

**CU-24-3**

Conditional Use Permit

Status: Active

Submitted On: 3/4/2024

**Primary Location**

475 Shearouse Road

Guyton, GA 31312


**Owner**

SHINOGLA CHAZ A AND

CATHERINE

SHEAROUSE RD 475

GUYTON, GA 31312

**Applicant** Catherine Shinogle 757-620-4282 @ katieyeahyeah@yahoo.com 475 Shearouse Road  
Guyton, GA 31312

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## Staff Review

 **Planning Board Meeting Date\***

04/09/2024

 **Board of Commissioner Meeting Date\***

05/07/2024

 **Notification Letter Description \***

a rural business for hair salon.

 **Map #\***

398

 **Parcel #\***

12A

 **Reason for Conditional Use\***

Rural Business

 **Staff Description**

🔒 Commissioner District\*

2nd

🔒 Has Business License been applied for?\*

N/A

🔒 Public Notification Letters Mailed

03/18/2024

🔒 Planning Board Ads

03/20/2024

🔒 Board of Commissioner Ads

04/17/2024

🔒 Request Approved or Denied

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## Applicant Information

Who is applying for the Conditional Use?\*

Property Owner

Applicant / Agent Name\*

Catherine Shinogle

Applicant Email Address\*

Katieyeahyeah@yahoo.com

Applicant Phone Number\*

7576204282

Applicant Mailing Address\*

475 Shearouse Road

Applicant City\*

Guyton

Applicant State\*

GA

Applicant Zip Code\*

31312

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## Property Information

Property Location\*

475 Shearouse Road

Present Zoning of Property\*

AR-2

Map/Parcel Number\*

398-12A

Total Acres of Property\*

2.4

Water Connection\*

Private Water

Sewer Connection\*

Private Septic System

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## Conditional Use Requested

Conditional Use\*

Section 3.15B - Rural Business

Status of Business License?\*

Need to apply

Reason:\*

"She shed" salon in my backyard.

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

The structure doesn't affect any surrounding homes. It is built to match our home. We have ample parking in our driveway and a self maintained easement. One car/client at a time for service. Approximately 3-4 clients a day Wednesday-Saturday.

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## 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.

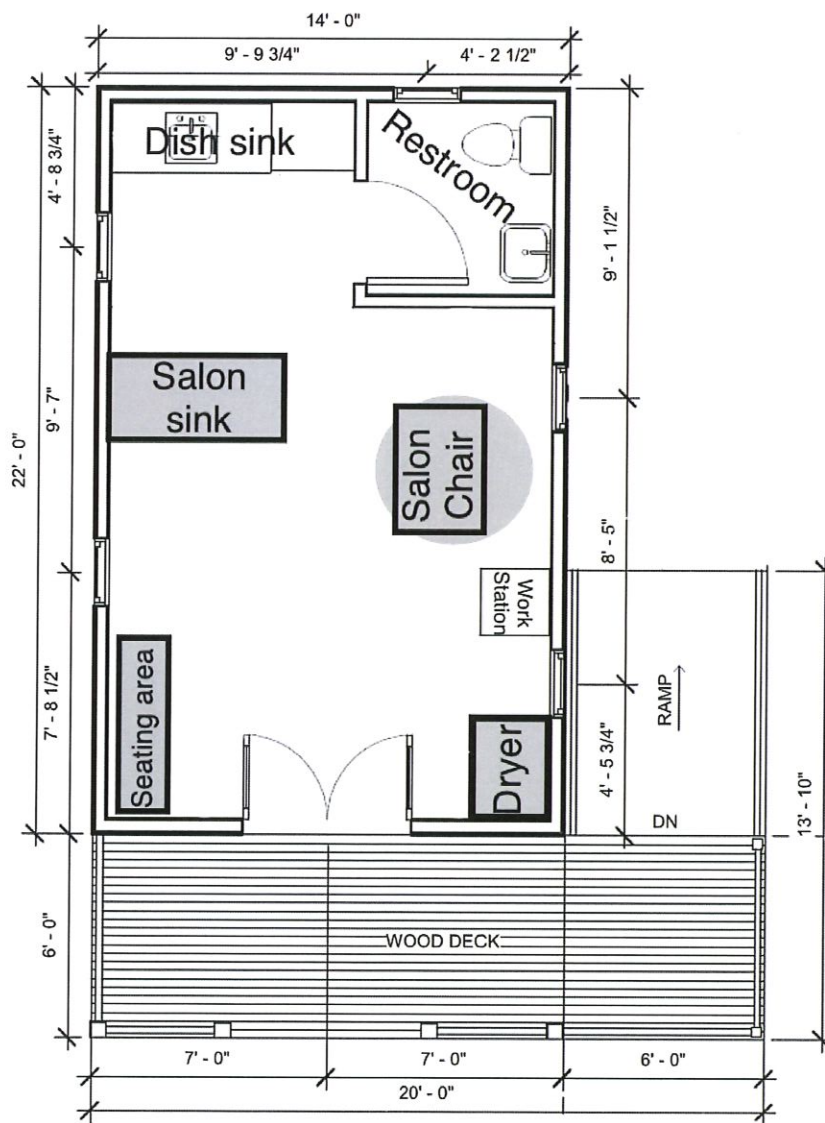
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.  
Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional 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.

