



## CU-25-21

Conditional Use Permit

Status: Active

Submitted On: 10/1/2025

## Primary Location

2333 Rincon-Stillwell Road  
Rincon, GA 31326

## Owner

SOWERS RUSSELL A &  
JOYCE  
2333 Rincon Stillwell Road  
RINCON, GA 31326

## Applicant

 Joyce Sowers  
 912-663-6631  
 [ebenezerrose@gmail.com](mailto:ebenezerrose@gmail.com)  
 2333 Rincon Stillwell Road  
Rincon, GA 31326

## Staff Review

**🏠 Board of Commissioner Meeting Date\***

11/04/2025

**🏠 Notification Letter Description\***

To allow for an agritourism business.

**🏠 Property Location\***

2333 Rincon- Stillwell Road

**🏠 Map #\***

461

**🏠 Parcel #\***

65

**🏠 Commissioner District\***

5th

**🏠 Has Business License been applied for?\***

N/A

**🏠 Public Notification Letters Mailed**

10/14/2025

**🏠 Board of Commissioner Ads**

10/15/2025

**🏠 Request Approved or Denied**

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## Applicant Information

**Who is applying for the Conditional Use?\***

Property Owner

**Applicant / Agent Name\***

Joyce Sowers

**Applicant Email Address\***

ebenezerrose@gmail.com

**Applicant Phone Number\***

912-663-6631

**Applicant Mailing Address\***

2333 Rincon Stillwell Road

**Applicant City\***

Rincon

**Applicant State\***

GA

**Applicant Zip Code\***

31326

## Property Information

**Property Location\***

2333 Rincon Stillwell Road

**Present Zoning of Property\***

AR-1

**Map/Parcel Number\***

04610065

**Total Acres of Property\***

7.2

**Water Connection\***

Private Water

**Sewer Connection\***

Private Septic System

## Conditional Use Requested

**Conditional Use\***

Agritourism

**Status of Business License?\***

Applied for

**Reason:\***

The Ebenezer Rose and Garden Nursery business has been operating since 2011 at the same location. We are attempting to continue running the business by obtaining the Business License for 2025. Renewal has been completed annually with Effingham County as a Home Occupational License for every year prior to this year.

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

The Business does not negatively affect the surrounding properties. As stated in the above reason, this business has been operating for 14 years, and to my knowledge without any complaint.

