

Staff Report

Subject: Conditional Use (Second District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Frances Ambrose** requests a **conditional use** for a **rural business**, to allow for a dog boarding facility. Located at 2945 Midland Road. **[Map# 373 Parcel# 5A]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a **rural business**, with conditions.

Executive Summary/Background

- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business**. The Rural Business Conditional use requirements include consideration of:
 - Intent – the proposed business will be “Ruff Life Retreat”, a weekend dog boarding facility
 - Structure – the boarding facility will operate out of an existing accessory structure on the property.
 - Square footage – The area devoted to the business is less than 1,000 square feet.
 - Public Road Frontage – the property has frontage on Midland Road
 - Acreage (3 minimum) – the property is 6.27 acres.
- The rural business is proposed to operate, centrally, on a 5-acre parcel, surrounded by family-owned properties.
- A dog boarding facility will help address an underserved need within the community.
- At the May 9, 2023 Planning Board meeting, Alan Zipperer made a motion for approval, with the following conditions:
 1. The business must provide a copy of the approved Department of Agriculture kennel license prior to operation or issuance of business license.
 2. The applicant must obtain an Effingham County Occupational Tax Certificate prior to the start of operation. The business license shall be maintained by annual renewal.
 3. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.
 4. Dogs will at all times be confined by fence or controlled by leash when outside the enclosed kennel area.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. **Approve** the request of a **conditional use** for a **rural business**, with the following conditions:
 1. The business must provide a copy of the approved Department of Agriculture kennel license prior to operation or issuance of business license.
 2. The applicant must obtain an Effingham County Occupational Tax Certificate prior to the start of operation. The business license shall be maintained by annual renewal.
 3. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.
 4. Dogs will at all times be confined by fence or controlled by leash when outside the enclosed kennel area.

2. **Deny** the request of a **conditional use** for a **rural business**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use application

2. Aerial photograph 3. Deed