

Staff Report

Subject: Conditional Use (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Jane Leslie Williams** as Agent for **Blue Sky Acres, Inc.** requests a **conditional use** for a **rural business**, to allow for an equine therapy facility. Located 729 Ardmore Oaky Road. **[Map# 285 Parcel# 5]**

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 “to provide therapeutic equine activities for individuals with social, emotional, mental, or physical challenges, and for children in foster care”.
 - Structure – the business will operate out of existing enclosures, utilizing office space within an existing dwelling.
 - Square footage – The area devoted to the business is less than 1,000 square feet.
 - Public Road Frontage – the property has frontage on Ardmore Oaky Road.
 - Acreage (3 minimum) – the property is 43.165 acres.
- At the May 9, 2023 Planning Board meeting, Ryan Thompson recused himself from this item.
- Peter Higgins made a motion for approval, with the following conditions:
 1. 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.
 2. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.
- The motion was seconded by Alan Zipperer, and carried 4-0.

Alternatives

Approve the request of a **conditional use** for a **rural business**, with the following conditions:

1. 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.
2. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.

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

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services
Attachments: 1. Conditional Use application

FUNDING: N/A
2. Aerial photograph 3. Deed