



Staff Report

Subject: Amendment – Residential Businesses 3.15A
Author: Jennifer Rose, Planner I
Department: Development Services
Meeting Date: November 18, 2025

Proposed Zoning: N/A

Existing Zoning: N/A

Map & Parcel: County-wide application

Parcel Size: N/A

Proposed Use: Establish a unified and enforceable framework for regulating home occupations, residential businesses, and rural businesses operating on the same residential parcel. Also, adding AR-3 zoning.

Applicant: Effingham County Board of Commissioners

Owner(s): Effingham County

Location: County-wide

Purpose:

The purpose of this amendment is to clarify combined standards to establish a unified and enforceable framework for regulating home occupations, residential businesses, and rural businesses operating on the same residential parcel. Collectively, these amendments enhance clarity, consistency, and accountability. The revisions create a more structured process for application, operation, and renewal of home-based businesses, ensuring residential integrity.

Summary of Amendments:

- **Added to Definitions**
 - Nonconforming Property
 - Property Tax Compliance
- **Added to Section C – Applicability**
AR-3 Zoning



- **Added to Section D – Approval and Renewal**
(d) Property Tax Compliance Requirement
(e) Nonconforming Property Compliance Requirement
- **Amendment to Section D.1. - Residence Requirements**
Clarification of Limits: Amendment of two approved home-based commercial ventures from **per residence to per residential parcel.**
- **Added Section D.10. – Combined Standards for Home Occupations and Residential Businesses**
- **Added Section D.11. – Renewal of Residential and Home-Based Business Approvals**

These amendments provide a **critical regulatory framework** that strengthens the County’s ability to manage and monitor home-based commercial activity with fairness, clarity, and accountability.

Specifically, these amendments:

- **Modernize oversight** by establishing district-specific, cumulative limits on business activity, ensuring that residential neighborhoods are not adversely impacted by excessive traffic, noise, or intensity of use.
- **Promote transparency and accountability** through structured application, documentation, and renewal processes that align with annual business licensing.
- **Empower administrative enforcement** by defining measurable thresholds for compliance and providing clear remedies for violations.
- **Preserve neighborhood character** while supporting responsible economic opportunity within residential and agricultural districts.

Determination:

Staff finds that the approval of these amendments will enhance the County’s long-term zoning consistency, improve administrative efficiency, and reinforce public confidence in the fair and balanced regulation of home-based businesses.

Planning and Zoning Services

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

