

## Staff Report

**Subject:** Conditional Use (Third District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** June 4, 2024

**Item Description:** **Scott Thompson** as agent for **Coastal Water Utilities LLC** requests a **conditional use** to allow for outdoor screened storage in **B-2**. Located at 550 Highway 17 South. **[Map# 295 Parcel# 17]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **conditional use** to allow for outdoor screened storage in **B-2**.

### 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 outdoor screened storage in B-2 zoning for dumpsters and portable restroom rentals.
- Per the Effingham County Table of Permitted Uses, screened storage is a conditional use within the B-2 zoning district.
- The applicant was recently approved for a rural business at the January 16, 2024, Board of Commissioners meeting, this rural business was for the dumpster and portable restroom rental at the applicant's residents.
- This conditional use will replace the Rural Business, as the applicant has stated that the business will relocate from their residence to this commercial property.
- The parcel has approximately 250 feet of road frontage along Highway 17 South.
- This parcel is surrounded by Agriculture/Residential zoned properties.
- This conditional use is consistent with the Future Land Use Map (FLUM), as this parcel is projected to remain commercial.
- At the May 14, 2024, Planning Board Meeting, Mr. Alan Zipperer made a motion for approval. Mr. Ryan Thompson second the motion and it carried unanimously.

### Alternatives

1. **Approve** the request for a **conditional use** to allow for outdoor screened storage in **B-2** with the following conditions:
  - The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).
  - A Site Plan shall be submitted and approved by the Board of Commissioners.
  - All buffers shall adhere to the Effingham County Code of Ordinances, **Section 3.4 – Buffers**.
2. **Deny** the request for a **conditional use** to allow for outdoor screened storage in **B-2**.

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:** 1. Conditional Use application

**Other Alternatives:** 2

**FUNDING:** N/A

2. Aerial photograph 3. Deed