

Staff Report

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

2. Aerial photograph 3. Deed