

**CU-23-9**

Conditional Use Permit

Status: Active

Submitted On: 12/11/2023

**Primary Location**

445 Golden Drive

Rincon, GA 31326

**Owner**

SMITH ERIC C AND

BRIDGETT

GOLDEN DR 445 RINCON, GA

31326

**Applicant** Eric Smith 912-604-5718 ecsmith1178@gmail.com 445 Golden Dr.  
Rincon, GA 31326

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**Staff Review** **Planning Board Meeting Date\***


01/09/2024

 **Board of Commissioner Meeting Date\***

02/06/2024

 **Staff Description**Conditional Use needed to operate an RV Remodeling Business. Met w/ Sam  
12/11/23 **Commissioner District\***

2nd

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

Yes

 **Public Notification Letters Mailed**

12/18/2023

 **Planning Board Ads**

12/20/2023

 **Board of Commissioner Ads**

01/17/2024

 **Request Approved of Denied**

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## Applicant Information

Who is applying for the Conditional Use?\*

Property Owner

Applicant / Agent Name\*

Eric Smith

Applicant Email Address\*

Ecsmith1178@gmail.com

Applicant Phone Number\*

9126045718

Applicant Mailing Address\*

445 Golden Dr

Applicant City\*

Rincon

Applicant State\*

Georgia

Applicant Zip Code\*

31326

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## Property Information

Property Location\*

445 Golden Dr.

Present Zoning of Property\*

AR-1

Map/Parcel Number\*

450A-56

Total Acres of Property\*

2.52

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## Conditional Use Requested

Conditional Use\*

Section 3.15B - Rural Business

Status of Business License?\*

Applied for

Reason:\*

WORKING OUTSIDE OF THE HOME

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

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## 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\***

✓ ERIC CARL SMITH  
Dec 11, 2023

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## Attachments



**Deed**

image.jpg

Uploaded by Eric Smith on Dec 11, 2023 at 9:10 AM

REQUIRED



**Last Recorded Plat**

image.jpg

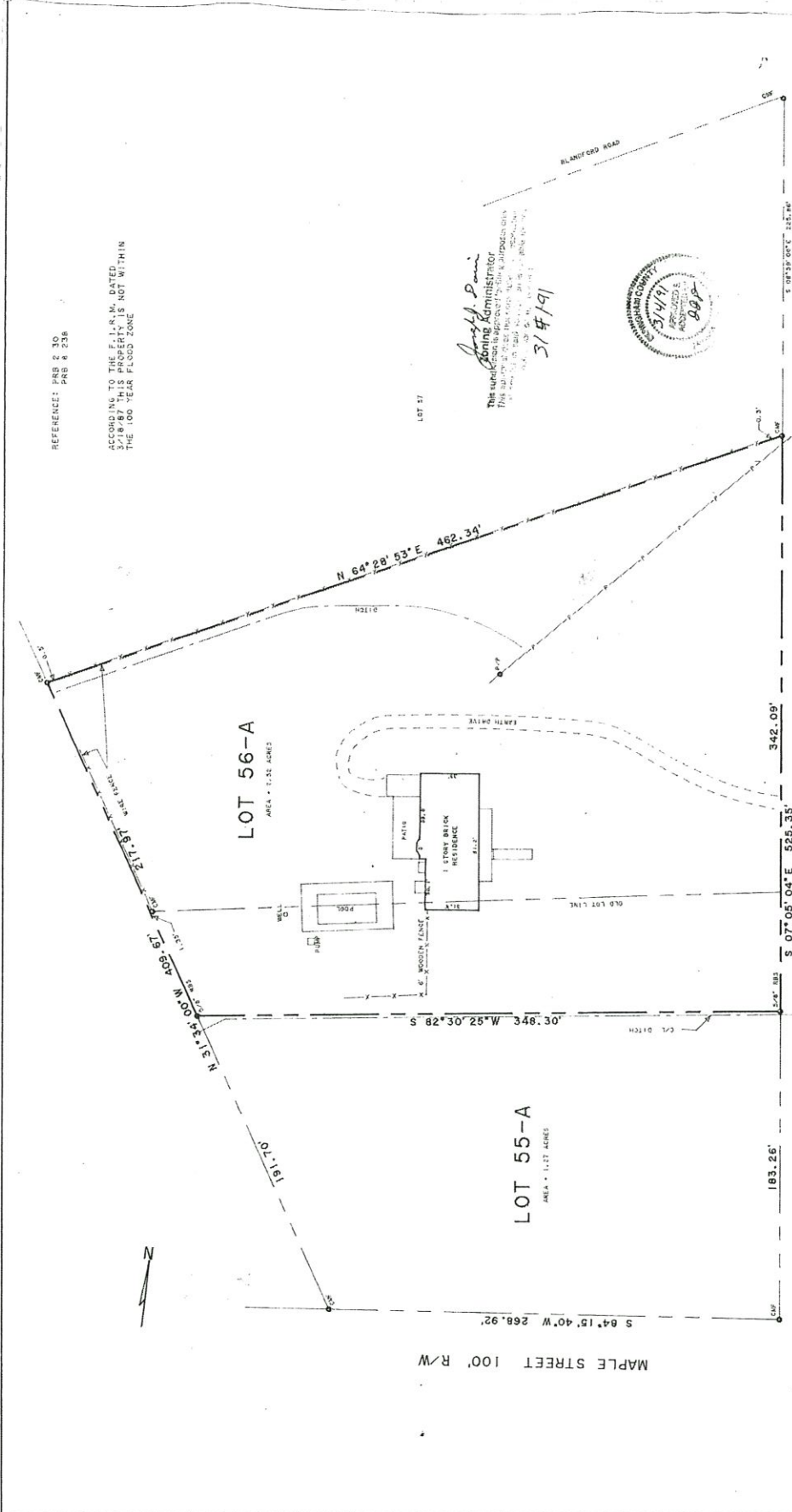
Uploaded by Eric Smith on Dec 11, 2023 at 9:09 AM

