

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendments  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** December 3, 2024

**Item Description:** **Charles Westerfield** requests a **conditional use** to allow for a **Residential Business** for a floral business. Located at 100 Coldbrook Circle, zoned AR-1. **[Map# 435E Parcel# 41]**

### 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 to allow for a Residential Business for a floral business.
- The parcel is approximately .69 acres and is located at the corner of Goshen Road and Coldbrook Circle.
- On November 18, 2024, Staff and the applicant met for a Technical Review Committee meeting. The Rural Business process, business license, the floral business, and parking were discussed.
- The applicant explained that there would be a minimal number of customers coming to the location, and it would be for only floral consultations.
- Parking is already provided with the current driveway.
- The business will occur within the residence, and no outside structures will be utilized.

### Staff Determination

Staff has reviewed the application, and if approved, the Conditional Use will meet the criteria of the current ordinance with the following conditions:

1. The applicant shall obtain and keep an Effingham County Occupational Tax Certificate (business license) in good standing.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment