

Staff Report

Subject: Variance (Fourth District)
Author: Kimberly Barlett, Community Planner
Department: Development Services
Meeting Date: July 15, 2025

Item Description: **Jessica Hill Rainey** requests a **conditional use** to allow for a **Rural Business**. Located at 2517 Low Ground Road. **[Map# 372A Parcel# 8]**

Executive Summary/Background

- The request for a Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article V – Uses permitted in Districts.
- The applicant requests a conditional use for a Rural Business to have an esthetician business at her home. This building will be separate from the principal dwelling. All business will be by appointment only, with off-street parking for clients.
- The business will be located in a room of an existing shop at 15x30 (450) sqft
- Services will include facials and waxing services. Work hours are between 8 am and 6 pm, Monday through Friday, and possibly one Saturday per month.
- The property is zoned AR-2.
- The Future Land Use Map (FLUM) does have this parcel projected to remain Agricultural – Residential.

Staff Determination

Staff has reviewed the application, and the application is complete with the following conditions:

1. The applicant shall obtain and keep in good standing an Effingham County Business License.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use Application 2. Aerial Photograph 3. Deed