

Staff Report

Subject: Variance (First District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: August 5, 2025

Item Description: **Casey McDonald** requests a **conditional use** to allow for a **Rural Business**. Located at 513 Bent Oak Drive. **[Map# 323D Parcel# 7]**

Executive Summary/Background

- The request for a Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article V – Uses permitted in Districts.
- The applicant requests a conditional use for a Rural Business to have a hair salon business at her home.
- The applicant plans to convert the garage into a salon space.
- Business hours are Tuesday and Thursday 10a-7p, Wednesday 8a-4p and one Saturday a month. Hours may fluctuate depending on the clients schedules.
- Customers will use the applicant's driveway for parking.
- Services include color and cuts for children and adults.
- The property is zoned AR-2.
- The Future Land Use Map (FLUM) does have this parcel projected to remain Agricultural–Residential.

Staff Determination

Staff has reviewed the application, and the application is complete with the following stipulations:

1. The applicant shall obtain and keep in good standing an Effingham County Business License.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use Application 2. Aerial Photograph 3. Deed