

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: February 20, 2024

Item Description: Eric Smith requests a **conditional use** for a **rural business**. Located at 445 Golden Drive. [Map# 450A Parcel# 56]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** for a **rural business**.

Executive Summary/Background

- The request for Residential Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business**.
- The applicant requests a conditional use to operate a RV remodeling business.
- The property is currently zoned AR-1 and Golden Drive is a County maintained road.
- Applicant is working through the conditional use process to come into compliance, as this is an on-going Code Enforcement investigation.
- At the January 10, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval with the following added conditions:
 - A maximum number of 5 campers is allowed on the property at a time.
 - A 7ft privacy fence around the area where the rural business will take place.
 - Only interior maintenance may be performed on the campers/RV, no automotive or paint repair.
- Mr. Peter Higgins second the motion and it carried unanimously.
- At the February 6, 2024, Board of Commissioners meeting, the condition was added that the area the business would be conducted behind the home, and not encroach into the front yard.

Alternatives

1. **Approve** the request of a **conditional use** for a **rural business** with the following conditions:
 - The applicant shall provide proof of residence.
 - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
 - A maximum number of 5 campers is allowed on the property at a time.
 - A 7ft privacy fence around the area where the rural business will take place.
 - Only interior maintenance may be performed on the campers/RV, no automotive or paint repair.
 - The business will be conducted behind the home and not encroach into the front yard.
2. **Deny** the request of a **conditional use** for a **rural business**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment