

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR CONDITIONAL USE

Conditional Use Application: CU-26-14

Applicant: James Carlson

Owner: Carlsons Springfield Holdings LLC

Parcel ID: 318-29

Commission District: District 3

Acreage: 34.18 ± Acres

Location: 1501 Old Tusculum Road

APPROVAL OF A CONDITIONAL USE PURSUANT TO THE EFFINGHAM COUNTY ZONING ORDINANCE

BE IT ORDERED by the **Board of Commissioners of Effingham County, Georgia (hereinafter referred to as the “Board of Commissioners”)**, in regular meeting assembled and pursuant to the authority granted by the laws of the State of Georgia and the Effingham County Zoning Ordinance, that the following decision is hereby rendered:

Application

An application was submitted by James Carlson requesting approval of a Conditional Use to develop a campus-style property including a private micro-school, agritourism activities, adult education services, event venue, and associated agricultural and residential uses within the AR-1 zoning district on a ±34.18-acre parcel identified as Tax Parcel 318-29, located at 1501 Old Tusculum Road in Commission District 3.

Public Hearings and Notice

Notice of the required public hearings was published in the **Effingham County Herald**, the official legal organ of Effingham County, in accordance with the **Georgia Zoning Procedures Law (O.C.G.A. §36-66-1 et seq.)**.

A public hearing was conducted **on May 5, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **April 1, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this conditional use request:

1. The applicant requested approval of a Conditional Use to develop a campus-style property incorporating educational, agricultural, and community-oriented uses on a ±34.18 -acre parcel identified as Tax Parcel 318-29, located in Commission District 3.
2. The subject property is zoned AR-1 (Agricultural–Residential), and pursuant to Section 4.1A of the Effingham County Code of Ordinances, uses including a private school, event venue, agritourism activities, and adult education services require Conditional Use approval within this zoning district.
3. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
4. A public hearing was conducted before the Board of Commissioners.
5. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing. The Board of Commissioners finds that the proposed Conditional Use is compatible with surrounding rural residential and agricultural land uses, will maintain a low intensity of development, and is consistent with the intent of the AR-1 zoning district and the Comprehensive Plan.

Conditional Use Approval

The Board of Commissioners hereby approves the Conditional Use to develop a campus-style property including a private micro-school, agritourism activities, adult education services, limited event use, and associated agricultural uses on the subject property (Tax Parcel 318-29), located in Commission District 3.

Conditions of Approval

This Conditional Use is approved subject to the following stipulations:

- 1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained** and kept in good standing.
- 2. **Parking Requirements**
All parking shall be provided **on-site**. No parking shall be permitted within the public right-of-way. Parking areas shall be designed to comply with all parking requirements for each use on the property
- 3. **Any additional encroachments on Old Tusculum Road must be approved by the county Engineer.**
- 4. **All applicable zoning and development standards must be met**, including but not limited to setbacks, access requirements, and any departmental review standards.
- 5. **The Conditional Use approval applies only to the business as described in the application.** Any expansion of the business, addition of employees, or significant increase in customer traffic may require additional review and approval by Effingham County.
- 6. Exterior amplified sound shall not be permitted after 10:00 p.m.
- 7. Vegetative sound barriers shall be installed along the eastern boundary of the event venue.
- 8. The elementary school shall be subdivided into a separate parcel.
- 9. Alcohol shall not be provided to the general public. Any alcohol service shall be limited to private, scheduled events and provided exclusively through properly licensed and insured vendors.

Effective Date

This ordinance shall become effective upon the date of adoption below.

SO ORDERED AND ADJUDGED this _____ day of _____, 2026

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK