



Staff Report

Subject: Amendment – Home Occupation Section 3.15
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Department: Development Services
Meeting Date: February 17, 2026

Proposed Zoning: N/A

Existing Zoning: N/A

Map & Parcel: County-wide application

Parcel Size: N/A

Proposed Use: Home Occupation. The proposed ordinance amendments revise Section 3.15 to remove zoning compliance barriers for nonconforming properties and allow residents to engage in home-based business activities without requiring rezoning.

Applicant: Effingham County Board of Commissioners

Owner(s): Effingham County

Location: County-wide

Purpose:

The purpose of this amendment is to update the Home Occupation Ordinance by removing provisions that create zoning barriers for residents. The redline revisions shift the ordinance away from zoning compliance triggers and toward operational compatibility.

The Proposed Amendments:

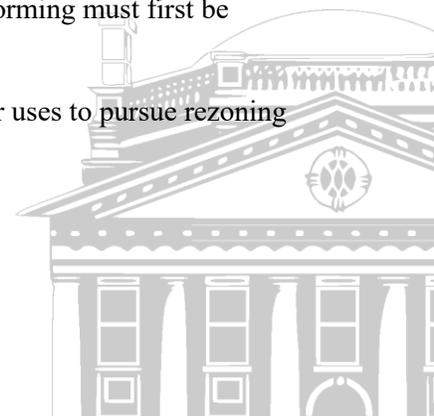
Summary of Items Removed by the Redline Ordinance

The following provisions are **removed** from Section 3.15 as part of the proposed amendment:

1. Removal of the Nonconforming Property Compliance Requirement

The redline ordinance removes the requirement that a property determined to be nonconforming must first be brought into full zoning compliance before a home occupation can be considered.

- This provision previously required residents on nonconforming lots, structures, or uses to pursue rezoning to the home occupation itself.



- Its removal prevents residents from being forced into zoning actions solely to conduct low-impact, home-based work.

2. Removal of Zoning Status as a Threshold Eligibility

Under the current adopted ordinance, zoning compliance status operated as a gatekeeping condition for home occupation approval.

- The redline removes zoning conformity as a prerequisite.
- Home occupations are now evaluated based on operational impacts and compliance with performance standards, rather than whether the parcel is conforming or nonconforming.

Conditions for Consideration:

The redline amendments remove a single regulatory barrier to home occupations and would reduce the need for rezoning actions.

Planning and Zoning Services

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