

Staff Report

Subject: Variance (Second District)
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. Conditional Use Application 2. Aerial Photograph 3. Deed