

Staff Report

Subject: Conditional Use (Fourth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: January 16, 2023

Item Description: **Craig Johnson** requests a **conditional use** for a **private and public event venue in AR-1**. Located at 1625 Stillwell Road. **Map# 424B Parcel# 10** in the **Fourth District**.

Summary Recommendation

Staff and Planning Board have reviewed the application, and recommend **approval** of the request for a **conditional use** for a **private and public event venue in AR-1**.

Executive Summary/Background

- The request for private and public event venue Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article V – Uses permitted in Districts, **Section 5.1.2.10 – Private and public events venue**.
- The applicant requests the conditional use to have a wedding venue and hold private functions.
- This parcel is zoned AR-1 and is 15.07 acres located on Stillwell Road.
- Staff and the applicant met on October 16, 2023 for a Technical Review Committee Meeting. Access, buffers, well & septic, parking, and the conditional use process were all discussed.
- Per the Effingham County Code of Ordinances, the following are the general operating regulations for a public and private event venue in AR-1:
 - (a) *No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of [Chapter 30], Article II, Noise Control.*
 - (b) *No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.*
 - (c) *Camping on site by persons attending an event is permitted; provided that no on site camping shall be permitted more than two days prior or two days after an event.*
 - (d) *Handicapped access shall be provided to activities that are open to the public.*
 - (e) *Events and activities shall be accessible to emergency and service vehicles.*
 - (f) *Adequate toilet facilities and trash receptacles shall be provided for all events.*
 - (g) *The burden of preserving order during the concert or special event is upon the permittee.*
- The applicant is working with the Building Official and Fire Inspector and has submitted an updated building permit for the event venue to ensure that the building complies with all applicable International Building and Fire Codes.
- At the December 12, 2023 Planning Board meeting Mr. Brad Smith made a motion for approval with staff recommendations. Mr. Peter Higgins second the motion, it carried unanimously.

Alternatives

1. **Approve** the request of a **conditional use** for a **private and public event venue in AR-1** with the following conditions:
 - Come into compliance with the International Building Code within 90 days.
 - Submit a Sketch Plan to EOM for engineering review
 - Adhere to the Effingham County Code of Ordinances, **Section 3.4 Buffers**.
2. **Deny** the request of a **conditional use** for a **private and public event venue in AR-1**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services
Attachments: 1. Conditional Use application

FUNDING: N/A
2. Aerial photograph 3. Deed