

Staff Report

Subject: Conditional Use (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: August 6, 2024

Item Description: **Eden Browne** requests a **conditional use** to allow for an **Agritourism Business** in AR-1. Located at 450 Josiah Morgan Road. **[Map# 361 Parcel# 1G]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** to allow for an **Agritourism Business** in AR-1.

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 an Agritourism Business located at 450 Josiah Morgan Road.
- This parcel is currently zoned AR-1 and is surrounded by AR-1 zoned parcels.
- The applicant attended a Technical Review Committee Meeting in March of 2024 to discuss the Conditional use process, Agritourism, access management, and buffers.
- A site plan and business narrative have been provided per the Effingham County Code of Ordinance, **Part II- Official Code, Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.1.2.13 – Agritourism Business.**
- Josiah Morgan Road is a County maintained dirt road, per the Effingham County Agritourism Ordinance, the applicant will provide parking on the property and no parking will be along the side of any public roads.
- The applicant is currently an Apiarist or Beekeeper and is expanding that business to include an extraction room for extracting the honey, a “honey house” for selling beekeeping supplies, honey and gifts.
- At the July 9, 2024, Planning Board meeting, Mr. Peter Higgins made a motion for approval. Mr. Brad Smith seconded the motion and it carried unanimously.

Alternatives

1. **Approve** the request for a **conditional use** to allow for an **Agritourism Business** in AR-1 with the following conditions:
 - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
2. **Deny** the request for a **conditional use** to allow for an **Agritourism Business** in AR-1.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services
Attachments: 1. Conditional Use application

FUNDING: N/A
2. Aerial photograph 3. Deed