

Staff Report

Subject: Conditional Use (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: April 5, 2022
Item Description: **Shelley McCraw** requests a **conditional use** for a **rural business**. Located at 238 Griffin Lake Road, zoned **AR-1**. **Map# 234 Parcel# 7**

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 – the proposed business will provide “Mommy & Me” style development and enrichment classes for accompanied young children. There will be 10-15 children per one-hour class, which will meet 2-3 classes per week. As presented, this business would have little to no impact on surrounding properties.
 - Structure – the business will operate out of the existing dwelling, there is a proposed plan to relocate activity to an existing accessory structure which will be renovated for the purpose.
 - Square footage – Neither the area devoted to the business while in the home, nor the entirety of the accessory structure exceed 1,000 square feet.
 - Public Road Frontage – the property has frontage on Griffin Lake Road.
 - Acreage (3 minimum) – the property is 3 acres.
- 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. 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** request for a **conditional use** for a **rural business**, with 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. Applicant shall meet all building permit requirements for the renovation/construction of accessory structures for use in the business.
2. **Deny** the request a **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