

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE
CONDITIONAL USE RESOLUTION**

Rezoning Application: CU-26-8

Applicant: Shronda Louder

Owner: Steve S.

Parcel ID: 465F-2

Commission Kieffer: District 5

Acreage: 2.19 ± Acres

Location: 135 Goshen Road Ext, Unit 103

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF EFFINGHAM COUNTY, GEORGIA

BE IT ORDAINED by the **Board of Commissioners of Effingham County, Georgia (hereinafter referred to as the “Board of Commissioners”)**, in regular meeting assembled and pursuant to the authority granted by the laws of the State of Georgia and the Effingham County Zoning Ordinance, that the Official Zoning Map of Effingham County be amended as follows:

Application

An application was submitted by **Shronda Louder** requesting a Conditional Use to operate a beauty school within the B-2 (General Commercial) zoning district, identified as **Tax Parcel 465F-2**, located in **Commission District 5**.

Public Hearings and Notice

Notice of the required public hearings was published in the **Effingham County Herald**, the official legal organ of Effingham County, in accordance with the **Georgia Zoning Procedures Law (O.C.G.A. §36-66-1 et seq.)**.

A public hearing was conducted **on April 7, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **March 18, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this zoning map amendment:

1. The applicant is requesting approval of a Conditional Use to operate a beauty school within an existing commercial shopping center on a ±2.19-acre parcel (Tax Parcel 465F-2), located in Commission District 5.
2. Pursuant to Section 4.1A of the Effingham County Code of Ordinances, a beauty school requires Conditional Use approval within the B-2 zoning district.
3. Notice of the required public hearing was provided in accordance with the **Georgia Zoning Procedures Law**.

4. Public hearing was conducted before the **Board of Commissioners**.
5. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.
6. Based upon the evidence presented, the Board of Commissioners finds that the requested zoning map amendment is consistent with the procedures governing zoning decisions within Effingham County.

Zoning Map Amendment

The Board of Commissioners hereby approves a Conditional Use to operate a beauty school within the B-2 (General Commercial) zoning district, identified as **Tax Parcel 465F-2**, located in **Commission District 5**.

Conditions of Approval

This Conditional Use is approved subject to the following conditions:

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

Repealer

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Effective Date

This ordinance shall become effective immediately upon adoption by the **Board of Commissioners**.

ADOPTED this _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK