



Staff Report

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

Item Description: **Tyler Crews** requests a **conditional use** to allow for a **Residential Business**. Located at 541 Braves Field Drive. **[Map# 273C Parcel# 87]**

Executive Summary/Background

- The request for a Conditional Use Permit is submitted in accordance with Appendix C – Zoning Ordinance, Article III, Section 3.15A – Residential Businesses.
- The applicant seeks approval for a Conditional Use to operate a residential business—specifically, a car detailing service—at their residence. Typical hours of operation are between 9:00 a.m. and 4:00 p.m., generally on Fridays or Saturdays. The business services approximately 4 to 5 vehicles per month at the residence. While the primary business model is mobile and conducted off-site, some customers do drop off vehicles for detailing. All detailing activities take place in the applicant's private driveway or garage. There is no walk-in traffic, exterior signage, or outdoor storage, and no customer parking occurs on the street.
- The business, Luxe 23 Detailing LLC, has been registered with the Georgia Secretary of State since 2023 and holds an active Home Occupational Tax Certificate with Effingham County as of May 28, 2024.
- A code enforcement complaint related to the business has been active since August 13, 2024.
- The applicant met with County staff on September 16, 2024, and affirmed that no more than one vehicle would be present on-site at a time. Staff also advised that a valid county business license must be maintained.
- The subject property is zoned R-1 and comprises a 0.70-acre lot located in the Honey Ridge subdivision.
- According to the Future Land Use Map (FLUM), the parcel is designated to remain Agricultural–Residential.
- First reading approved August 19, 2025; Commissioner Floyd added a condition that there will be no outdoor signage.

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 Business License.
2. The Residential business must adhere to Section 3.29- Offensive color, designs, smoke, noise, etc., of the Effingham County Ordinance.
3. The Residential business must adhere to Article II- Noise Control of the Effingham County Ordinance.
4. The Hours of operation will be Friday and Saturday, 9 a.m.-4 pm.
5. Parking is limited to one customer vehicle at a time per day.
6. Periodic Compliance Reviews.
7. No outdoor signage.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment