

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** January 16, 2023

**Item Description:** **David Clough** requests a **conditional use** for an **Agritourism Business**. Located at 3285 GA Hwy 119 North. **Map# 407 Parcel# 15A** in the **Third District**.

### Summary Recommendation

Staff and Planning Board have reviewed the application, and recommend **approval** of the request for a **conditional use** for a **Agritourism Business**.

### Executive Summary/Background

- The request for Residential Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, **Section 5.1.2.13 - Agritourism Business**.
- The applicant requests the conditional use of Agritourism Business to open a plant nursery business. Garden/Nursery Tours are a permitted use within Agritourism Business.
- This parcel is zoned AR-1, is a total of 5.01 acres and has frontage on Highway 119 N.
- The applicant has provided the required concept plan and narrative. Including projected growth to expand the nursery to 3-4 acres.
- Required buffers between Agricultural Residentially zoned parcels is 15 feet.
- At the December 12, 2023 Planning Board meeting, Mr. Alan Zipperer made a motion for approval with Staff recommendations. Mr. Peter Higgins second the motion and it carried unanimously.

### Alternatives

1. **Approve** the request of a **conditional use** for an **Agritourism Business** with the following conditions:
  - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
  - Signs need to be posted on the property that there will be no parking along the Right-of-Way of Highway 119.
2. **Deny** the request of a **conditional use** for a **Agritourism Business**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment