



CU-25-3

Conditional Use

Permit

Status: Active

Submitted On: 1/29/2025

Primary Location

823 Ebenezer Road

Rincon, GA 31326

Owner

GDA Developers LLC

805 Nease Rd GUYTON, GA

31312

Applicant

 Geoffrey Waldhour

 912-675-3614

 waldhourconstruction@gmail.com

 805 Nease Rd

Guyton, GA 31312

Staff Review

 Board of Commissioner Meeting Date*

06/17/2025

 Notification Letter Description*

To allow for a Daycare in R-3.

 Property Location*

823 Ebenezer Road

 Map #*

446

 Parcel #*

35

 Commissioner District*

5th

 Has Business License been applied for?*

No

 Public Notification Letters Mailed

05/19/2025

 Board of Commissioner Ads

05/28/2025

 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Geoffrey Waldhour

Applicant Email Address*

Waldhourconstruction@gmail.com

Applicant Phone Number*

(912) 675-3614

Applicant Mailing Address*

805 Nease Rd

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

823 Ebenezer Rd

Present Zoning of Property*

R-3

Map/Parcel Number*

04460035

Total Acres of Property*

1

Water Connection*

Public Water System

Name of Supplier*

Springfield

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Other

Need to apply

Detailed Description of Type of Business*

Daycare facility for 60 children, ages 0 - 4

Reason:*

Wanting to utilize a piece of property we currently own along with its current zoning, we feel a project such as this will be better suited for the area than the previous approved townhomes.

How does request meet criteria of Section 7.1.6 (see Attachment C):

A daycare facility will have little to no adverse affects to the economic value or physical appearance of the area. The site layout will not affect required buffers. We also feel this type of project will have less of an impact on the community than the previous townhome project.

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

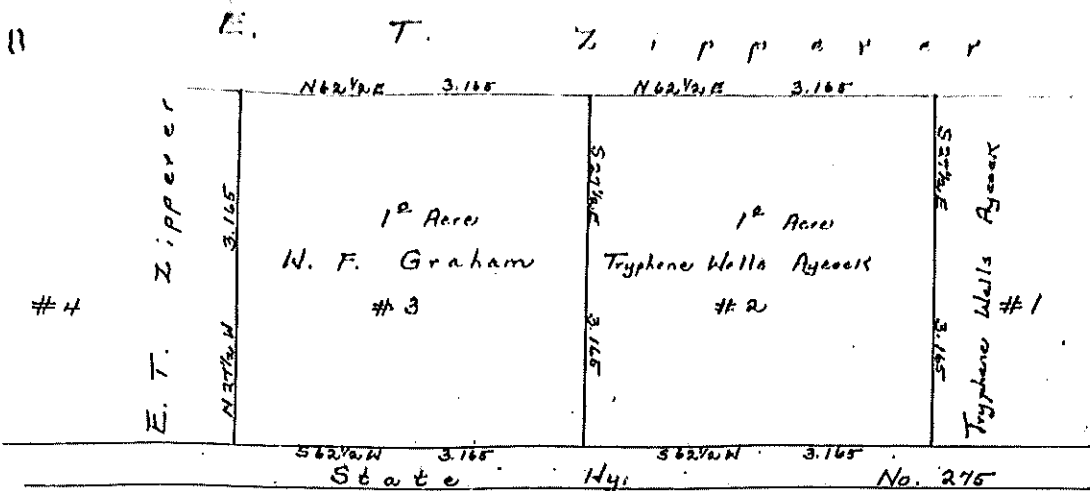
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

✓ Geoffrey N Waldhour
Jan 28, 2025



State of Ga.

Effingham Co.

Plat of

One acre of land in 9th G. M. District
Surveyed and plat drawn for W. F.
Graham by direction of E. T. Zipperer.

Scale 1 ch. per inch. Feb. 5, 1958.

[Signature] Co. Sec.

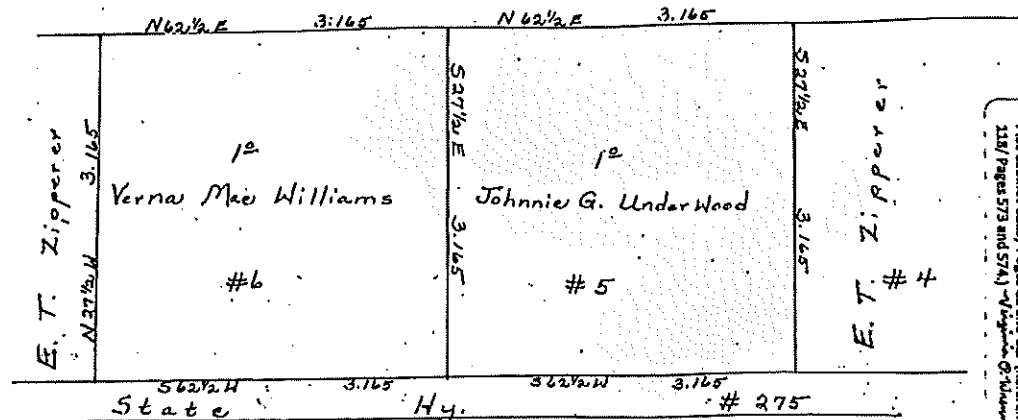
Plat of

One acre of land in 9th G. M.
District Surveyed and plat drawn
for Tryphene Walls Aycock by
direction of E. T. Zipperer. Feb. 5, 1958.

Scale 1 ch. per inch. *[Signature]* Co. Sec.

E. T. Zipperer

E. T. Zipperer



State of Ga.

Effingham Co.

Plat of

One acre of land in 9th G. M.
District surveyed and plat drawn
for Verna Mae Williams by
direction of E. T. Zipperer.
Scale 1 ch. per inch

Completed Dec. 19, 1958.

[Signature] Co. Sec.

Plat of

One acre of land in 9th G. M.
District surveyed and plat drawn
for Johnnie G. Underwood.
Scale 1 ch. per inch

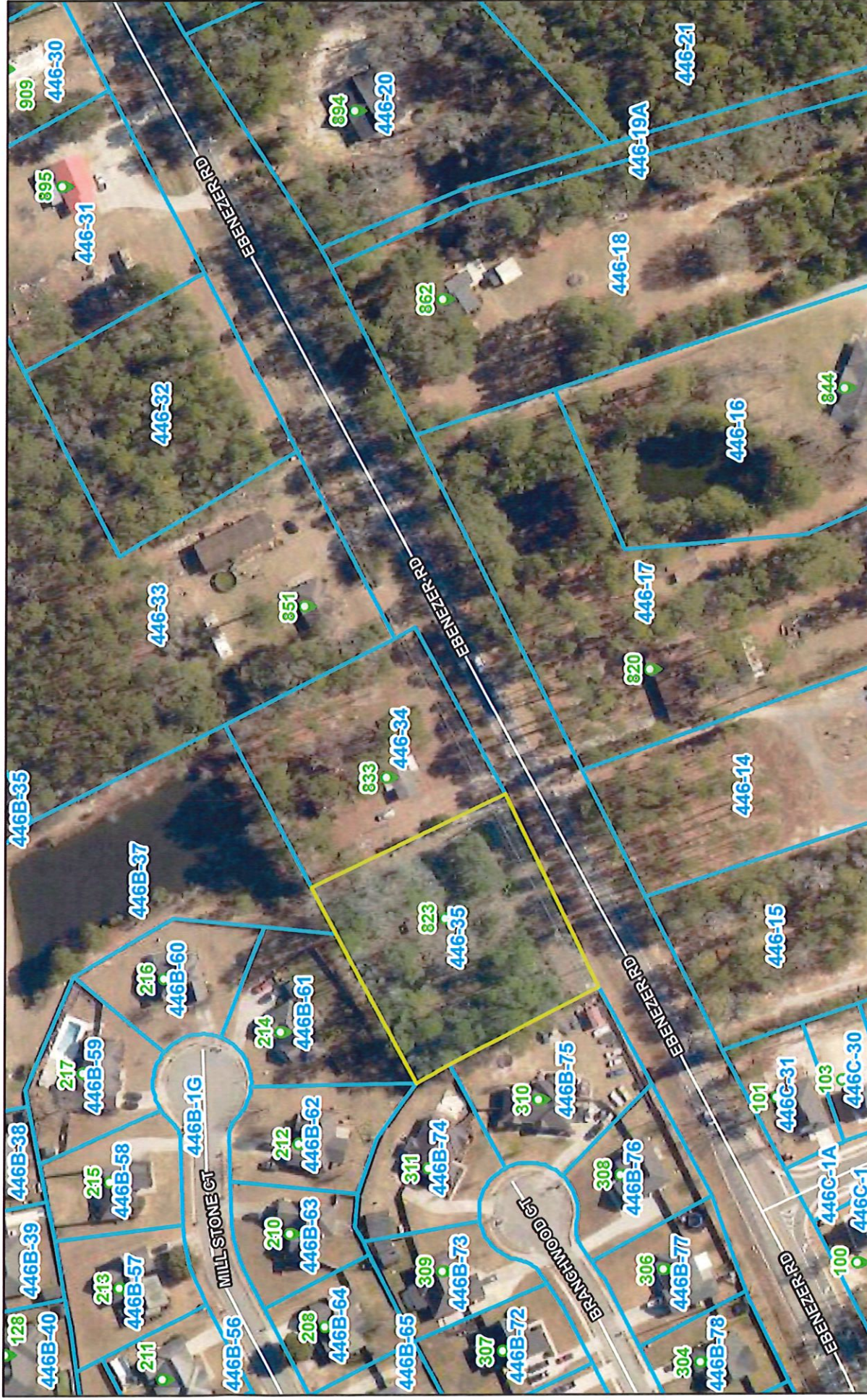
Completed Dec. 15, 1958.

[Signature] Co. Sec.

July 21, 2021
 For individual plats for Verna Mae Williams and Johnnie G.
 Underwood taken from Superior Record Book "7" / Pg. 2, see
 Plat Cabinet (C29) Pages C1 and C2. (Reference Deed BK
 118/ Pages 573 and 574) - V. Williams, Deputy Clerk

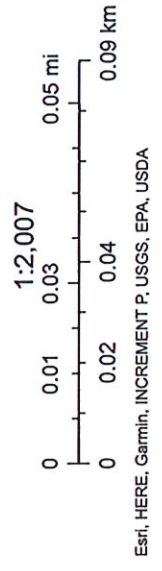
CLERK'S NOTE

446-35



5/19/2025

- Addresses
- Parcels
- Roads
- Citations



1/19/2025

 Addresses  Parcels  AR-2  R-3  B-3

Roads  Zoning  R-2  R-6 Citations

AR-1

0 0.01 0.02 0.03 0.04 0.05 mi
0 0.02 0.04 0.09 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA