



Record No: CU-26-4

Conditional Use Permit

Status: Active

Submitted On: 2/4/2026

Primary Location

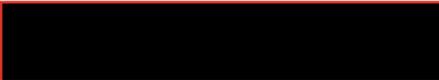
3142 Little McCall Road
Guyton, GA 31312

Owner

ALDAY BARBARA JEAN AND
MAHONEY HAROLD
3142 LITTLE MCCALL RD
3142 Little McCall Rd
RINCON, GA 31326

Applicant

Barbara Alday



3142 Little McCall Rd
Rincon, GA 31326-3021

Staff Review

Board of Commissioner Meeting Date*

03/03/2026

Notification Letter Description*

Rural business

Property Location*

3142 Little McCall Road

Map #*

392

Parcel #*

7A

Commissioner District*

4th

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

02/09/2026

Board of Commissioner Ads 

02/11/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Barbara Jean Alday

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

3142 Little McCall Rd

Applicant City*

Rincon

Applicant State*

Georgia

Applicant Zip Code*

31326

Property Information

Property Location*

3142 Little McCall Rd Rincon GA 31326

Present Zoning of Property*

AR-1

Map/Parcel Number*

03920007A00

Total Acres of Property*

6.25

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15B - Rural Business

Need to apply

Reason:*

Establish a small farm stand in our backyard for selling our excess produce and honey

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

Not sure how to respond.

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.

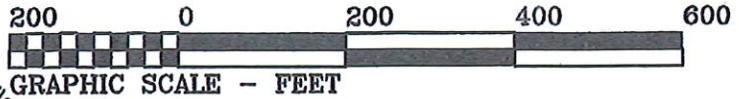
Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether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

 Barbara Jean Alday
Jan 12, 2026

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.



ZONING ADMINISTRATOR

DATE

MICHAEL E. HUDSON, SR.
AND GLORIA J. HUDSON
PLAT BOOK J PAGE 378

5/8" Rebar(S)

LITTLE McCALL COUNTY ROAD
80' R/Ws

6.25 ACRES

Conc. Mkr(S)

ANZA LANE

C/L INTERSECTION

MAGNETIC NORTH

MICHAEL E. HUDSON, SR.
AND GLORIA J. HUDSON
PLAT BOOK J PAGE 378

LINDA I. MERCER
PLAT BOOK 11 PAGE 179



PROPERTY SURVEY
FOR
LINDA I. MERCER

LOCATED IN THE 9TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA

THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR PROP-
ERTY SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 180-7 OF THE RULES OF THE GEORGIA
BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET
FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DATE: OCTOBER 23, 2014
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 50333 FEET, AND ANGULAR
ERROR OF 04 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPASS RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN 180597 FEET.



Red is the traffic flow off Little McCall Rd. We don't want anyone backing into the road, so we're marking the entrance and exit as one-way. We will have small directional signs indicating Entrance and Exit with arrows.

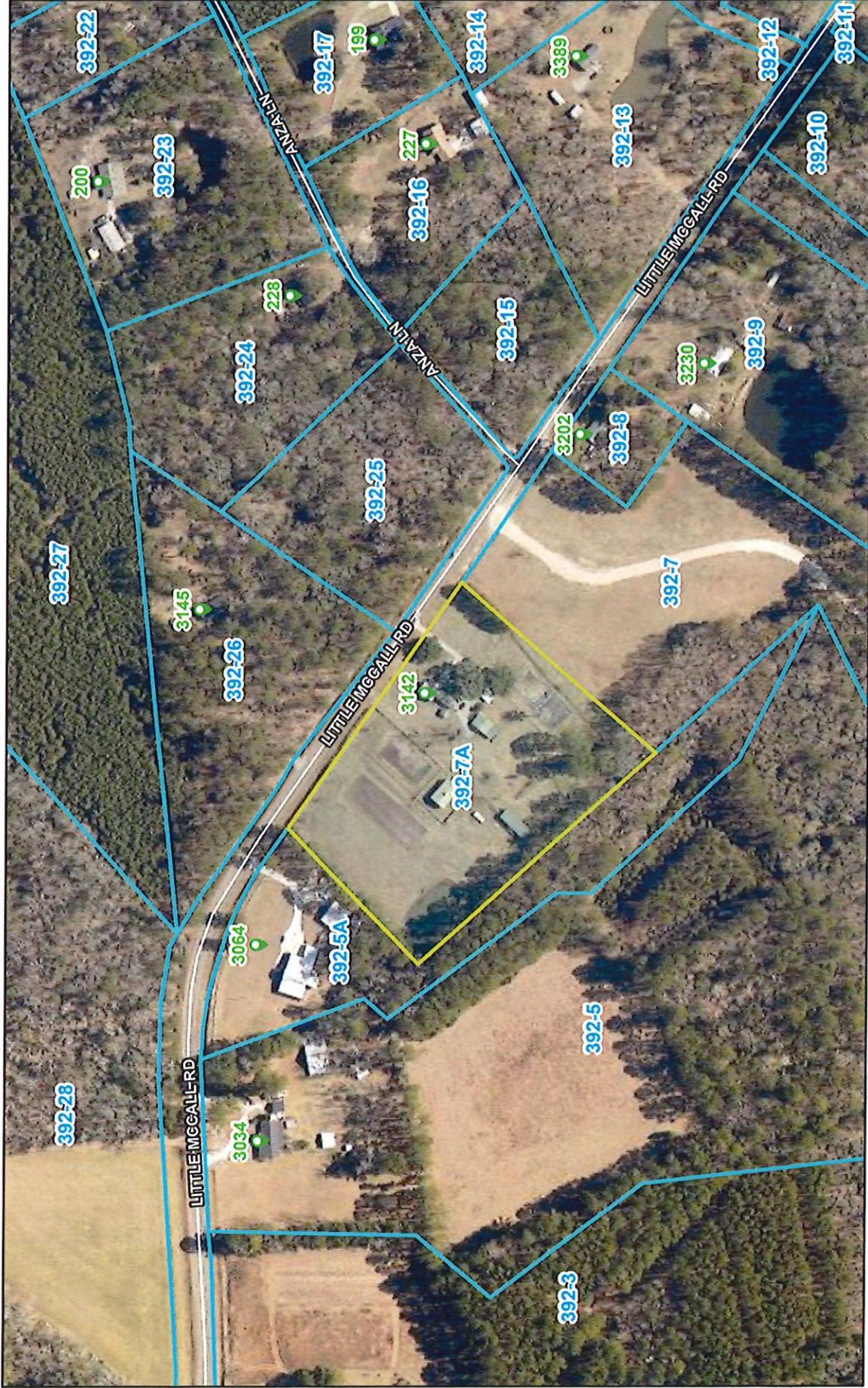
Blue is the location of the Farm Stand under the porch of an existing outbuilding.

Yellow is a designated parking area.

Green is where we would place the temporary sandwich board sign, only on the days the farm stand is open. The sign lists hours and the produce available. We don't know if there will be regular days/hours or just when we have produce/honey to sell. We are new at this.



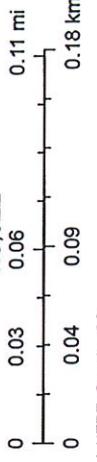
392-7A



2/9/2026

- World_Boundaries_and_Places
- Addresses
- Roads
- Parcels
- World Imagery
- Low Resolution 15m Imagery

1:3,922



- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Vantor, Esri, HERE, Garmin, IPC

392-7A



2/9/2026

World_Boundaries_and_Places 1:7,843

Zoning

- AR-1
- AR-2
- R-1

Roads

Parcels

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Low Resolution 15m Imagery

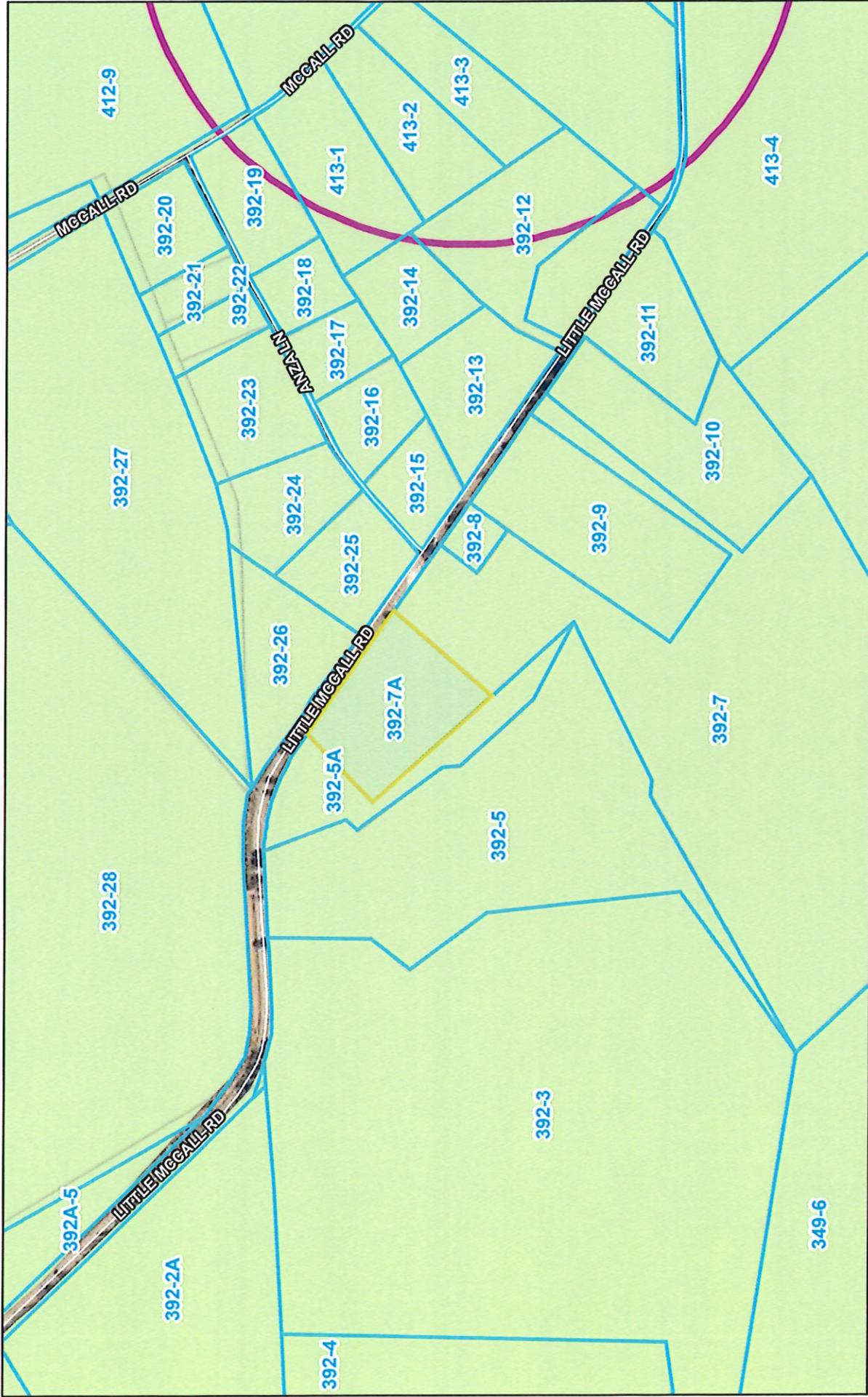
Citations

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Vanior, Esri, HERE, Garmin, IPC

392-7A

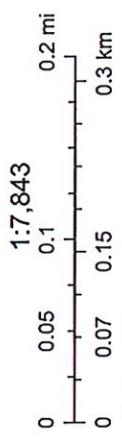


2/9/2026

- World_Boundaries_and_Places
- Roads
- Parcels
- Character Areas
 - Development-Suburban Node
 - FLUM Areas
 - Agricultural-Residential

- World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery

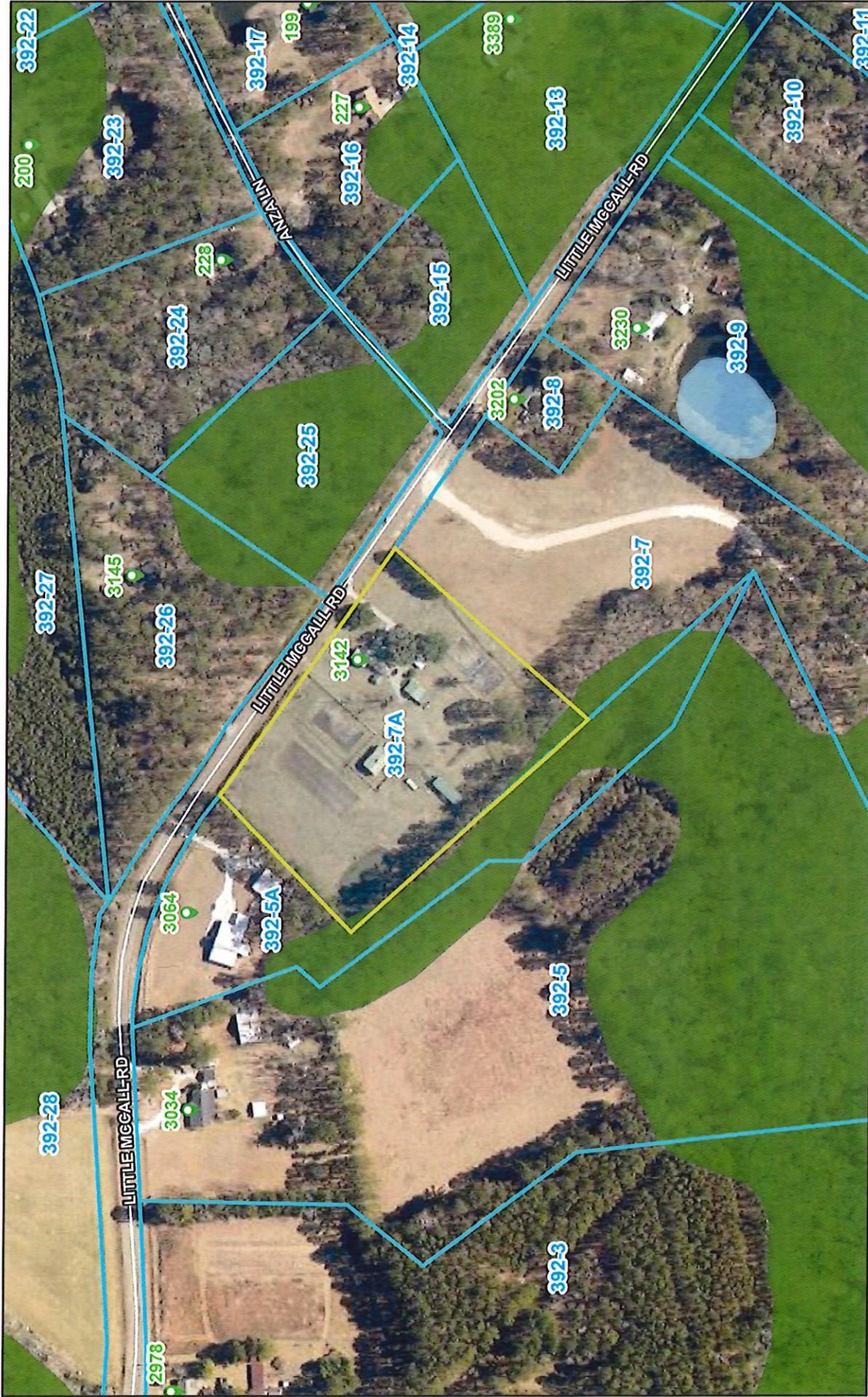
High Resolution 30cm Imagery
Citations



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392-7A



2/9/2026

World_Boundaries_and_Places
Addresses
Roads

World Imagery

Wetlands

- Freshwater Forested/Shrub Wetland
- Freshwater Pond

Parcels

- FEMA Flood Zone
- X, AREA OF MINIMAL FLOOD HAZARD

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
Vantor, Esri, HERE, Garmin, IPC

Scale: 1:3,922

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km