

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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. Zoning Map Amendment