



Record No: CU-25-30

Conditional Use Permit

Status: Active

Submitted On: 12/17/2025


Primary Location

2855 McCall Road
Rincon, GA 31326

Owner

WALLACE RICHARD M AND
ANGIE D
2855 MCCALL RD RINCON,
GA 31326

Applicant

 Angie Wallace


[Redacted]

Rincon, Ga 31326



Staff Review

Board of Commissioner Meeting Date* 

04/07/2026

Notification Letter Description* 

to allow for a conditional use for a residential business.

Property Location*  

2855 McCall Road

Map #* 


413

Parcel #* 


6A

Commissioner District* 

4th

Has Business License been applied for?* 

N/A

Public Notification Letters Mailed 

03/16/2026

Board of Commissioner Ads 

03/18/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Angie Wallace

Applicant Email Address*

ElusionImages@gmail.com

Applicant Phone Number*

9123467649

Applicant Mailing Address*
2855 McCall Rd
Applicant City*
Rincon
Applicant State*
Ga
Applicant Zip Code*
31326

Property Information

Property Location*
2855 McCall Rd
Present Zoning of Property*
R-1
Map/Parcel Number*
413-6A
Total Acres of Property*
2.69
Water Connection*
Private Water
Sewer Connection*
Private Septic System

Conditional Use Requested

Conditional Use*
Section 3.15A - Residential Business
Status of Business License?*
Applied for

Reason:*
Photography Business

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

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*

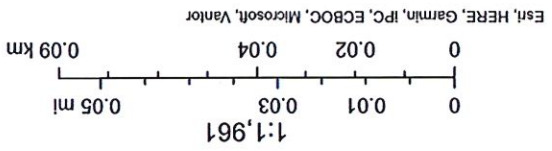


Angie Wallace

Dec 17, 2025



413-6A





413-6A

3/6/2026

World_Boundaries_and_Places
 Roads
 Parcels

Zoning
 AR-1
 AR-2
 R-1
 RR (Railroad)
 Municipal Boundaries
 Low Resolution 15m Imagery

High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations

1:7,843
 0 0.05 0.1 0.15 0.3 km
 0 0.05 0.1 0.2 mi
 Est. HERE, Garmin, IFC, ECBOC, Vantor

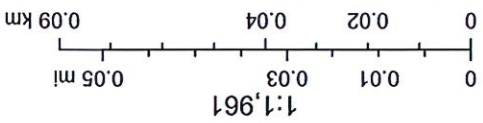
3/6/2026

- World_Boundaries_and_Places
- Addresses
- Roads
- Parcels
- FEMA Flood Zone
- X AREA OF MINIMAL FLOOD HAZARD
- Wetlands
- Freshwater Forested/Shrub Wetland

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations

Est. HERE, Garmin, IFC, ECBOC, Microsoft, Vantor



413-6A

