



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Meeting Date: August 19, 2025

Item Description: **Suzette Schmetz** requests a **conditional use** to allow for veterinary services in AR-1. Located on Hwy 17 S. **[Map# 296 Parcel# 46C01]**

Executive Summary/Background

- The request for a Conditional Use Permit is submitted in accordance with Appendix C – Zoning Ordinance, Article IV, Section 4.1A – Permitted Use Table. Veterinary services are classified as a conditional use within the AR-1 zoning district.
- The applicant is seeking approval to relocate an existing business, Guyton Animal Hospital, to the proposed site. The facility will not include boarding services or outdoor kennels. The clinic will occupy approximately 3,200 square feet.
- Proposed hours of operation are Monday through Friday, 8:30 a.m. to 5:30 p.m., and Saturday, 8:30 a.m. to 12:30 p.m.
- The applicant met with County staff on June 30, 2025, to discuss the proposed veterinary clinic and the associated requirement for a Conditional Use Permit.
- The primary entrance to the property will be located on GA Highway 17, with a secondary entrance on Pound Road. A 2' x 8' sign will be installed at the main entrance.
- The property is zoned AR-1 and is a 5.00-acre parcel.
- According to the Future Land Use Map (FLUM), the property is designated for continued Agricultural–Residential use.

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. A Site Plan shall be approved by the Board of Commissioners.
3. Any encroachment onto Ga Hwy 17 shall be permitted through GDOT.
4. Follow all applicable requirements of **Chapter 10 – Animals**.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment