

## Staff Report

**Subject:** Conditional Use (First District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** October 15, 2024

**Item Description:** **Vertical Bridge c/o Baker Donelson** as agent for **Craig and Toshia Dickerson** requests a **conditional use** to allow for a telecommunication tower in AR-1. Located at 110 Buford Hill Road. **[Map# 302 Parcel# 150A]**

### 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 is requesting a conditional use to allow for a telecommunication tower in AR-1 zoning.
- Per the Effingham County Table of Permitted Uses, Telecommunication Towers are a Conditional Use within the AR-1 zoning.
- The Effingham County Code of Ordinances, **Part II – Official Code, Article V – Telecommunications Regulations, Section 14-133(a)(2)** says:  
*“Monopole towers shall be permitted as a matter of right within highway commercial (B-3) and industrial (I-1) districts, and as a conditional use in general commercial (B-2), agricultural residential (AR-1), and agricultural residential (AR-2) zoning districts.”*
- The application states the proposed facility will be a one hundred ninety-five-foot (195') monopole telecommunication tower with a four-foot (4') lighting rod at its top.
- Based on the National Wetlands Inventory and FEMA layer, there are significant wetlands and Special Flood Hazard Area on the parcel.
- The Future Land Use Map (FLUM) has this parcel projected to be Agricultural – Residential.

### 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. A Site Plan shall be approved by the Board of Commissioners
2. Site Development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and **Chapter 34- Flood Damage Prevention.**
3. All wetland impacts must be approved and permitted by USACE, and the Approved Jurisdictional Determination must be submitted during the site development plan review process.
4. All buffers shall adhere to the Effingham County Code of Ordinances, Section 3.4 – Buffers.

**Department Review:** Development Services

**FUNDING:** N/A

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