



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: December 16, 2025

Existing Zoning: AR-2 (Agricultural – Residential, 1 acre or more)

Map & Parcel: 270-28A

Parcel Size: 2.30 acres

Applicant: Ms. Alexandria Enmund
769 Keith Road
Guyton, GA 31312

Owner(s): Ms. Alexandria Enmund
769 Keith Road
Guyton, GA 31312

Location: 769 Keith Road
Guyton, Ga 31312

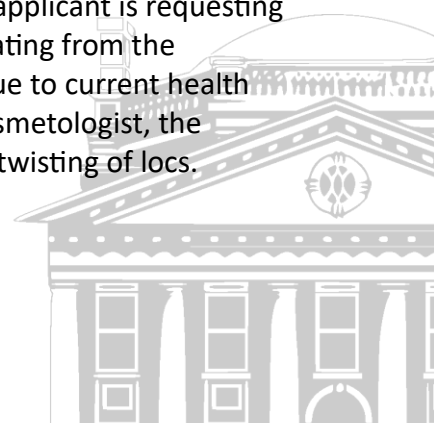
Existing Land Use and Zoning:

The parcel totals 2.30 acres. Located at 769 Keith Road, just South of Old Louisville Road. Currently, there is a mobile home on the property.

The parcel is currently zoned AR-2 (Agricultural – Residential, 1 acre or more). Properties to the north are zoned AR-1 (Agricultural–Residential, 5 acres or more) and to the AR-2 (Agricultural – Residential, 1 acre or more) parcels. To the East and West is AR-1 (Agricultural–Residential, 5 acres or more).

The Proposed Request:

Per the Effingham County Code of Ordinances, **Section 4.1A – Permitted use table**, residential businesses are classified as a conditional use within the AR-2 zoning district. The applicant is requesting conditional use approval for a residential business consisting of a Hair salon operating from the residence. The applicant has been serving clients for six years from a shop, and due to current health issues, she would like to operate her business from her home. As a full master cosmetologist, the services provided will be braids, coloring of hair, relaxers, cuts, extensions, and retwisting of locs.



Proposed Operating Hours:

The applicant proposes to operate a hair salon from her residence. There is an existing 12' x 40' metal accessory structure on the property. The applicant will apply for an accessory structure permit to ensure compliance with the applicable code, as well as obtain a septic permit from Environmental Health. Once the accessory structure is in compliance, the applicant plans to relocate her business to operate out of that building.

The proposed hours of operation are Tuesday through Friday, 10:00 a.m. to 6:00 p.m. (every other Tuesday), and Saturday, 9:00 a.m. to 4:00 p.m. (every other Saturday).

Expected Visitors and Site Access:

Clients will be by appointment only consisting of one to two clients per day. Proposed parking will be in the rear of the residence.

Comprehensive Plan:

The parcel falls within the Agricultural – Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

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 Occupational Tax Certificate (business license).
2. Hours of operation will be Tuesday, 10 am to 6 pm, and Saturday, 9 am to 4 pm.
3. Shall comply with 3.15A- Residential Business and any applicable codes.
4. One non-illuminated sign up to one square foot may be permitted – flush-mounted on the primary structure.
5. The business will operate out of the primary dwelling until the accessory structure achieves compliance with applicable building codes by April 1, 2026. If compliance is not met by this date, operations must remain in the primary dwelling.
6. The business will operate out of the primary dwelling until the accessory structure achieves compliance with the Department of Health by April 1, 2026. If compliance is not met by this date, operations must remain in the primary dwelling.

Planning and Zoning Services

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



Planning and Zoning Services

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

