



**Record No: CU-  
26-1**

Conditional Use Permit

Status: Active

Submitted On: 1/7/2026

**Primary Location**

209 Pryor Road  
Newington, GA 30446

**Owner**

COCKRELL RANDY SCOTT  
AND STEPHANIE G  
209 Pryor Rd Newington ,  
GA 30446

**Applicant**

 Scott Cockrell



 209 Pryor Rd  
Newington, Ga 30446

**Staff Review**

**🔒 Board of Commissioner Meeting Date\***

02/17/2026

**🔒 Notification Letter Description\***

A conditional use to allow for a residential business

**🔒 Property Location\***

209 Pryor Road

**🔒 Map #\***

218

**🔒 Parcel #\***

8A

**🔒 Commissioner District\***

3rd

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

Yes

**🔒 Public Notification Letters Mailed**

01/19/2026

**🔒 Board of Commissioner Ads**

01/21/2026

**🔒 Request Approved or Denied**

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## Applicant Information

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

Property Owner

**Applicant / Agent Name\***

Randy Scott Cockrell

**Applicant Email Address\***

[REDACTED]

**Applicant Phone Number\***

[REDACTED]

**Applicant Mailing Address\***

209 Pryor Rd

**Applicant City\***

Newington

**Applicant State\***

Ga

**Applicant Zip Code\***

30446

## Property Information

**Property Location\***

209 Pryor Rd Newington, GA 30446

**Present Zoning of Property\***

AR-1

**Map/Parcel Number\***

02180008A00

**Total Acres of Property\***

5

**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:\***

Manage a small business from my home. No customer traffic. One piece of equipment stored on property out of site of my 2 neighbors. No increased traffic on road.

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\***

✔ Randy Scott Cockrell  
Dec 29, 2025

8815712675  
7067927936  
PARTICIPANT ID

**BK:29 PG:40-40**  
**P2021000076**

FILED IN OFFICE  
CLERK OF COURT  
04/19/2021 11:57 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Jason E. Bragg*

LEGEND:  
R7 1/4" REBAR FOUND  
RS 1/4" REBAR SET  
PL PROPERTY LINE  
C CONC. MON. FOUND  
N/F NOT FOUND  
PP POWER POLE  
EQUIP. USED TOTAL STATION  
TOPCON 303  
924,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.  
726 SANDY BROOK ROAD  
STYLVANIA GEORGIA 30487  
PH. (912) 828 3972

**SURVEYORS CERTIFICATION**

I, the undersigned, being a duly qualified Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original and correct plat as the same appears on the records of the Surveyors Office of the State of Georgia, and that the same is a true and correct copy of the original and correct plat as the same appears on the records of the Surveyors Office of the State of Georgia.



*Adolph N. Michelis*  
DATE: 12-10-19  
GA. REG. L.P. NO. 1324

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 218-08 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

REFERENCES:  
PCAB 031 B-2  
PCAB 0147 B



NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN)

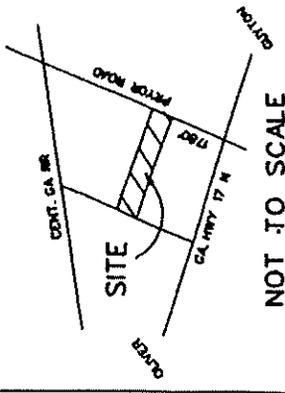
APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

*[Signature]*  
DIRECTOR  
DATE: 7/24/19

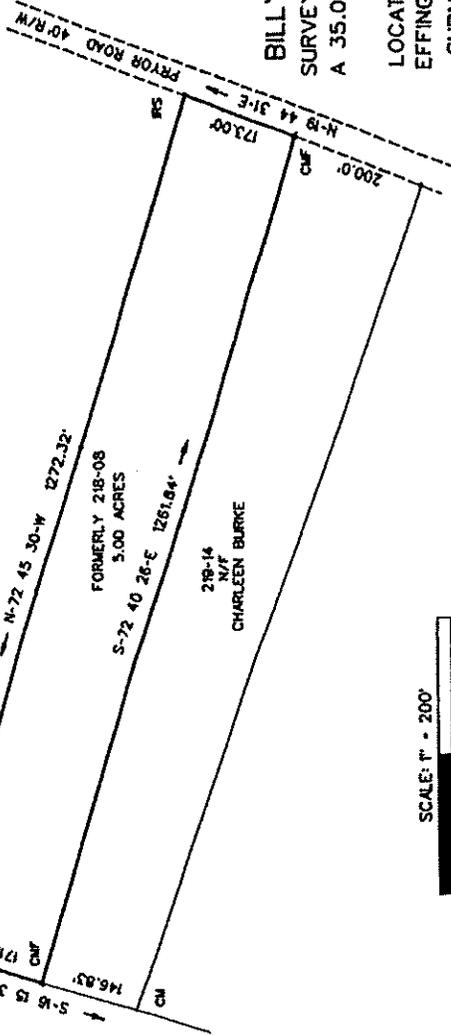
218-08  
N/F  
CARLA D. HILL  
NOW 30.0 ACRES

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.  
*[Signature]*  
ZONING ADMINISTRATOR  
DATE: 7-25-19

**VICINITY MAP**



NOT TO SCALE



SCALE: 1" = 200'

SURVEY FOR  
**BILLY & CARLA HILL**  
A SURVEY OF 5.0 ACRES FROM  
OF CARLA D HILL  
LOCATED IN THE 12TH. G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 07 DEC 2018  
PLAT DRAWN 09 DEC 2018

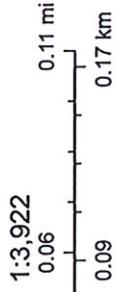
BULLDOZ DECISION

# 218-8A



1/8/2026

- Addresses
- Parcels
- Roads
- Citations



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

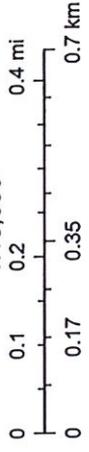
# 218-8A



1/8/2026

- Roads
- Zoning
- RR (Railroad)
- Parcels
- AR-1
- Citations

1:15,686



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