

## Staff Report

**Subject:** Conditional Use (Second District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** February 6, 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.

### 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.
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. Conditional Use application

2. Aerial photograph 3. Deed