

CU-24-18

Conditional Use Permit

Status: Active

Submitted On: 6/5/2024

Primary Location

450 Josiah Morgan Road

Clyo, GA 31303


Owner

BROWNE KOLBY NANCE

AND EDEN SHAE

JOSIAH MORGAN RD 450

CLYO, GA 31303

Applicant Eden Browne 912-665-5994 backroadbeeco@gmail.com 450 Josiah Morgan Rd.

Clyo, GA 31303

Staff Review **Planning Board Meeting Date***

07/09/2024

 **Board of Commissioner Meeting Date***

08/06/2024

 **Notification Letter Description***

Agritourism

 **Property Location***

450 Josiah Morgan Road

 **Map #***


251

 **Parcel #***

1G

 **Commissioner District***

3rd

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

N/A

 **Public Notification Letters Mailed**

06/17/2024

🔒 Planning Board Ads

06/19/2024

🔒 Board of Commissioner Ads

07/17/2024

🔒 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Eden Browne

Applicant Email Address*

backroadbeeco@gmail.com

Applicant Phone Number*

9126655994

Applicant Mailing Address*

450 Josiah Morgan Rd.

Applicant City*

Clyo

Applicant State*

GA

Applicant Zip Code*

31303

Property Information

Property Location*

450 Josiah Morgan Rd. Clyo, GA 31303

Present Zoning of Property*

AR-1

Map/Parcel Number*

03610001G00

Total Acres of Property*

37.91

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Agritourism

Status of Business License?*

Need to apply

Reason:*

We have added a "honey house" onto our property. This will contain an extraction room for extracting honey. The other part of the "honey house" is where we will have an office to sell beekeeping supplies, honey and gifts.

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

The building can and will be assessable by the public from a county dirt road. The building has county approved septic and a well for the water. There are no wetlands. Loading areas for customers, parking, outdoor lighting and signage will be installed prior to opening.

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*

 Eden Shae Browne

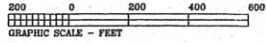
Jun 2, 2024

BK:28 PG:438-438

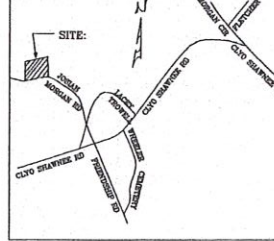
P2018000189

FILED IN OFFICE
CLERK OF COURT
11/20/2018 12:29 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Hursey



ACCORDING TO THE FLOOD INSURANCE RATE MAPS
AS PREPARED BY THE FEDERAL EMERGENCY AGENCY
DATED: 03-16-2015 THIS PROPERTY IS NOT WITHIN A
SPECIAL FLOOD HAZARD AREA PER (PANEL 13105C0178E)
ZONE X



APPROVAL BY THE EFFINGHAM COUNTY DEPARTMENT OF
PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION.

Michael J. Gardner 11/14/18
DIRECTOR DATED:

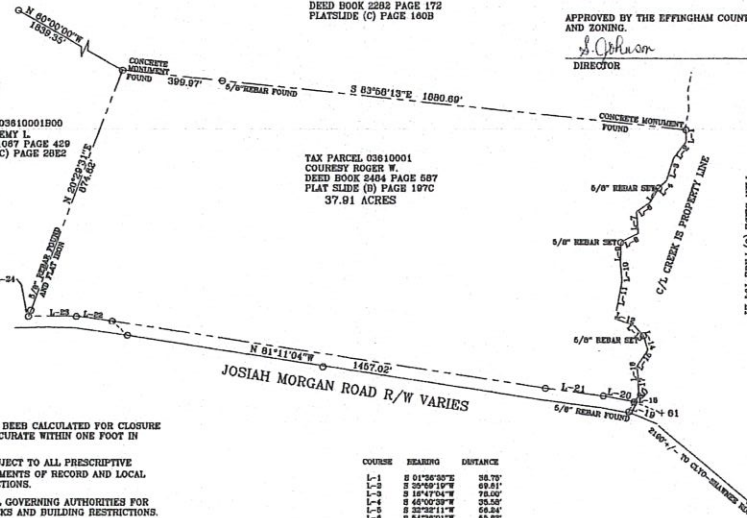
APPROVED BY THE EFFINGHAM COUNTY PLANNING
AND ZONING.
John Johnson 11/19/2018
DIRECTOR DATED:

TAX PARCEL 03800013
SOUTHEAST WOOD PRODUCTS
DEED BOOK 2262 PAGE 172
PLATSLIDE (C) PAGE 160B

TAX PARCEL 03810001800
WALLACE HERBERT L.
DEED BOOK 1087 PAGE 429
PLAT SLIDE (C) PAGE 202E

TAX PARCEL 03810001
COURSEY ROGER W.
DEED BOOK 2484 PAGE 687
PLAT SLIDE (B) PAGE 107C
37.91 ACRES

TAX PARCEL 03820001000
MORGAN CLEVELAND
DEED BOOK 2484 PAGE 684
PLAT SLIDE (C) PAGE 104 E1



1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND ACCURATE WITHIN ONE FOOT IN 629,343 FEET.
2. THIS PLAT IS SUBJECT TO ALL PRESCRIPTIVE EASEMENTS, EASEMENTS OF RECORD AND LOCAL BUILDING RESTRICTIONS.
3. CONTACT LOCAL GOVERNING AUTHORITIES FOR REQUIRED SETBACKS AND BUILDING RESTRICTIONS.
4. IMPROVEMENTS MAY EXIST ON THIS PARCEL THAT ARE NOT SHOWN ON THIS PLAT.
5. ALL CORNERS ARE 5/8" REBAR SET UNLESS OTHERWISE STATED.
6. ACCORDING TO PREVIOUS SURVEYING JOSIAH MORGAN ROAD HAS A 40 FOOT RIGHT OF WAY.
7. NO WETLANDS HAVE BEEN LOCATED ON THIS PROPERTY. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS.

COURSE	BEARING	DISTANCE
L-1	S 01°26'20"E	58.75'
L-2	S 35°09'19"W	69.21'
L-3	S 18°47'04"W	76.05'
L-4	S 46°00'39"W	35.55'
L-5	S 32°32'11"W	64.24'
L-6	S 84°09'01"W	65.02'
L-7	S 00°50'47"E	72.05'
L-8	S 05°19'21"E	65.04'
L-9	S 00°05'59"W	70.82'
L-10	S 05°18'21"E	57.19'
L-11	S 09°46'20"E	127.75'
L-12	S 7°45'20"E	62.44'
L-13	S 44°54'03"E	60.25'
L-14	S 17°14'07"E	44.72'
L-15	S 33°41'23"W	64.19'
L-16	S 00°26'20"E	40.57'
L-17	S 02°40'23"E	64.59'
L-18	S 77°11'02"W	54.19'
L-19	S 27°07'28"W	54.05'
L-20	S 78°34'44"W	103.22'
L-21	N 62°34'08"W	192.05'
L-22	S 65°03'09"W	118.25'
L-23	S 09°08'12"W	160.21'
L-24	S 88°29'31"E	51.11'
L-25	S 48°20'07"E	67.14'

A BOUNDARY SURVEY OF 37.91 ACRES, KNOWN AS PART OF TRACT FIVE OF THE ROGER W. COURSEY PROPERTY, BEING ALL THE TRACT NORTH OF JOSIAH MORGAN ROAD, LOCATED IN THE 111th C.M.DISTRICT NEAR CLYO, EFFINGHAM COUNTY, GEORGIA.

SURVEYED FOR: KOLBY BROWNE
NOVEMBER 02, 2018 JOB NO. 18-69B
LAST REVISED N/A DRAWN BY RWW
ALSO KNOWN AS PART OF THE BERTIE MAE CLELAND PROPERTY.

SURVEYORS CERTIFICATION

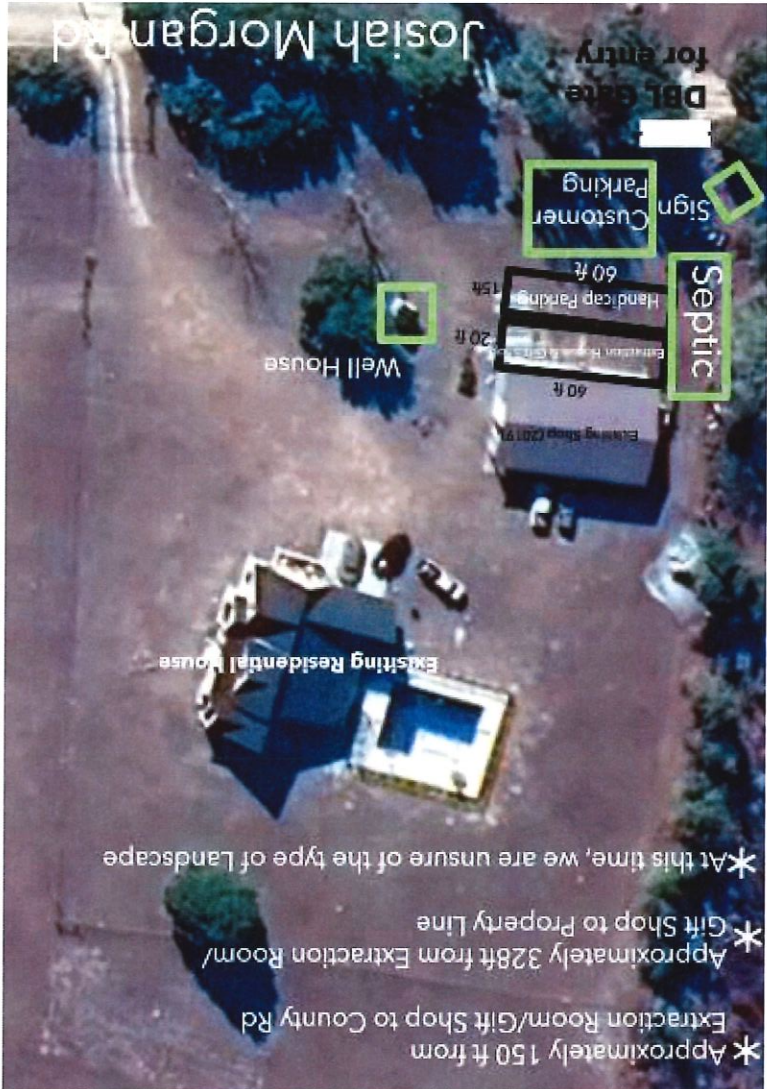
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS, OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS, ARE STATED HEREON. RECORDATION OF THE PLAT DOES NOT IMPLY APPROVAL OF ANY JURISDICTION. AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



EQUIPMENT USED: SOKKIA SET 3110
ANGULAR ERROR: 2" PER
ADJUSTED BY COMPASS RULE
PLAT CLOSURE = 1/529,245'
FIELD CLOSURE = 1/36,275'
FIELD SURVEY OCTOBER 26, 2018

MICHAEL JIM GARDNER
LAND SURVEYOR
120 VARNEDOE AVENUE
GARDEN CITY, GEORGIA 31406
PHONE (916) 664-0582


MICHAEL J. GARDNER GEORGIA REG. SURVEYOR NO. 2285




361-1G



6/5/2024

Addresses  Tax Parcels 

Roads  Tax Parcel Labels

361-1G



6/5/2024

Legend:

- Addresses (Green pin icon)
- Tax Parcels (Blue outline icon)
- Roads (Grey line icon)
- Effingham County Zoning (Light green box icon)
- AR-1 (Light green box icon)

Scale:

1:4,401

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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



SAVANNAH RIVER

Honey

— PREMIUM, RAW HONEY —
Produced on the Savannah River

About Savannah River Honey

Savannah River Honey is a family owned business located in Effingham County, Georgia. What started as a hobby for Father and Son, has turned into a beloved and fun business for The Browne Family.

