

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: February 4, 2025

Item Description: **Rachel Morgan** requests a **conditional use** for a **Rural Business** to allow for an in-home hair salon, zoned AR-1. Located at 209 Woodland Drive. **[Map# 460D 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 to allow for a Rural Business for a small at-home hair salon.
- Per the Effingham County Table of Permitted Uses a Rural Business is a conditional use within the AR-1 zoning district.
- The applicant has stated that the hours of operation will be 9:00 a.m.–3:00 p.m., with an approximate total number of clients of four (4).
- The Future Land Use Map (FLUM) does have this parcel projected to remain Agricultural – Residential.

Staff Determination

Staff has reviewed the application, and if approved, the Conditional Use will meet the criteria of the current ordinance with the following conditions:

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.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment