

## Staff Report

**Subject:** Variance (Fourth District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** May 20, 2025

**Item Description:** **Christopher Lewis** requests a **conditional use** to allow for a **Rural Business**. Located at 1536 Blue Jay Road. **[Map# 415 Parcel# 12]**

### 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 for a Rural Business to have an office for two employees on the property. This building will be separate from the principal dwelling.
- The parcel is zoned AR-1 and meets all the requirements set forth in the Effingham County Code of Ordinance, Section 3.15B Rural Business.
- One of the specific uses called out as permitted as a rural business in the code of ordinance is offices.
- The Future Land Use Map (FLUM) does have this parcel projected to remain 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 in good standing an Effingham County Business License.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Conditional Use Application 2. Aerial Photograph 3. Deed