

Staff Report

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

Item Description: **Jared Veal** requests a **conditional use** for a Rural Business to allow for an event venue in AR-1. Located at 2299 Central Ave. **[Map# 297B Parcel# 18]**

Executive Summary/Background

- According to the Effingham County Table of Permitted Uses, event venues and Rural Businesses are conditional uses within the AR-1 zoning district.
- The applicant requests a Rural Business permit to operate an event venue to officiate elopement services to the public at the residence.
- Staff and the applicant met on August 18, 2025, for a Technical Review Committee Meeting. The business intent, well & septic, and the conditional use process were all discussed.
- Per the Effingham County Code of Ordinances. Section 3.15B – Rural Businesses; the following shall be considered:

Intent – Offer an affordable alternative to expensive marriages to the community in a setting that offers the best of what Effingham has to offer by providing an elopement service with photos to remember the special day. Business would be established through a referral base from other matrimonial businesses. The plan is to offer a quick and efficient elopement package with an opportunity for a few photos, all on the exterior of the home, with a guest limit of 8 plus the bride & groom.

Hours/Days of Operation- This service will be offered on weekends and holidays. Services offered during the day and evening between the hours of 10 am and 8 pm.

Structure & Location – the area devoted to the business will be the exterior of the home. Proposed parking can accommodate at least 15 average-sized vehicles with no anticipation for more than one car per guest.

Public Road Frontage – the parcel has frontage onto Central Ave, a county-maintained road.

Acreage – The parcel is .947 acres.

- The Future Land Use Map (FLUM) has this parcel projected as Agricultural-Residential

Staff Determination

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

1. The applicant shall obtain and maintain in good standing an Effingham County Business and Occupation Tax Certificate (Business License).
2. Parking shall be provided on-site; no parking shall be allowed on county-maintained roads or adjacent parcels.
3. No event shall be between the hours of 11:00 p.m. and 9:00 a.m.
4. The maximum capacity of guests per event is limited to eight people.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment