



Record No: CU-26-12

Conditional Use Permit

Status: Active

Submitted On: 3/16/2026

Primary Location

7229 Georgia Highway 119
North
Clyo, GA 31303

Owner

ADAMS MARSHA ELIZABETH
AND ANTHONY
506 MORGAN CEMETERY RD
CLYO, GA 31303

Applicant

Marsha Adams
 912-308-9181
 eliz1801@gmail.com
 506 Morgan Cemetery Rd
Clyo, GA 31303

Staff Review

Board of Commissioner Meeting Date*

05/05/2026

Notification Letter Description*

a conditional use for outdoor screened storage.

Property Location*

7229 Ga Hwy 119 N

Map #*

401

Parcel #*

39

Commissioner District*

3rd

Has Business License been applied for?*

No

Public Notification Letters Mailed

04/15/2026

Board of Commissioner Ads 

04/13/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

ADAMS MARSHA ELIZABETH AND
ANTHONY

Applicant Email Address*

eliz1801@gmail.com

Applicant Phone Number*

912-308-9181

Applicant Mailing Address*

506 Morgan Cemetery Rd.

Applicant City*

Clyo

Applicant State*

GA

Applicant Zip Code*

31303

Property Information

Property Location*

7229 Hwy 119

Present Zoning of Property*

AR-1

Map/Parcel Number*

0401-0039-01

Total Acres of Property*

5.64

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Other

Need to apply

Detailed Description of Type of Business*

The proposed use for the property located at 7229 Highway 119, Clyo, Georgia is a secured boat and recreational vehicle (RV) storage facility designed to provide safe and organized storage for residents and visitors in the surrounding Effingham County area.

The property consists of approximately 5.64 acres, and the proposed commercial use will occupy the larger portion of the parcel following rezoning to B-2 General Commercial. The facility will provide outdoor parking spaces for boats, recreational vehicles, trailers, and similar equipment. No repair work, mechanical services, or dismantling of vehicles will occur on site.

The facility will operate as a gated storage property with controlled access for customers. Entry will be managed through a secure keypad or electronic gate system, allowing only registered customers to access the property.

The layout of the site will include:

- Designated parking rows for boats, RVs, and trailers
- Internal drive lanes for safe vehicle movement
- Perimeter fencing for security
- Controlled gated entry
- Minimal lighting for safety and security

The storage facility will operate as a low-traffic, low-impact business. Customers typically visit only to drop off or retrieve their stored equipment, resulting in minimal daily traffic.

Reason:*

The conditional use request is being submitted to allow the development of a secured boat and recreational vehicle (RV) storage facility on the property following the proposed B-2 commercial rezoning.

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

The proposed conditional use meets the criteria outlined in Section 7.1.6 of the Effingham County zoning ordinance. The project consists of a secured boat and recreational vehicle (RV) storage facility, which is a low-impact commercial use that is appropriate for the size and location of the property.

The parcel contains sufficient acreage to accommodate organized storage areas, internal drive lanes, and appropriate buffering from adjacent properties. The facility will be designed with perimeter fencing, controlled gate access, and maintained parking rows, ensuring the property remains orderly and secure.

The use is expected to generate minimal traffic, as customers typically visit only to drop off or retrieve their boats or recreational vehicles. No repair work, dismantling of vehicles, or industrial activity will occur on the site.

Due to the property's location along Highway 119 and its proximity to recreational waterways, the facility will provide a convenient storage option for local residents while maintaining compatibility with surrounding land uses.

The project will be developed and maintained in a manner consistent with county regulations and will not negatively impact the public health, safety, or welfare of the surrounding community.

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.

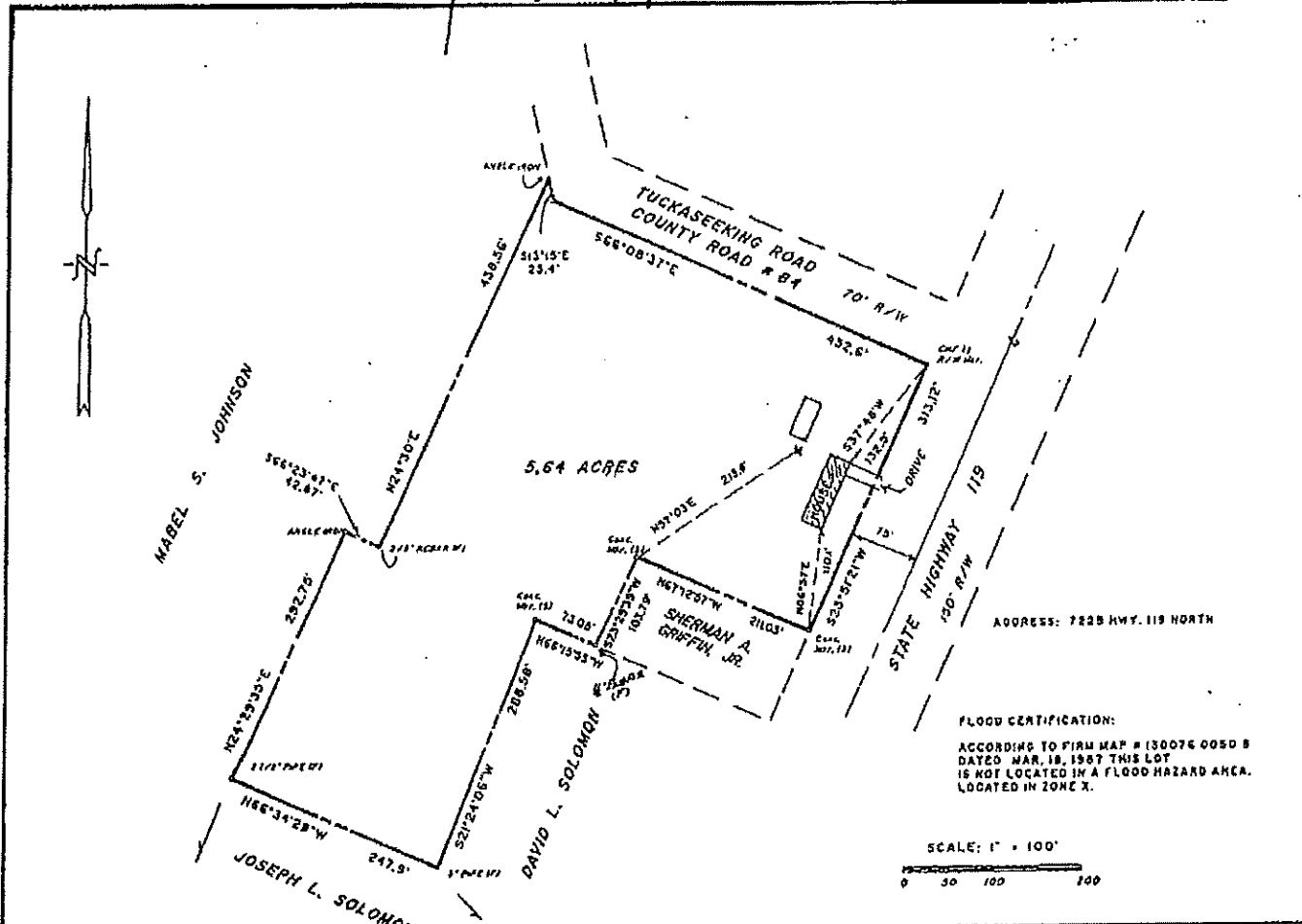
Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether 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*

✓ Anthony & Marsha Adams
Mar 16, 2026

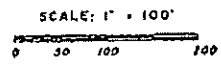
PCA/303 A-1

Filed for Record
 Book A303 Page A1
 Date 1/23/1975



ADDRESS: 7225 HWY. 119 NORTH

FLOOD CERTIFICATION:
 ACCORDING TO FIRM MAP # 130076 005D B
 DATED MAR. 18, 1967 THIS LOT
 IS NOT LOCATED IN A FLOOD HAZARD AREA.
 LOCATED IN ZONE X.



NOTE: THIS IS A RESURVEY OF A
 PREVIOUSLY APPROVED LOT &
 DOES NOT REQUIRE PLANNING
 BOARD APPROVAL.



PROPERTY SURVEY
 FOR
DAVID L. FRIDAY

LOCATION: NEAR TUCKASEEKING
 AT THE SAVANNAH RIVER IN THE
 11TH G.M.D., EFFINGHAM COUNTY,
 GEORGIA

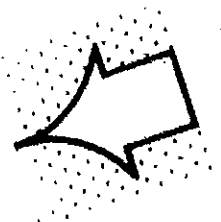
DATE: JAN. 16, 1975
 BY WARREN E. POYTHRESS
 Reg. Land Surveyor # 1953
 931 HUNTERS ROAD
 SYLVANIA, GA. 30467
 TELE. (912) 837-3268

COUNTY: LIC22 30M3C

THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 70,000 FEET, & AN ANGULAR
 ERROR OF SEPER ANGLE POINT &
 WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 36,750 FEET.

ACKNOWLEDGED AND AUTHORIZED BY:



**SIGN
 HERE**

HIGHER DENSITY BOAT & RV STORAGE FACILITY CONCEPT PLAN

Effingham County, Georgia

1 SINGLE GATE ENTRY

Keypad access or card entry.
Wide entrance for boat trailers with pull-in area. Gate does not back up to the road.

2 BOAT STORAGE AREA

Gravel storage lot for boats on trailers.
Typical space: 12' x 35' (60° angle)

3 DRIVE AISLES

35' wide main drive aisles for easy towing and maneuvering.

4 RV STORAGE AREA

Pull-through spaces along the east side for RVs and larger units. Typical space: 12' x 50'

5 SECURE PERIMETER

6' high chain-link fence along road frontage and adjacent properties.



SECURE GATED ACCESS
6' HIGH CHAIN-LINK FENCE



BOAT STORAGE (60° ANGLE)
6' HIGH CHAIN-LINK FENCE



6' HIGH CHAIN-LINK FENCE
WITH PRIVACY SLATS (OPTIONAL)



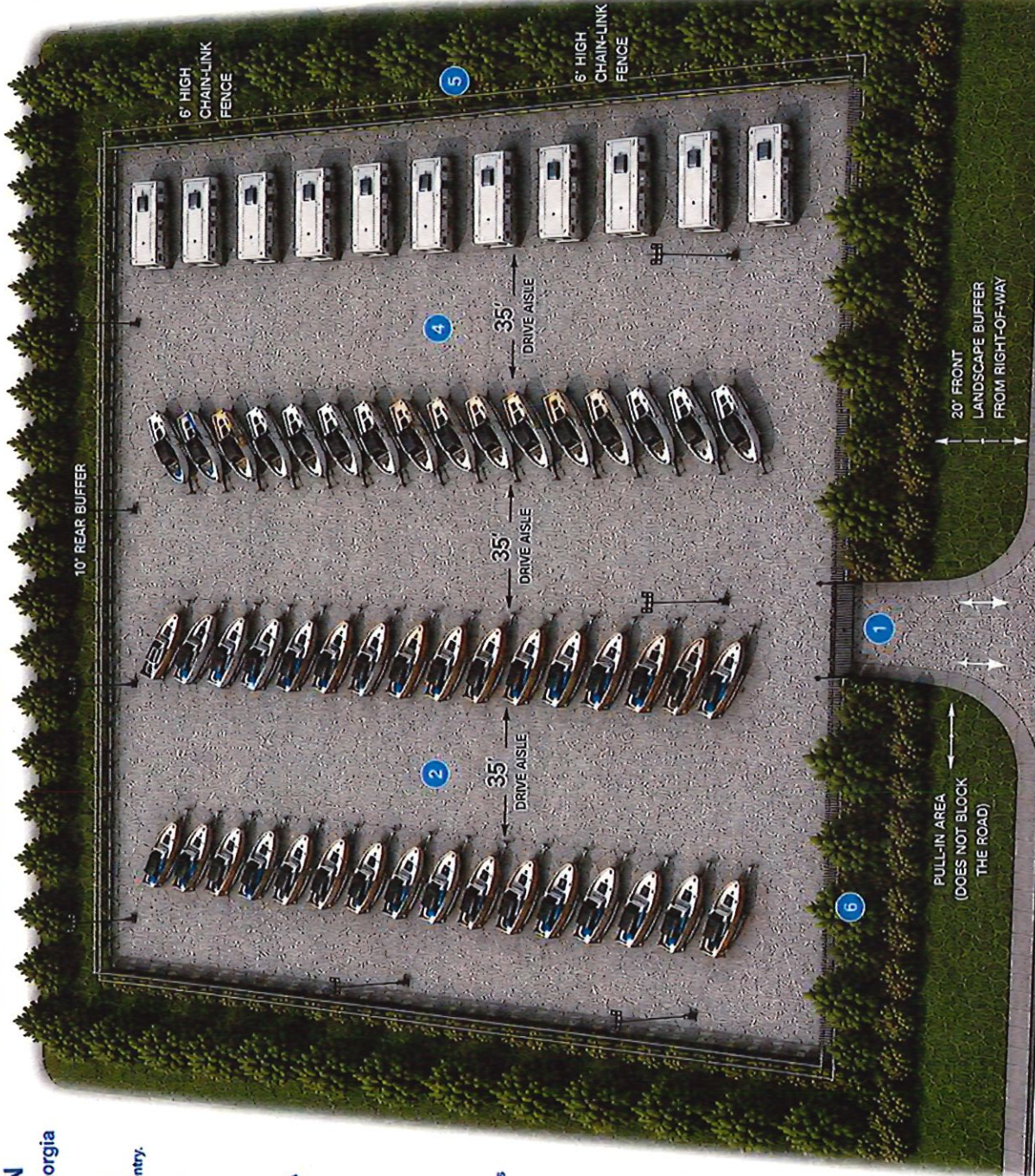
WIDE DRIVE AISLES (35')



NIGHT LIGHTING
(DOWNWARD & INWARD)

FACILITY SUMMARY (EST.)

- Boat Spaces: ~60
- RV Spaces: ~14
- Total Spaces: ~74
- Surface: Gravel
- Access: Single gated entrance
- Use: Outdoor boat & RV storage



TUCKASEE KING RD

NOTES:

- Layout designed to meet Effingham County setback and buffer expectations.
- Buffers, fencing, and landscaping reduce visibility and impacts to adjacent properties.
- No office or customer parking keeps traffic and intensity low.

N

This is the property broken into the two lots as requested.

~1 acre with residential home along 119 to be AR-2

~4.8 acres to be zoned B-2



This is the purposed 2.5 acres to be used as outdoor storage facility.



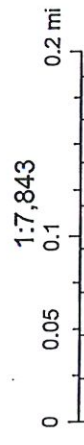
This illustrates location of the boat storage facility with red line as our potential fence location with gate opening along Tuckasee King Rd.



401-39



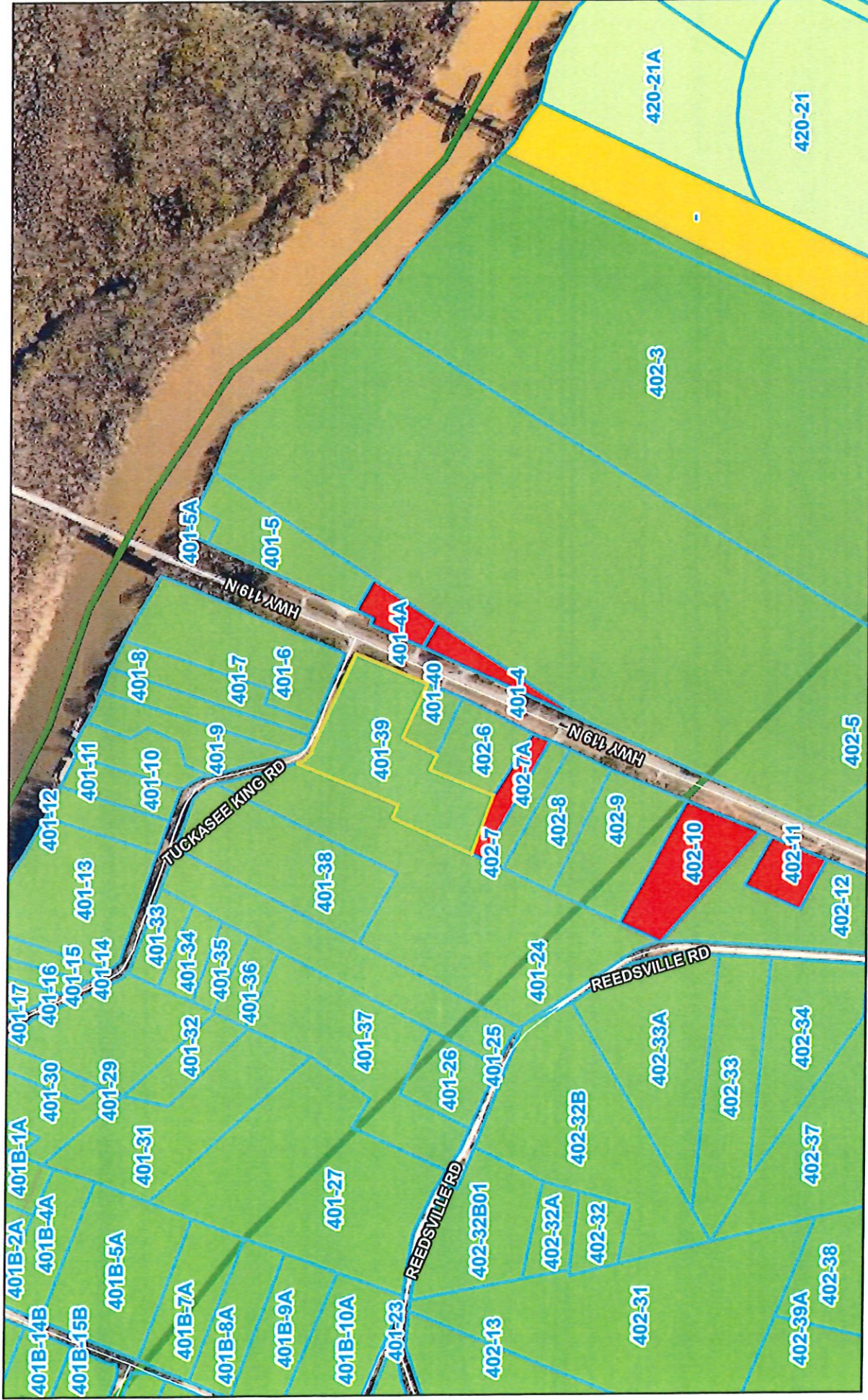
3/18/2026



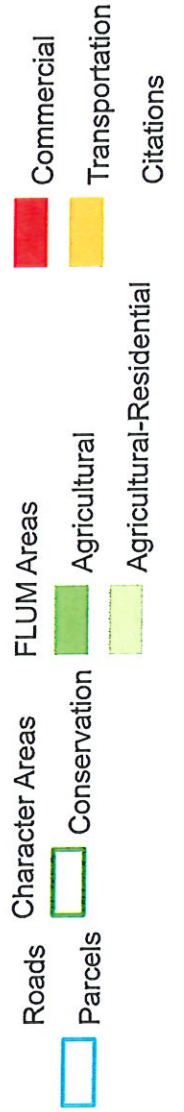
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ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METU, NASA, EPA, USDA

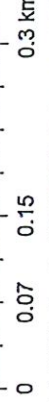
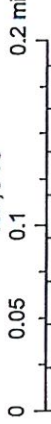
401-39



3/18/2026

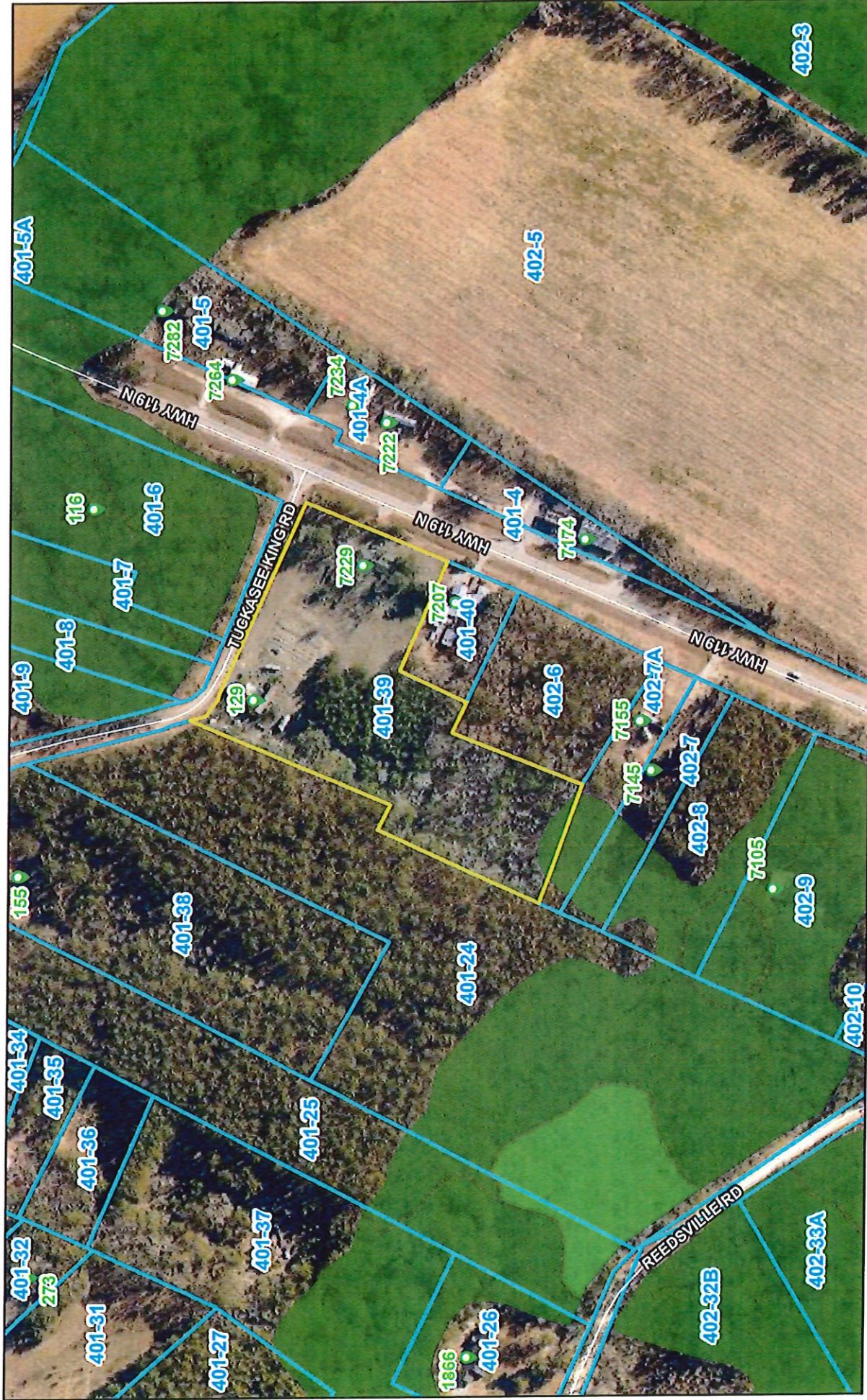


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ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METU
NASA, EPA, USDA

401-39



3/18/2026

- Addresses
- Roads
- Parcels
- Wetlands
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
- Riverine
- Citations

