

## Staff Report

**Subject:** Conditional Use (Third District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** November 5, 2024

**Item Description:** **Mitchell Donaldson** requests a **conditional use** to remove a conditional use. Located at 344 Standard Lane. **[Map# 366A Parcel# 64]**

### 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 to remove conditions from the Conditional Use currently on the parcel.
- The original Conditional Use was approved at the January 6, 2004, Board of Commissioners meeting. The stipulation placed on the Conditional Use states:  
“Approved with the stipulation that the structure is only used for watchman and not rental unit”
- The applicant would like to remove this stipulation, as a new business tenant would like to lease the building for their commercial business.
- The Future Land Use Map (FLUM) has this parcel projected as Industrial.

### Staff Determination

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

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

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Conditional Use application 2. Aerial photograph 3. Deed