and limited operational activity. The surrounding area is characterized by large rural tracts and Agricultural-Residential land uses, and the proposed use is not anticipated to substantially alter the existing development pattern or rural character of the area. With appropriate mitigation measures, including maintaining all vehicle and equipment storage within the rear yard and providing adequate screening where practicable, the business activity should remain visually compatible with surrounding residential and agricultural properties. The scale and intensity of the operation are expected to remain subordinate to the primary residential use of

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the property and consistent with the intent of the AR-1 zoning district and the surrounding rural development pattern.

Intensity of Use

The proposed residential business represents a greater intensity of use than a standard home occupation because it includes outdoor storage of commercial vehicles and heavy equipment. However, the business remains owner-operated, generates no customer traffic, employs no additional personnel, and stores all equipment in the rear yard. As conditioned, the overall intensity of the use is expected to remain compatible with surrounding agricultural and rural residential properties.

Comprehensive Plan:

The parcel is designated **Agricultural** area on the **Future Land Use Map (FLUM)**. This category supports low-density residential development that is compatible with nearby agricultural uses. The intent is to ensure residential development patterns that are compatible with surrounding densities, building types, and established neighborhoods characterized by low intensity development, larger lots, low pedestrian orientation and access, with a sizable amount of open space, and with a high degree of separation and deep setbacks.(Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).

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Recommendation

The proposed use is consistent with the intent of the residential business regulations and the Comprehensive Plan because it is limited in scale, owner-operated, and subordinate to the residential use of the property. The business is not expected to generate significant traffic, noise, or other impacts that would adversely affect neighboring properties. If approved, the request should be subject to the following stipulations:

1. **Outdoor storage associated with the business shall be limited** to one commercial truck, one commercial trailer, and no more than two pieces of heavy equipment. All business-related vehicles, trailers, and equipment shall be stored in the rear yard only and screened from adjacent properties and public rights-of-way where practicable.

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