Savannah River Honey produces honey from their bees, and you guessed it, it's mostly produced on the Savannah River! Their honey is made of a mixture of Wildflower, Galberry and Tupelo - bringing the best premium honey to you and your family.

Along with producing Honey, they also specialize in NUC sales and providing top of the line beekeeping equipment to beekeepers around. Savannah River Honey is excited to become your family's number one choice for local, raw and unfiltered honey.

Let's begin... 



Contents

About Savannah River Honey 01

Proposed Use 02

Why Agritourism 02

Keeping Rural Character 03

Protecting Neighbors 03

Daily Operations 04

Growth 04

Evacuation Plan 05

Proposed Use

Eden and Kolby Browne are proposing for their current property at 450 Josiah Morgan Rd. Clyo, GA be used for Agritourism. The property is currently zoned as AR-1. Zoning of adjacent Property Owners are AR-1. The nearest county dirt road is Josiah Morgan. The two nearest paved roads are Sisters Ferry/Friendship Rd and Clyo Shawnee. The nearest GA State Hwy is 119.

Savannah River Honey Whys for Agritourism

Savannah River Honey is applying for the Agritourism use and facility because we will promote education about honeybees and why they are important to each and every one of us, especially our farmers. To help educate our customers, there will be a live observation box full of honeybees for customers to observe the bees and hive. We plan to have a local Effingham Beekeeping Club held at the facility to help our honeybee farmers converse on the current situation that they are seeing with their personal hives. We want to encourage and educate customers and the public on how honeybees are an essential way of life and without bees, there is no food or life. We want to continue to build relationships with our local farmers on pollination for their crops. There will be educational books and fliers available for customers and local beekeepers to take home to continue their education on bees. Savannah River Honey believes this facility will continue to bring tourism to the local area, which in return will increase the economic development of Effingham County, Georgia.

How much land will be used and rural character

Eden and Kolby Browne currently have 37.91 acres of land located at 450 Josiah Morgan Rd. Clio, GA. The agritourism facility will only use .25 acres for the storefront and parking, loading and unloading of bee supplies and inventory. The use of this facility will continue to preserve the rural character of Effingham, County by not cutting trees. The use of the facility will be located where an old horse and cow field was located. We want to ensure to our customers, neighbors and local community that this a family run business in the county by protecting nature at its best.

Steps to protect neighbors and farmers

Savannah River Honey is not just a business at 450 Josiah Morgan. We were first neighbors to everyone on the road. Our number one priority is to keep our neighbors safe. Savannah River Honey would like for speed limit signs to be posted on Josiah Morgan to remind customers and vendors that this a residential neighborhood with kids, tractors and horses being present in the area. We feel as though it is a top priority to keep our neighbors safe on the road that they live on. We plan to only be open for certain days and hours to keep the traffic at a minimum to ensure the safety and privacy of our neighbors. If at some point we feel as though we should extend business days or hours, we will then adjust for the need.

Daily Operations & Visitors

Savannah River Honey will be open to the public Thursday's and Friday's (10am-5pm) and Saturday's (9am-1pm) or by appointment only.

Daily Visitors: 0-10 customers

Projected Goals for Growth

Savannah River Honey goals for growth include, but not limited to being a local honey supplier for stores, selling NUCs and packages, selling beekeeping equipment and selling gift items. Savannah River Honey plans to always have the Agritourism facility, but to potentially collaborate with local schools, non-profits and charities to continue to raise awareness and to educate about bees.

Savannah River Honey plans to continue to grow throughout Effingham and surrounding areas to help educate customers and consumers about bee keeping for many years.

Evacuation Plan

