

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

Item Description: Max Lowry requests a **conditional use** to allow for a Rural Business for batting/catching lessons in AR-1. Located at 400 Earl Lain Road. **[Map# 435 Parcel# 20]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** to allow for a Rural Business for batting/catching lessons 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 is requesting a conditional use to allow for batting/catching lessons in an AR-1 zoning.
- The accessory structure where the batting/catching lessons will take place is a total of 600 square feet and the permit for that building was completed in November of 2023.
- The parcel has approximately 287.44 feet of road frontage along Earl Lain Road.
- This conditional use is consistent with the Future Land Use Map (FLUM), as these parcels are projected to be agriculture/residential.

Alternatives

1. **Approve** the request for a **conditional use** to allow for a Rural Business for batting/catching lessons in AR-1 with the following conditions:
 - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
 - Per the Effingham County Code of Ordinances, **Part II, Appendix C, Article III, 3.15B – Rural Businesses**: Parking for customers/clients must be provided on site and the location of the parking approved by the Zoning Administrator.
 - Per the Effingham County Code of Ordinances, **Part II, Appendix C, Article III, 3.15B – Rural Businesses**: Days and Hours of operation requiring access by the public, customers and/or clients shall be Monday through Saturday, daylight hours only.

2. **Deny** the request for a **conditional use** to allow for a Rural Business for batting/catching lessons 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