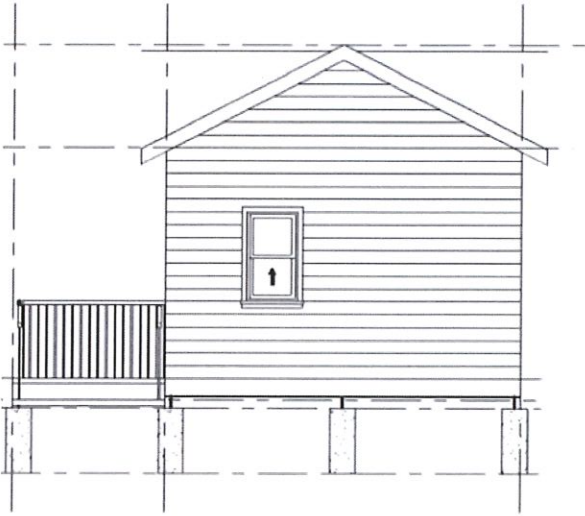
Signature\*

✓ Catherine Shinogle .  
Feb 26, 2024

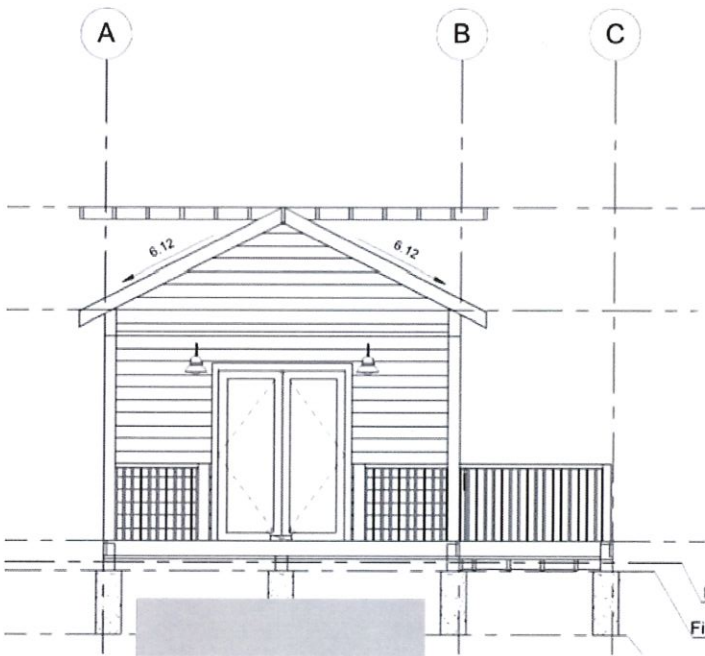
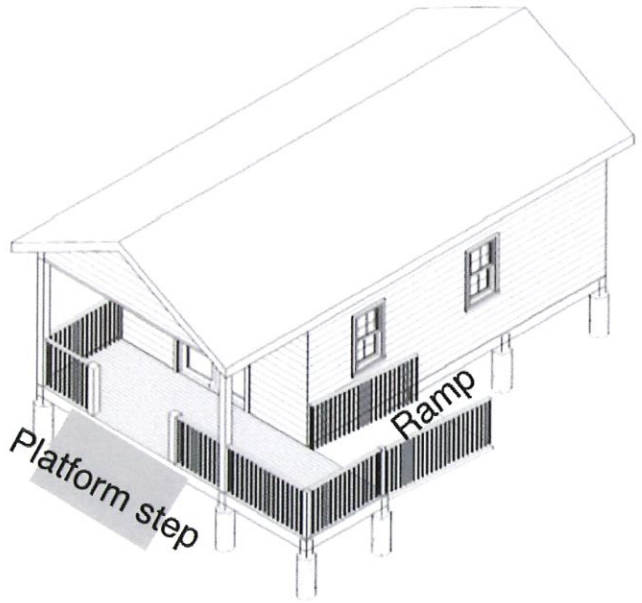


# INTERIOR





# Exterior



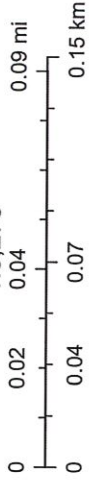
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3/4/2024

- Addresses 
- Tax Parcels 
- Roads 
- Efn\_fin\_cache  Red: Band\_1
- Tax Parcel Labels  Green: Band\_2
-  Blue: Band\_3

1:3,273



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



