

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** August 13, 2024

**Item Description:** **Jorge Lopez** requests a **conditional use** to allow for a **Rural Business** for commercial truck parking in AR-2. Located at 238 Midland Drive. **[Map# 350A Parcel# 18]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** to allow for a **Rural Business** for commercial truck parking in AR-2.

### 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 truck parking in AR-2.
- This is an active Code Enforcement case; getting the Rural Business is a step toward coming into compliance.
- The applicant has stated that 6 trucks will be parked at the residence.
- A Rural Business Conditional Use is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be agricultural/residential.
- At the August 13, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for denial. Mr. Peter Higgins seconded the motion, and it was carried unanimously.

### Alternatives

1. **Approve** the request for a **conditional use** to allow for a **Rural Business** for commercial truck parking in AR-2 with the following conditions:
  - The applicant shall obtain and keep an Effingham County Occupational Tax Certificate (business license) in good standing.
  - Per the Effingham County Code of Ordinances, the area for truck parking may not exceed 1,000 square feet.
  - Access for the Rural Business will only be to Midland Road.
2. **Deny** the request for a **conditional use** to allow for a **Rural Business** for commercial truck parking in AR-2.

**Recommended Alternative: 1**

**Other Alternative: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment