

Staff Report

Subject: Conditional Use (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: May 21, 2024

Item Description: **Rayn Poythress** as agent for **Andy Zoller** requests a **conditional use** to allow for an addition of an abattoir to a proposed butcher shop in **AR-1**. Located at 1654 Stillwell-Clyo Road. **[Map# 425 Parcel# 2]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** to allow for an addition of an abattoir to a proposed butcher shop in **AR-1**.

Executive Summary/Background

- The request for Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article VII – Planning Board, **Section 7.1.6 Conditional Uses**.
- The applicant requests a conditional use to allow for the addition of an abattoir to the proposed butcher shop within the AR-1 zoning.
- Per the Effingham County **Table of Permitted Uses**, a Butcher Shop without Abattoir is a permitted use with the AR-1 zoning, however with the Abattoir is a conditional use with the AR-1 zoning.
- The applicant would like to process beef and pork products within Effingham County.
- The 15' buffers provided meet **Section 3.4 - Buffers** of the Effingham County Code of Ordinance, as this parcel is surrounded by AR-1 zoned parcels.
- At the April 9, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval with Staff recommendations. Mr. Brad Smith second the motion and it carried unanimously.

Alternatives

1. **Approve** the request of a **conditional use** to allow for an addition of an abattoir to a proposed butcher shop in **AR-1** with the following conditions:
 - Approval from the Department of Public Health or the Department of Agriculture shall be obtained if applicable.
 - Only 20 animals shall be allowed in the stockade at one time.
 - Hours of Operation shall be limited to Monday – Saturday 8:00am to 5:00pm.
 - An outdoor lighting plan shall be submitted to Development Services for review and approval.
 - A Life Safety plan shall be submitted to the Fire Inspector for review and approval.
 - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
 - A Sketch Plan shall be approved by the Effingham County Board of Commissioners.
 - All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 Buffers**.
 - The requirement set forth in **Appendix C, Article III, Section 3.30.5.2 – Surfacing for all retail sales and services, business services, and professional services** shall be waived.
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. Conditional Use application

2. Aerial photograph 3. Deed