

Subject: Conditional Use (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: June 11, 2024

Item Description: **Luis R. Perdomo** requests a **conditional use** for a **Rural Business** to allow for commercial vehicle parking. Located at 100 Highland Drive. **[Map# 466B Parcel# 10]**

Summary Recommendation

Staff has reviewed the application and recommends **denial** of the request for a **conditional use** for a **Rural Business** to allow for commercial vehicle parking.

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 for a Rural Business to allow for commercial vehicle parking at their residence.
- The applicant attended a Technical Review Committee Meeting in March to discuss the Conditional use process, access management, and buffering.
- Staff have received multiple requests for commercial vehicle parking within the AR-1 zoning district. Per the Effingham County Table of Permitted Uses, Commercial Truck Parking is a conditional use within the Light Industrial zoning district.
- The applicant is willing, per the application, to install a privacy fence to screen the truck parking.
- Staff suggests denying the conditional use for a Rural Business, but to approve a variance for truck parking within the AR-1 zoning district with the following conditions:
 - A privacy fence shall be installed to screen the truck parking area
 - Only 1 truck shall be allowed to be parked at the dwelling.
 - The hours of operation shall be 6am – 7pm.

Alternatives

1. **Approve** the request for a **conditional use** for a **Rural Business** to allow for commercial vehicle parking 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** for a **Rural Business** to allow for commercial vehicle parking, but approving a Variance for commercial truck parking located at 100 Highland Drive with the following conditions:
 - A privacy fence shall be installed to screen the truck parking area
 - Only 1 truck shall be allowed to be parked at the dwelling.
 - The hours of operation shall be 6am – 7pm.
3. **Deny** the request for the **conditional use** for a **Rural Business** to allow for commercial vehicle parking.

Recommended Alternative: 2

Other Alternatives: 1 or 3

Department Review: Development Services

FUNDING: N/A

Attachments:

1. Conditional Use application

2. Aerial photograph

3. Deed