

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: July 16, 2024

Item Description: **Luis R. Perdomo** requests a **conditional use** for a **Rural Business** to allow for commercial vehicle parking. Located at 100 Highland Drive. **[Map# 466B Parcel# 10]**

Summary Recommendation

Staff has reviewed the application and recommends **denial** of the request for a **conditional use** for a **Rural Business** to allow for commercial vehicle parking.

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 for a Rural Business to allow commercial vehicle parking at their residence.
- The applicant attended a Technical Review Committee Meeting in March to discuss the Conditional use process, access management, and buffering.
- Staff have received multiple requests for commercial vehicle parking within the AR-1 zoning district. Per the Effingham County Table of Permitted Uses, Commercial Truck Parking is a conditional use within the Light Industrial zoning district.
- At the Planning Board meeting on June 11, 2024, the applicant explained that they have 3 bobtails and two trailers.
- The applicant is willing, per the application, to install a privacy fence to screen the area of the parking.
- Staff are in the process of updating the Home Occupation Ordinance, recognizing that a one-size-fits-all approach does not work for home occupations.
- At the June 11, 2024, Planning Board meeting, Mr. Alan Zipperer made a motion for denial. Mr. Peter Higgins seconded the motion and it carried unanimously.

Alternatives

1. **Approve** the request for a **conditional use** for a **Rural Business** to allow for commercial vehicle parking with the following conditions:
 - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. **Deny** the request for the **conditional use** of a Rural Business to allow commercial vehicle parking.

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment