

**Subject:** Conditional Use (Third District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** July 9, 2024

**Item Description:** David Westberry requests a **conditional use** to allow for an **Agritourism Business** in AR-1. Located at 584 Laurel Hill Road. **[Map# 404 Parcel# 17]**

**Summary Recommendation**

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** to allow for an **Agritourism Business** in AR-1.

**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 an Agritourism Business located at 584 Laurel Hill Road.
- This parcel is currently zoned AR-1 and is surrounded by AR-1 zoned parcels.
- The applicant attended a Technical Review Committee Meeting in April of 2024 to discuss the Conditional use process, Agritourism, access management, and buffers.
- A site plan and business narrative have been provided per the Effingham County Code of Ordinance, **Part II- Official Code, Appendix C – Zoning Ordinance, Article V – Uses Permitted in Districts, Section 5.1.2.13 – Agritourism Business.**
- Laurel Hill Road is a County Maintained Road, and based on the Agritourism ordinance the applicant is providing on-parking. No parking will be allowed on Laurel Hill Road.
- Mr. Westberry is proposing to have a U-Pick Blueberry business with a future market stand. The business narrative provided explains that the current operation will use 2 to 2.5 acres for the blueberries, with expansion possibilities to 3 to 4 acres.
- The business will also include strawberries and blackberries when in season.
- Hours of Operation will be Friday – Sunday 9am to 5pm.

**Alternatives**

1. **Approve** the request for a **conditional use** to allow for an **Agritourism Business** in AR-1 with the following conditions:
  - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
  - No parking along Laurel Hill Road.
  
2. **Deny** the request for a **conditional use** to allow for an **Agritourism Business** in AR-1.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Conditional Use application

2. Aerial photograph 3. Deed