



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: Conditional Use
Meeting Date: April 7, 2026
Application: CU-26-8

Existing Zoning: B-2 (General Commercial District)

Map & Parcel: 465F-2

Parcel Size: 2.19 acres

Applicant: Ms. Shronda Louder
612 Tradewinds Loop
Rincon, Ga 31326

Owner(s): Mr. Steve S.
135 Goshen Road Ext
Rincon, Ga 31326

Commissioner District: Fifth District

Location: 135 Goshen Road Ext, Unit 103
Rincon, Ga 31326

Existing Land Use and Zoning:

The subject parcel is located at 135 Goshen Road Ext, Unit 103, and contains a suburban shopping center as identified in the Effingham County Tax Assessor's database. Access to the property is provided from Goshen Road Extension, Center Court Drive, and Business Park Drive.

The parcel is zoned B-2 (General Commercial District). Surrounding properties are similarly zoned and developed as a commercial hub, offering essential goods, professional services, and shopping opportunities that support residents, businesses, and visitors alike.

Surrounding zoning classifications include:

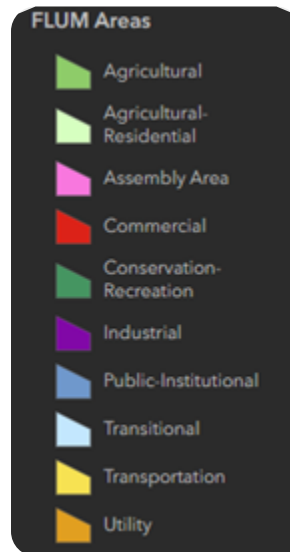
- **North:** B-2 (General Commercial District)
- **South:** B-3 (Major Commercial)



The scale and operational characteristics of the proposed business remain consistent with the commercial character of the B-2 district.

Comprehensive Plan:

The parcel is designated **Commercial Area** on the **Future Land Use Map (FLUM)**. This category supports land dedicated to non-industrial business uses. The intent is to ensure a harmonious relationship between commercial and non-commercial land uses. Uses are categorized by neighborhood commercial, General commercial, and Highway Commercial. Neighborhood Commercial provides locations for small-scale stores and serving residential areas. General Commercial provides locations for large, county-wide and regional businesses that tend to generate higher traffic volumes. Highway Commercial are more intensive uses such as wholesale operations and automotive sales and service. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).



Recommendation

Planning and Zoning Services

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



Staff recommends **APPROVAL** of the request, subject to the following conditions:

1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained** and kept in good standing.
2. **Disposal and storage of products will comply** with applicable laws and safety requirements.

Based on the analysis above, staff finds that the proposed Conditional Use is compatible with surrounding land uses, consistent with the intent of the B-2 zoning district, and unlikely to create adverse impacts on adjacent properties.

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