



Staff Report

Subject: Conditional Use Permit CU-26-23 – Group Home, 124 Westwood Drive

Author: Akela Wright, MPA, Planning Manager

Department: Development Services

Meeting Date: August 18, 2026

REQUEST

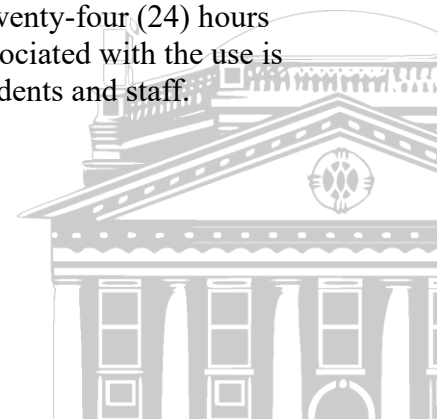
Jennifer Maddaloni, as agent for Mid-Town Georgia, LLC, requests Conditional Use Permit CU-26-23 to allow a group home providing support for independent living to no more than three (3) individuals with developmental disabilities on a 0.38-acre parcel located at 124 Westwood Drive, zoned AR-1 (Agricultural-Residential).

SITE INFORMATION

- Applicant/Agent: Jennifer Maddaloni, as agent for Mid-Town Georgia, LLC
- Address: 124 Westwood Drive
- Map/Parcel Number: 465H / 208A
- Zoning District: AR-1 (Agricultural-Residential)
- Parcel Size: 0.38 acres
- Water/Sewer: Public water and public sewer
- Commission District: District 2
- Future Land Use: AR
- Wetlands: None present on the parcel
- Adjacent Zoning: North – AR-1; South – AR-1; East – AR-1; West – AR-1

BACKGROUND

The applicant proposes to operate a group home to support independent living for no more than three (3) individuals with developmental disabilities. Support staff will be present on site twenty-four (24) hours per day. Residents will not maintain personal vehicles on site; the only vehicle associated with the use is a single company-owned fifteen (15) passenger van used for transportation of residents and staff.



The AR-1 zoning district permits single-family residential use by right. A group home of this size and character is consistent in scale, intensity, and appearance with the single-family residential uses already permitted throughout the surrounding AR-1 area.

STANDARDS FOR CONDITIONAL USE APPROVAL

Staff has evaluated the application against the general standards applicable to conditional use approval in Effingham County, including:

- Compatibility with the character of the surrounding area
- Adequacy of public infrastructure and services to support the use
- Traffic, parking, and access impacts on the surrounding street network
- Consistency with the Comprehensive Plan

STAFF ANALYSIS

Compatibility with Surrounding Uses

The parcel is bordered by AR-1 zoning on all sides – north, south, east, and west – consistent with the subject parcel's own AR-1 zoning. At 0.38 acres with an occupancy of three residents plus on-site staff, the proposed use is comparable in scale to a single-family household and does not introduce a use, building type, or intensity inconsistent with the surrounding residential context.

Infrastructure and Public Services

The parcel is served by public water and public sewer, which are adequate to support residential occupancy at this scale. No extension of utility infrastructure is required.

Traffic and Parking

Residents will not maintain personal vehicles on site. The only vehicle associated with the use is a single company-owned 15-passenger van for staff and resident transportation. Trip generation and on-site parking demand are anticipated to be lower than a typical single-family home with multiple resident vehicles.

FACTS & FINDINGS

Staff has reviewed the proposed conditional use and makes the following findings:

1. The proposed use is compatible with the character of the surrounding area.

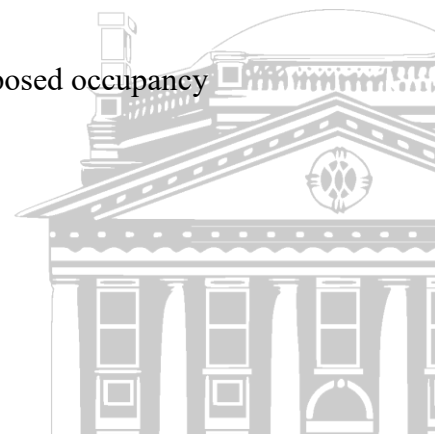
The parcel is surrounded entirely by AR-1 zoning, matching its own zoning designation. The scale and occupancy of the proposed group home are consistent with single-family residential use already permitted in the surrounding area.

2. Public infrastructure is adequate to support the proposed use.

The parcel has access to public water and public sewer, sufficient to serve the proposed occupancy without the need for infrastructure extension.

Planning and Zoning Services

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



3. The proposed use will not generate traffic or parking impacts inconsistent with the surrounding residential area.

Residents will not maintain personal vehicles; the only associated vehicle is a single company van. Anticipated trip generation is consistent with, or lower than, a typical single-family residence.

4. No wetlands or other environmentally sensitive features are present on the parcel.

A review of the parcel confirms no wetlands are present, and no environmental constraints affect the proposed use.

COMPREHENSIVE PLAN CONSISTENCY

The parcel carries a Future Land Use designation of AR, consistent with its AR-1 zoning. The proposed residential use aligns with the low-density residential character anticipated for AR-designated areas of the County.

PUBLIC IMPACT

The proposed use is not anticipated to create adverse impacts on the surrounding area. The group home's scale, staffing, and limited vehicle use are consistent with the residential character of the surrounding AR-1 zoning. Twenty-four-hour on-site support staff further ensures the property is actively managed and maintained.

STAFF RECOMMENDATION

Staff supports approval of Conditional Use Permit CU-26-23, subject to any standard conditions applicable to residential occupancies of this type in the AR-1 district.

Planning and Zoning Services

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

