

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** May 21, 2024

**Item Description:** **Graham Metzger** as agent for **Alec Metzger** requests a **conditional use** for a **Rural Business** for an auto paint & body business. Located at 721 Mock Road. **[Map# 409 Parcel# 4B]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** for a **Rural Business** for an auto paint & body business.

### Executive Summary/Background

- The request for Residential Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business**.
- The applicant requests a conditional use to operate an auto paint & body business from an accessory structure located on the property.
- Per the application, the applicant stated that this use would be like what is existing now for personal repair work on vehicles and farm machinery.
- The drop off and pick-up times for customers will be Monday-Saturday 7am-7pm, and by appointment only.
- The proposed location of the business will be approximately 900' from the adjacent residential neighborhood, the applicant owns the parcel immediately adjacent (409-4A) to the one the business will take place on.
- It is also approximately 400' to 480' from all other property lines and adequately buffered.
- The Future Land Use Map does project this parcel to be agriculture.
- At the April 9, 2024, Planning Board meeting, Mr. Brad Smith made a motion for approval. Mr. Ryan Thompson second the motion and it carried unanimously.

### Alternatives

1. **Approve** the request of a **conditional use** for a **Rural Business** for an auto paint & body business with the following conditions:
  - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
  - Hours of Operation shall be limited to Monday-Saturday 7am to 7pm.
2. **Deny** the request of a **conditional use** to allow for an addition of an abattoir to a proposed butcher shop in **AR-1**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment