

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: March 18, 2025

Item Description: **Kayden Gower** requests a **conditional use** to allow for a **Rural Business** for a kennel and dog training facility. Located at 322 Satinwood Road, zoned AR-1. **[Map# 271 Parcel# 14]**

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 Rural Business for a kennel and dog training facility.
- The parcel is approximately 18.20 acres, located at 322 Satinwood Road.
- According to the Effingham County Table of Permitted Uses, Animal Services—non-veterinarians and Rural Businesses are conditional uses within the AR-1 zoning district.
- Per the Effingham County Code of Ordinances. Section 3.15B – Rural Businesses; the following shall be considered:
 - Intent – the proposed business will be a dog training facility and kennel.
 - Structure & Location – the area devoted to the business shall not exceed 1,000 square feet.
 - Public Road Frontage – the parcel has frontage onto Satinwood Drive, a county-maintained road.
 - Acreage – A rural Business shall have a minimum of 3 acres; this parcel is 18.20 acres.
- The Future Land Use Map (FLUM) has this parcel projected as Agricultural-Residential

Staff Determination

Staff has reviewed the application, and the application is complete with the following conditions:

1. The applicant shall obtain and keep an Effingham County Occupational Tax Certificate (business license) in good standing.
2. The applicant shall obtain the required State License from the Department of Agriculture.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment