



CU-25-10

Conditional Use Permit

Status: Active

Submitted On: 5/23/2025



Primary Location

1383 George Hurst Road
Guyton, GA 31312

Owner

VALIM GILVAN E
1381 GEORGE HURST ROAD
GUYTON, GA 31312

Applicant

 Gilvan Valim
 912-547-0698
 valimconstructionllc@gmail.com
1383 George Hurst Rd, Guyton, GA
31312, USA
 Guyton, GA 31312

Staff Review

Board of Commissioner Meeting Date*

06/17/2025

Notification Letter Description*

Agritourism business

Property Location*

1383 George Hurst Road

Map #*

223

Parcel #*

8

Commissioner District*

3rd

Has Business License been applied for?*

Yes

Public Notification Letters Mailed

05/26/2025

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*

Gilvan and Shannon Valim

Applicant Email Address*

Valimconstructionllc@gmail.com

Applicant Phone Number*

912-547-0698

Applicant Mailing Address*

1383 George Hurst Road

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

1383 George Hurst Road

Present Zoning of Property*

AR-1

Map/Parcel Number*

223-8

Total Acres of Property*

30.00

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Agritourism

Need to apply

Reason:*

I am converting my business to Agritourism

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

We would like to be open to the public as a full business under Agritourism

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.

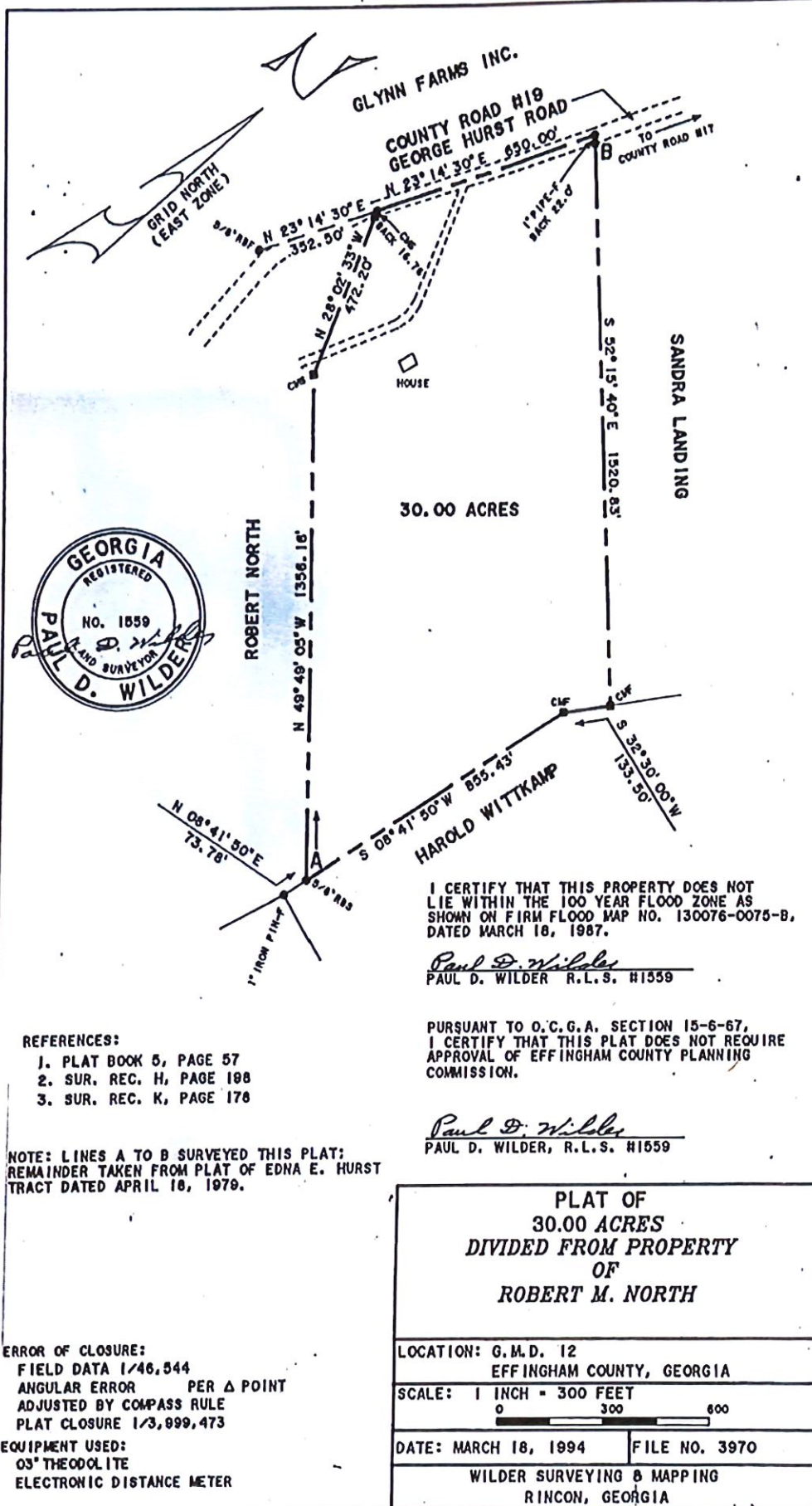
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

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*

✓ Shannon Valim

May 23, 2025



- 1 Residential Dwelling
- 2 Residential Wall
- 3 Septic Systems
- 4 Horse Barn
- 5 Storage Barn
- 6 Arena
- 7 Gift Shop, Bathrooms,
- 8 Animal Enclosures
- 9.1 Commercial Parking
- 9.2 Handicap Parking
- 10 Employee Parking
- 11 Commercial Entrance
- 12 Residential and Employee Entrance



Designated parking area to accommodate approximately 150 standard spaces, including 2 Large Van ADA-accessible spaces, compliant with county and federal accessibility requirements. Final striping and count will follow ADA and Effingham County zoning guidelines

All current and proposed structures/enclosures meet or will be adjusted to meet Effingham County setback requirements as outlined in Section [insert number if you have it] of the zoning ordinance

Rezoning Narrative for Hope Ranch Zoo

1. What is the proposed use for the property?

We propose to rezone the property to allow for agritourism use, specifically to operate Hope Ranch Zoo as an agricultural business. The facility will include educational tours, hands-on animal encounters, and interactive farm-based learning activities for the public.

2. How is the property zoned now?

The property is currently zoned as Agricultural (AR-1).

3. What is the zoning of adjacent property owners?

The adjacent properties are primarily zoned as Agricultural (AR-1), with surrounding areas being used for farming, timber, or residential purposes.

4. What is the nearest county or state highway?

The nearest state highway is Georgia Highway 17.

5. Explain in detail why you want to have this agritourism use or facility and how does it promote education of the public on farming or increase economic development in Effingham County?

The purpose of this agritourism facility is to educate the public—especially children and families—about agriculture, animal care, and farm life in a hands-on, interactive way. Our mission is to bridge the gap between the public and the agricultural community, promoting appreciation for rural heritage. This endeavor supports local economic development by creating tourism opportunities, increasing traffic to nearby businesses, and creating jobs.

6. How many acres of land do you propose to use in this agritourism use or facility?

Approximately 10 acres of the property will be used for agritourism purposes, including animal enclosures, barns, arena space, a gift shop, and parking for guests.

7. How will this use or facility protect and preserve the rural character of Effingham County?

Hope Ranch Zoo will embrace and enhance the rural atmosphere of the area by incorporating rustic, farm-inspired design, preserving open pasture space, and featuring farm animals and traditional agricultural practices. No high-density or urban development is planned.

8. What steps do you plan to take to ensure that you do not adversely impact neighboring farms or residents?

We are committed to minimizing noise, traffic, and light pollution. All operations will be conducted during reasonable daytime hours, and buffers such as fencing and natural landscaping will be used to maintain privacy. Parking will be organized to avoid overflow onto nearby properties.

9. Explain the daily operations with hours of operation.

The zoo is open to the public seven days a week from 10:00 AM to 4:00 PM. Our first tour begins at 10:00 AM and our last tour starts at 4:00 PM. Tour hours are adjusted seasonally for daylight savings or for special events.

10. Explain the goals and projected growth for the business.

Our short-term goal is to increase community engagement and host school groups and families weekly. Long-term, we plan to add educational programming, summer camps, and specialty weekend events. We project steady growth in visitor numbers and community partnerships over the next 5 years.

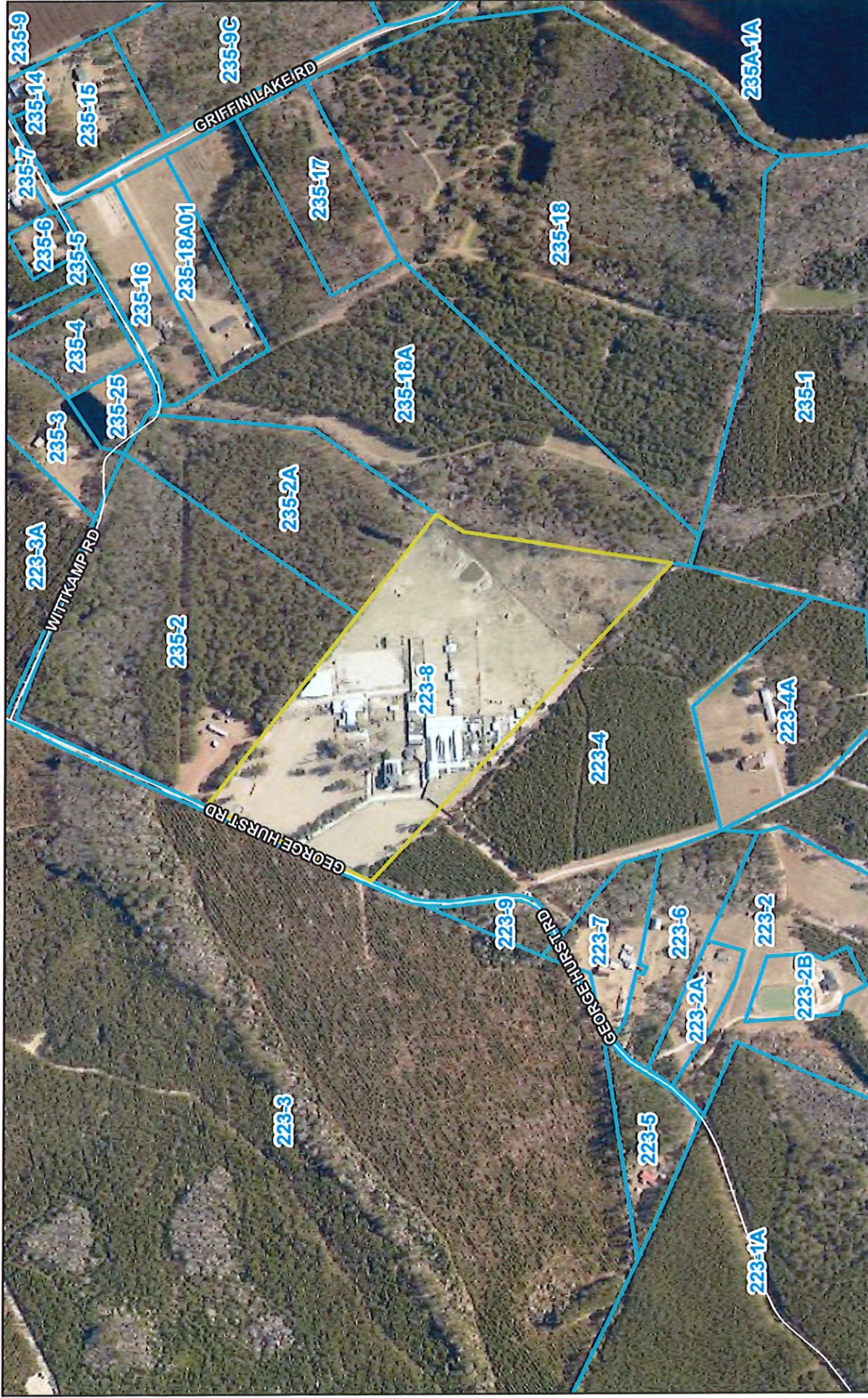
11. Provide the expected number of daily visitors.

We anticipate an average of 50–75 visitors per day, with higher numbers during weekends and holidays.

12. Provide an emergency evacuation plan.

An emergency evacuation plan is in place and includes clear signage throughout the property, designated emergency exits, and trained staff to lead guests to safety. Staff are trained in animal handling and emergency response procedures. A centralized communication point is maintained for coordination with local first responders.


223-8



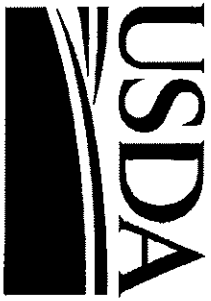
5/23/2025

Roads  Parcels Citations

1:8,026
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

	Roads	Zoning		AR-2
	Parcels		AR-1	Citations

Esri, HERE, Garmin, INCREMENT P, Internmap, USGS, METI/NASA, USDA



Expiration Date: 06-07-2026

United States Department of Agriculture

**Marketing and
Regulatory
Programs**

This is to certify that
Hope Ranch GVS Inc.

**Animal and
Plant Health
Inspection
Service**

is a licensed Class C - Exhibitor
under the

Animal Welfare Act
(7 U.S.C. 2131 et seq.)

Animal Care

Certificate No. 67-C-0013
Customer No. 6014995

Maximum Number Of Animals
Authorized: 200

Authorized Dangerous Animal
Group(s): Group 6 Non-Human
Primates; Exotic/Wild Felines
and Hybrids;

Elizabeth Goldsmith

Deputy Administrator



Wild Animal License

Hope Ranch GVS Inc.

Order Date: 2/28/2025 Licensee Customer #: 1001710125 License Name: SHANNON VALIM
 Effective Date: 4/1/2025 Expiration Date: 3/31/2026

Special Information: Species Name: NON-NATIVE SPECIES INCLUDING INHERENTLY DANGEROUS SPECIES AS LISTED ON FILE
 Responsible Person Name: Shannon Valim

Permitted Location Address(es): SPECIAL PERMIT FACILITY 1381 GEORGE HURST RD GUYTON, GA 31312-3326

The above-named person is hereby authorized to exhibit, import, transport, sell, purchase, transfer or possess the wild animals and quantities of wild animals as shown on this document as described in the Official Code of Georgia Annotated 27-5-5. This license shall be valid during the date period shown on this document, except that upon violation of the Georgia Game and Fish Code or any regulations adopted pursuant thereto, it may be revoked or suspended. This license shall be conspicuously exhibited at all times within the principle place of business. This license is valid only for the animals listed on inventory on file at the Special Permit Unit. An amendment to this license must be obtained before Georgia resident holders may acquire additional animals. Transient circuses or exhibitors must provide an annual itinerary or list of dates and locations for appearances in Georgia, or must notify the Special Permit Unit at least five (5) days prior to entering the state. Licensee must comply with all Georgia Department of Agriculture regulations regarding animal health certification before importing animals into Georgia. Direct contact between the public and any animal listed as inherently dangerous is strictly prohibited.

License is valid only upon compliance with all applicable State and Federal laws.

Signature of Licensee

Condition:

1. Permittee is authorized to possess, transport, and exhibit the above listed species for exhibition purposes only.

2. Wild Animals in mobile exhibits must be handled and displayed in accordance with O.C.G.A. 27-5-6 (11).

3. Wild Animals deemed Inherently Dangerous in O.C.G.A. 27-5-5 (a) must meet the insurance requirements provided for in O.C.G.A. 27-5-4 (f).

4. Animal(s) must be housed in accordance with O.C.G.A. § 27-5-6 regarding the humane handling, care, confinement, and transportation of wild animals. Animal(s) must be confined in such a manner that prevents accidental escape or release, and may not be intentionally or knowingly released, as required by O.C.G.A. § 27-5-7.

5. Permittee must maintain a current inventory of animals possessed and make these items available upon request of the GA DNR/LF changes in inventory, please email to jamie.hawkins@dnr.ga.gov.

6. Any direct contact between the public and Wild Animals deemed Inherently Dangerous and any RVS species is strictly prohibited in Georgia.

7. Public Barriers must be in place as required to restrict physical contact between the viewing public and animals held under this license.

8. Permittee must notify the Special Permit Unit (SPU) of any changes, escapes, deaths, or theft immediately of discovery 770-918-6408

9. Permittee must keep records of exhibition and submit with renewal application each year. If operating a fixed facility, shall make the facility open to the public for a time no less than 30 hours per week for at least six months each year; mobile exhibit, shall make the facility open to the public for a reasonable period of time and for reasonable hours of the day.

10. An amendment to this license must be obtained before Georgia permittees may acquire additional animals. Send your request to jamie.hawkins@dnr.ga.gov.

11. Permittees must notify SPU of inventory changes within five (5) business days unless otherwise specified. Import/Export application is on our website at <https://gadmtr.eor/g/special-permits-Under-Commercial-Licenses>.

12. An amendment to this license must be obtained before Georgia permittees may acquire additional animals. Send your request to

Hope Ranch GVS Inc, C/O Shannon Valim
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 GUYTON, GA 31312