

Staff Report

Subject: Conditional Use (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: September 3, 2024

Item Description: **Greg Coleman** as agent for **Ground Control Development** requests a **conditional use** to allow for commercial truck parking in B-3. Located on US Highway 80. **[Map# 329 Parcel# 36, 37, & 38]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** to allow for commercial truck parking in B-3.

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 commercial truck parking in the B-3 zoning district.
- The applicant has applied for a text amendment for commercial truck parking to be a conditional use within the B-3 zoning district.
- This development will have approximately 938 feet of frontage along U.S. Highway 80 which is a designated Truck Route.
- The parcels are surrounded by AR-1 zoned parcels and will therefore require a 30' undisturbed buffer. Where the buffer has been disturbed, it will need to be replanted based on the Effingham County Code of Ordinances, **Section 3.4 Buffers**.
- The buffer requirement along Highway 80 is a 10' landscaped buffer.
- This conditional use is consistent with the Future Land Use Map (FLUM), as these parcels are projected to remain commercial, are within the commercial corridor character area, and are predominately surrounded by transitional parcels.
- At the June 11, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval with the following added condition:
 - That a 50' planted buffer shall be placed along the property lines that do not front Highway 80, no matter the configuration of the stormwater pond.

Alternatives

1. **Approve** the request for a **conditional use** to allow for commercial truck parking in B-3 with the following conditions:
 - The approval of the Text Amendment for Commercial Truck Parking in the B-3 zoning district shall be approved by the Board of Commissioners.
 - A recombination plat shall be approved and signed by Development Services.
 - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
 - A site plan shall be approved by the Board of Commissioners per the Effingham County Code of Ordinances, **Chapter 14, Article II, Division 2, Section 14-56 – Permits**.
 - All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 – Buffers**.
 - That a 50' planted buffer shall be placed along the property lines that do not front Highway 80, no matter the configuration of the stormwater pond.

2. Deny the request for a **conditional use** to allow for commercial truck parking in B-3.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use application

2. Aerial photograph 3. Deed