

Staff Report

Subject: Conditional Use (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: April 5, 2022
Item Description: **Katie McGrory Brown** requests a **conditional use** for a **rural business** to offer equine therapy to clients. Located at 716 Floyd Avenue, zoned **AR-1**. **Map# 296 Parcel# 27**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a **rural business**, with conditions.

Executive Summary/Background

- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business**. The Rural Business Conditional use requirements include consideration of:
 - Intent – Therapy conducted from an in-home office is an activity which will have little to no impact to surrounding residences. Equine therapy is suitable to the AR-1 zoning of the property. The applicant already has horses on site.
 - Structure – the therapy business will operate out of the existing dwelling. The interaction with horses will take place on the exterior portion of the property.
 - Square Footage – 700 square feet of dedicated in-dwelling space, 1100 square feet for equine use.
 - Public Road Frontage – the property has frontage on Floyd Avenue.
 - Acreage (3 minimum) – the property is 7.8 acres.
- The nature of the business will be therapy from an in-home office, and equine therapy.
- The applicant is an established therapist within Effingham County.
- At the March 21 Planning Board meeting, Peter Higgins made a motion to **approve** the request for a **conditional use** for a **rural business**, with the following conditions:
 1. The applicant must obtain an Effingham County Occupational Tax Certificate prior to the start of operation. The business license shall be maintained by annual renewal.
 2. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.
 3. Total indoor and outdoor area dedicated to equine therapy may not exceed 1,000 square feet.
 4. Applicant shall meet all building permit requirements for the renovation/construction of accessory structures for use in the business.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. **Approve** the **conditional use** for a **rural business**, with the following conditions:
 1. The applicant must obtain an Effingham County Occupational Tax Certificate prior to the start of operation. The business license shall be maintained by annual renewal.
 2. The business shall conform, at all times, to rural business standards as outlined in Section 3.15B.
 3. Total indoor and outdoor area dedicated to equine therapy may not exceed 1,000 square feet.
 4. Applicant shall meet all building permit requirements for the renovation/construction of accessory structures for use in the business.
2. **Deny** the **conditional use** for a **rural business**.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Conditional Use application

Other Alternatives: 2

FUNDING: N/A

2. Aerial photograph

3. Deed