



**Record No: CU-
26-8**

Conditional Use Permit

Status: Active

Submitted On: 3/2/2026

Primary Location

135 Goshen Road
Extension Unit UNIT 103
Rincon, GA 31326


Owner

GOSHEN PARK LLC
2950 CAPITAL ST SUITE A
SAVANNAH, GA 31404

Applicant

 Sharonda Louder



 135 Goshen Rd Ext
Rincon , Georgia 31326


Staff Review

Board of Commissioner Meeting Date* 


04/07/2026

Notification Letter Description* 


To allow for a conditional use for a beauty school in B-2.

Property Location* 

135 Goshen Road Ext

Map #* 


465F

Parcel #* 


2

Commissioner District* 

5th

Has Business License been applied for?* 

Yes

Public Notification Letters Mailed 

03/16/2026

Board of Commissioner Ads 

03/18/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

Shronda Louder

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

612 tradewinds loop

Applicant City*

Rincon

Applicant State*

Ga

Applicant Zip Code*

31326

Property Owner Information

Owner's Name*

Steve S

Owner's Email Address*

[REDACTED]

Owner's Phone Number*

[REDACTED]

Owner's Mailing Address*

135 GOSHEN Rd.

Owner's City*

Rincon

Owner's State*

Ga

Owner's Zip Code*

31326

Property Information

Property Location*

135 GOSHEN rd EXT

Present Zoning of Property*

Commercial, salon , office , spa nail salon

Map/Parcel Number*

1

Total Acres of Property*

3

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Applied for

Detailed Description of Type of Business*

School of cosmetology training it is an oversized salon with a classroom

Reason:*

My business has been in operation for the past 25 years I have the opportunity of training other students and young ladies how to become licensed as Beautiful professional beauticians I have invested my funds in also my time my business

How does request meet criteria of Section 7.1.6 (see Attachment C):

The current criteria meets the standard because this is a salon with a classroom. There is already two other salons in the same building.

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

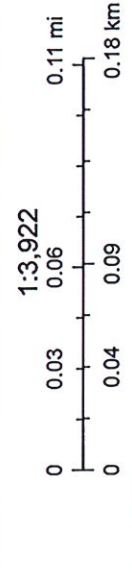
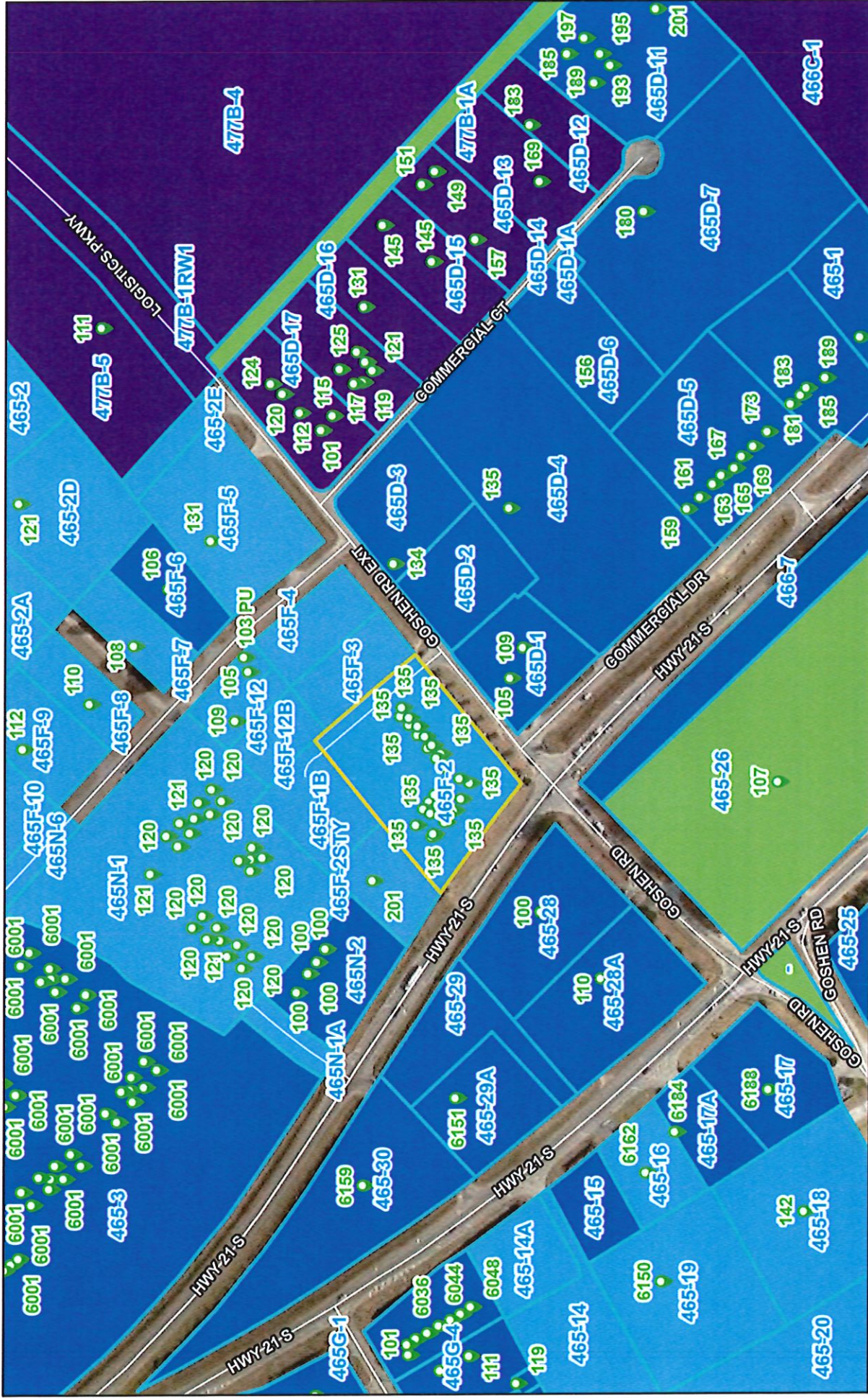
Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

 Shronda Louder

Feb 27, 2026

465F-2



Esri, HERE, Garmin, IPC, ECBOC, Vantor

3/9/2026

World_Boundaries_and_Places

Addresses

Roads

Parcels

Zoning

- B-3
- AR-1
- R-3
- B-2
- I-1

High Resolution 30cm Imagery

Citations

Low Resolution 15m Imagery

High Resolution 60cm Imagery

