



Staff Report

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

Item Description: **Heather Arnold** requests a **conditional use** to allow for an event venue in AR-2. Located at 416 Exley Loop. **[Map# 451C Parcel# 79]**

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 to allow for an event venue.
- Staff and the applicant met on August 11, 2025, for a Technical Review Committee Meeting. Access, parking requirements, and well & septic, and the conditional use process were all discussed.
- Proposed Days and hours of operation would be 9 a.m.- 6 p.m., on weekends. The building would be approximately 1,200 sqft, with a kitchen area, two bathrooms, an office, and an event space.
- The maximum capacity would be about 75 people. The events would include birthday parties, wedding receptions, and baby showers.
- The parcel is zoned AR-2, a 1.453-acre lot, in the Goshen Hill Farms subdivision.
- Exley Loop is a county-maintained road.
- 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 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. A Site Plan must be approved by the Board of Commissioners.
4. No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of Article II, Noise Control of the Effingham County Ordinance.
5. No event shall be between the hours of 11:00 p.m. and 9:00 a.m.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment