

## Staff Report

**Subject:** Conditional Use  
**Author:** Elizabeth Sapp Land Use Planning Analyst  
**Department:** Development Services  
**Meeting Date:** May 6, 2025

**Item Description:** Ray Webb request approval for a **conditional use** to “Establish a Company Equipment Yard” Located on 1410 Little McCall Road [Map# 346 Parcel# 15]

### Executive Summary/Background

- The request for approval for a **conditional use** is a requirement of Section 3.15B – Rural Business.
- *"Rural business" means an occupation or profession which is conducted either entirely or partially within a dwelling, which is carried on by a principal practitioner who at all times maintains said dwelling as his or her permanent residence, and which employs no more than one employee who does not reside therein. Rural businesses are permitted as a conditional use only in Agricultural Residential (AR-1 and AR-2) districts.*
- This property is zoned AR-1 and partially located within a wetland.
- This property is approximately 19.703 acres and is surrounded by additional AR-1 properties.
- The applicant is requesting approval for a conditional use to allow a rural business and establish a company equipment yard.
- Applicant is aware that approval must be granted prior to any disturbance of the wetlands.

### Determination

Staff has reviewed the application, and the application is complete

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments :** 1. Conditional Use Permit 2.. Aerial Photograph