



CU-24-17 **Primary Location** **Applicant**

Conditional Use Permit 584 Laurel Hill Road **David Westberry**

Status: Active Clyo, GA 31303 **912-660-6674**

Submitted On: 6/5/2024 **Owner** **@ d.westberry@hotmail.com**

WESTBERRY DAVID DURAND **584 Laurel Hill Rd**

AND LESLIE D **Clyo, GA 31303**

LAUREL HILL RD 584 CLYO, **GA 31303**

Staff Review

Planning Board Meeting Date* **Board of Commissioner Meeting Date***

07/09/2024 08/06/2024

Notification Letter Description*

Agritourism business

Property Location* **Map #***

584 LAUREL HILL ROAD 404

Parcel #* **Commissioner District***

17 3rd

Has Business License been applied for?* **Public Notification Letters Mailed**

N/A 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?*

Applicant / Agent Name*

Property Owner

David Westberry/Dave's Blueberry Patch

Applicant Email Address*

d.westberry@hotmail.com

Applicant Phone Number*

912-660-6674

Applicant Mailing Address*

584 Laurel Hill Rd

Applicant City*

Clyo

Applicant State*

Georgia

Applicant Zip Code*

31303

Property Information

Property Location*

584 Laurel Hill Road

Present Zoning of Property*

AR-1

Map/Parcel Number*

404-17

Total Acres of Property*

22.55

Water Connection*

Sewer Connection*

Private Water

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Agritourism

Need to apply

Reason:*

Changing current license from home business to Agritourism

How does request meet criteria of Section 71.6 (see Attachment C):

Amendment to Article V, Section 5.1.2 of the Effingham County Code of Ordinances

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*

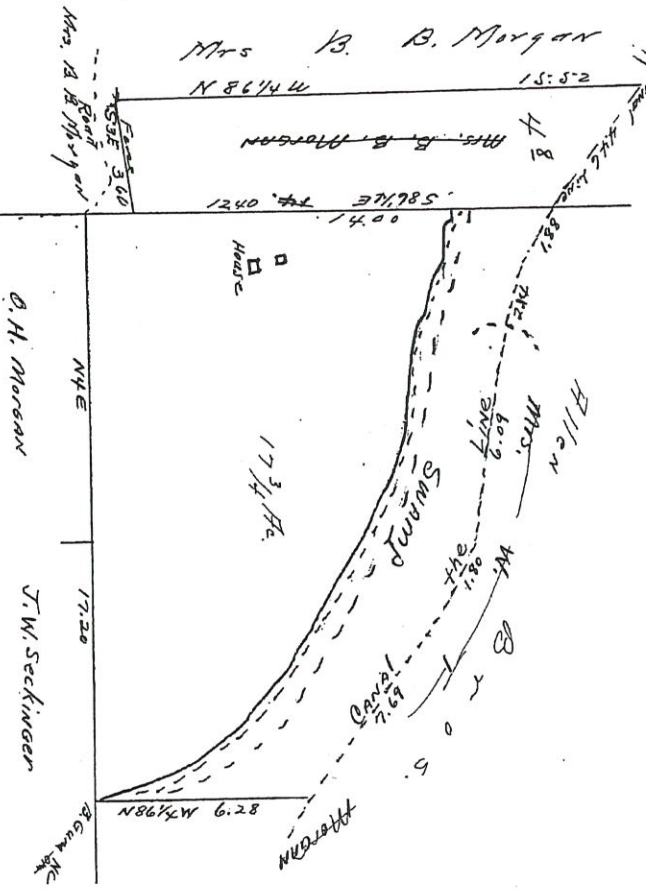
✓ David Westberry

Jun 5, 2024

State of Ga.
Birmingham Co.
Flat Of
9th. S. district, Flat drawn and recorded
at H Block # 35 of Marion Ga
for Mrs. Homer A. Kelsall the present owner April 27, 1924.

Scale 100 ft. to an inch.

By D. S. Nettman, Co. Sur.



State of Ga.
Birmingham Co.

Flat Of

Seventee and three fourths acres of land at Laurel Hill Church
11th. S. District, laid out for Perry S. Morgan out of land of
his mother Mrs. W. T. Jordan, Dec 5, 1824.

Scale 4 ch. to an inch.

Four and eight tenths acres of land also added to the above
tract out of land of Mrs. B. B. Morgan for Mrs. W. H. Kennedy
June 6 1853.

Note - also the 17 3/4 ac swamp
the same date for Mrs. W. H. Kennedy
By D. S. Nettman, Co. Sur.
E. Sur.
P-554



1 in = 30 ft

North →

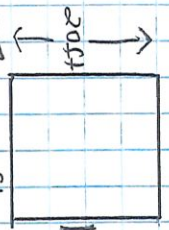
584 Driveway Entrance
1 mile to Hwy 119 →
20ft
95ft

85ft
Fence + Property Line

Laurel Hill Road

Parking Space

Future Market Stand + Restroom



Septic
Power Pole

95ft

UPICK Blueberry Field

119'

16'

592 Driveway Entrance

Fence + Property Line

19'

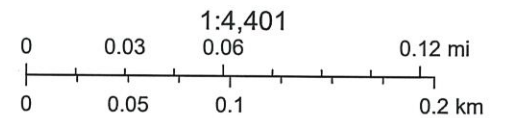


- Our Concept is to Provide a Family Friendly U Pick Experience. We have Seasonal Blueberries, Strawberries, Vegetables and Farm Fresh Eggs.
- Zoning AR-1
- Adjacent Property Zoning AR-1
- 1 mile to Hwy 119 N
- U Pick Farm Will Create an income for Our Retiring Years by utilizing the land instead of just paying Taxes. We will provide an experience of the outdoors, Country Atmosphere, Farming, where and how Fruits, Bees, Vegetables, Eggs chickens grow and produce for the young and Old alike. We will be creating more tax revenue to the County thru sales and visitors.
- We will use 2 to 2.5 acres and could grow to 3 to 4 acres
- U Pick is a great Rural Fun Family Experience
- We are involved with our neighbor and would invite them to participate in our U Pick experience. We could have signage to keep visitors from impacting neighbors
- Bulk of the operation will be Seasonable, Strawberries start picking in March, Blackberries and Blueberries start picking in May into mid July. Hours of operation Fri, Sat and Sunday 9am to 5pm
- Goal is to model Red-Tip Farms in Meigsville GA you can search them on Facebook
- Daily visitors, I'd like to see 3D paying customers a day, Number of customers maybe affected by weather product availability etc.
- It's in the wide open - Exit + Entrance signage



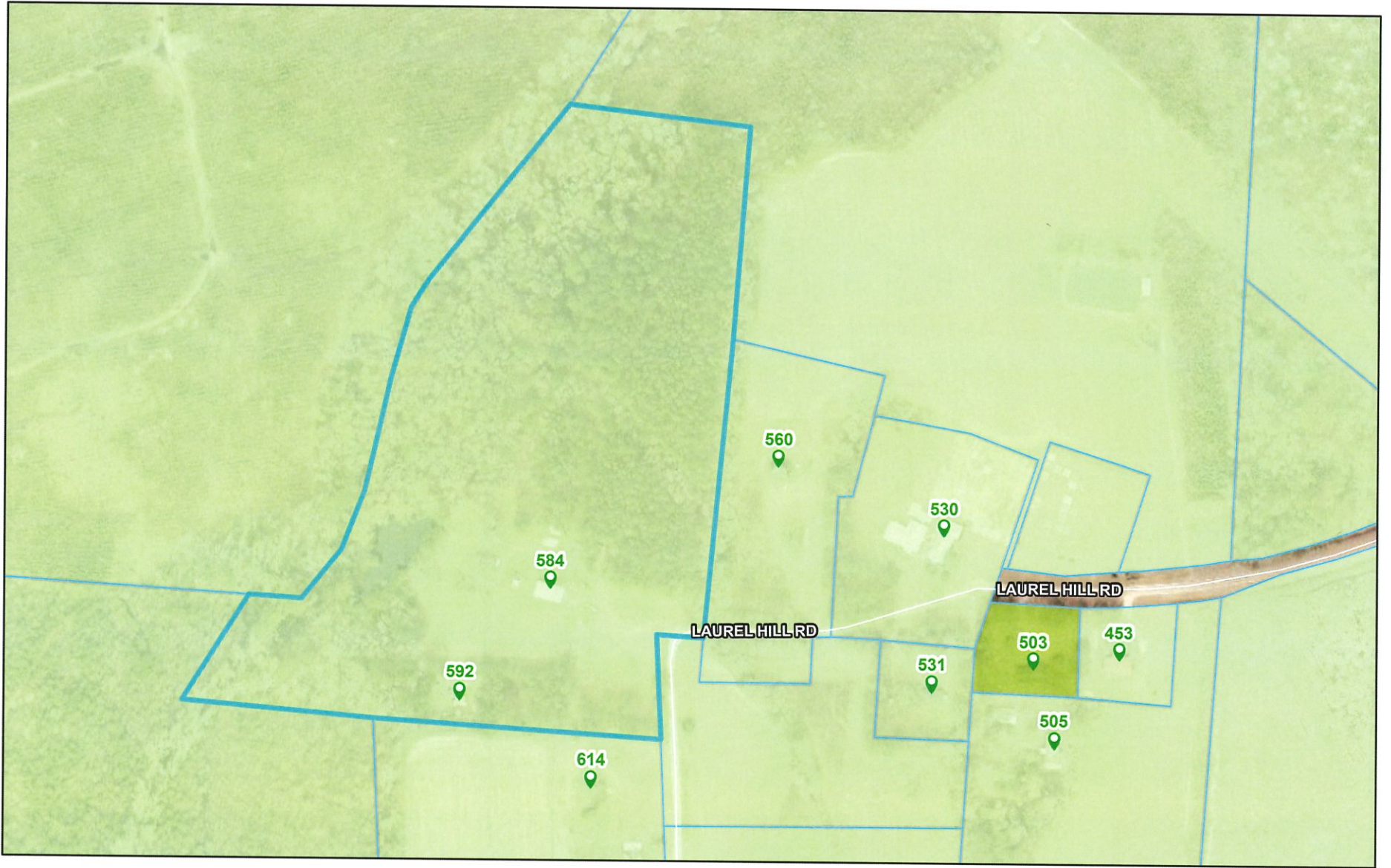
6/6/2024

- Addresses
- Tax Parcels
- Efn_fin_cache
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

404-17



6/6/2024

- Addresses
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- Efn_fin_cache
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