

Staff Report

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

Item Description: **David Westberry** requests a **conditional use** to allow for an **Agritourism Business** in AR-1. Located at 584 Laurel Hill Road. **[Map# 404 Parcel# 17]**

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 584 Laurel Hill 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 April 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.**
- Laurel Hill Road is a County Maintained Road, and based on the Agritourism ordinance the applicant is providing on-parking. No parking will be allowed on Laurel Hill Road.
- Mr. Westberry is proposing to have a U-Pick Blueberry business with a future market stand. The business narrative provided explains that the current operation will use 2 to 2.5 acres for the blueberries, with expansion possibilities to 3 to 4 acres.
- The business will also include strawberries and blackberries when in season.
- Hours of Operation will be Friday – Sunday 9am to 5pm.
- At the July 9, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval. Mr. Peter Higgins 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).
 - No parking along Laurel Hill Road.
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

FUNDING: N/A

Attachments: 1. Conditional Use application

2. Aerial photograph 3. Deed