## 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\*

✓ Joyce Ann Sowers  
May 4, 2025









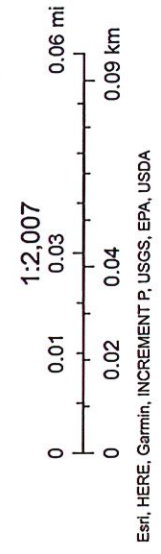


461-65









10/2/2025

- Addresses
- Parcels
- Roads
- Citations





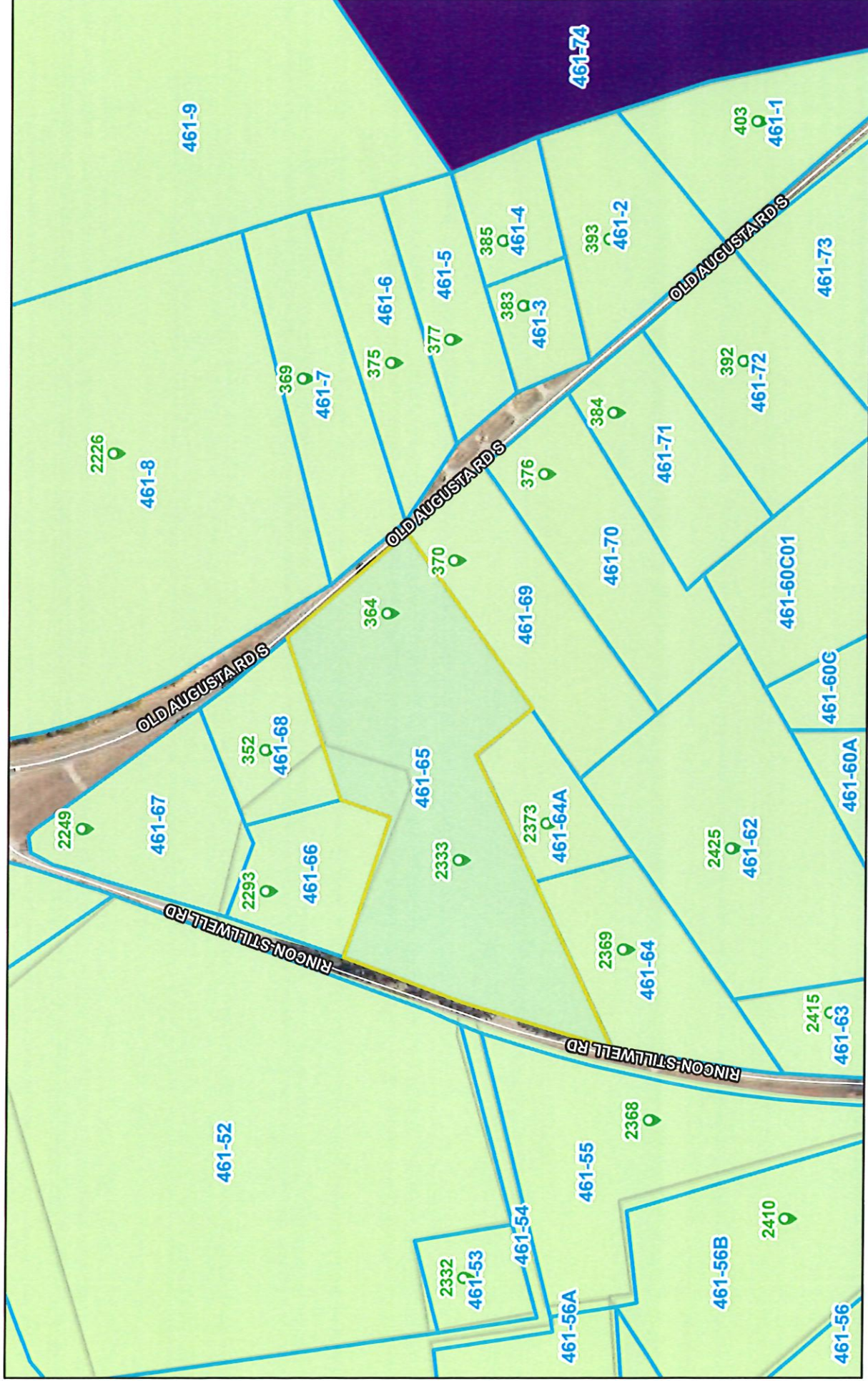
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 Roads  
 Zoning  
 AR-2  
 AR-1  
 R-1  
 I-1  
 Citations

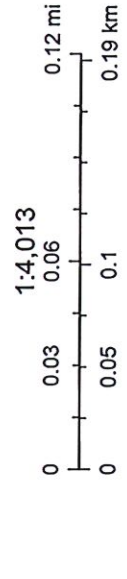
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



# 461-65



10/2/2025



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



EBENEZER ROSE AND GARDEN NURSERY  
2333 RINCON STILLWELL  
RINCON, GA 31326

The enclosed Georgia Live Plant License is valid through 12/31/2025.

We have updated our website. Visit [www.kellysolutions.com/GA/LivePlant](http://www.kellysolutions.com/GA/LivePlant) to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features.

If you have questions or concerns regarding your Live Plant License, please contact: Georgia Department of Agriculture, (404)-586-1140.

(Fold or cut on line to display)

Georgia Department of Agriculture  
Plant Protection Section  
1109 Experiment Street, Redding Build, Room 213  
Griffin, GA 30223  
Tele: (404)-586-1140 Fax: (770) 228-7219  
[agr.georgia.gov/nursery-program](http://agr.georgia.gov/nursery-program)

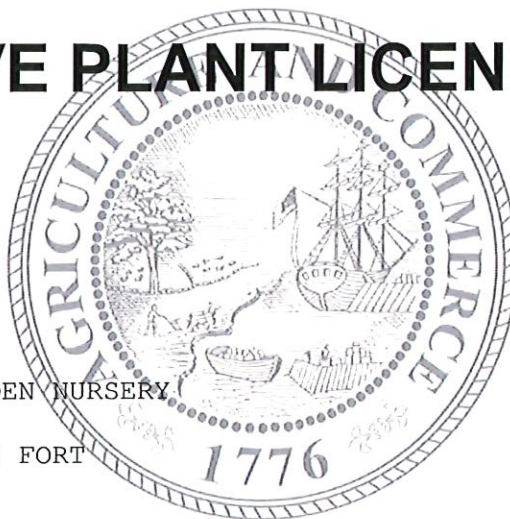
## LIVE PLANT LICENSE

Expiration Date:  
12/31/2025

License Number:  
30275

Category:  
DEALER

EBENEZER ROSE AND GARDEN NURSERY  
912-659-2445  
364 Old Augusta Rd 192 FORT  
HOWARD ROAD  
RINCON GA 31326



**This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location**