REQUIRED

**Ownership Certification**

image.jpg

REQUIRED



REFERENCE: PMS 2 30  
PMS 8 238

ACCORDING TO THE F.I.N.M. DATED  
8/15/91, THE PLAT IS NOT WITHIN  
THE 100' NEAR FLOOD ZONE

LOT 57

*Joseph P. ...*  
This plat was prepared by the Surveyor  
of Effingham County, Georgia, on 3/17/91.

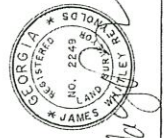


PLAT OF LOT 56-A OF A  
RECOMBINATION OF LOTS 55 & 56,  
GOSHEN HILL FARMS, PHASE II,  
EFFINGHAM COUNTY, GEORGIA

FOR: MARGO L. MOCK,  
WALDINE R. COLEBANK &  
EDWARD E. LAUDERMILK

GOLDEN DRIVE 50' R/W

EQUIPMENT:  
200' STEEL TAPE  
ERROR OF CLOSURE:  
1/1000' PER 1000'  
BALANCED BY L. S.  
PLANT 1/1/25/1000

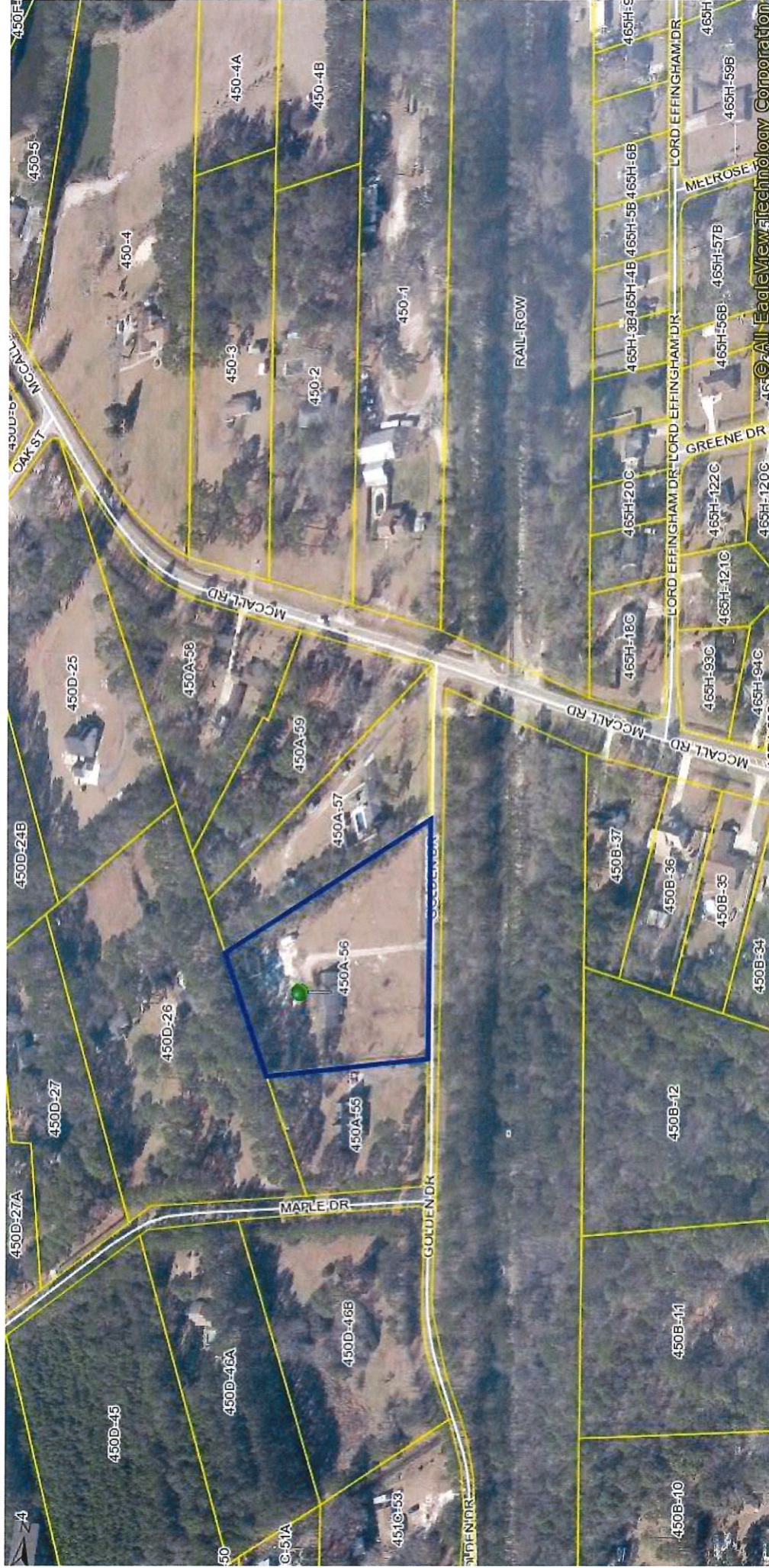


J. WHITLEY REYNOLDS  
P.O. BOX 30205  
SAVANNAH, GEORGIA 31410  
TELEPHONE: 912-352-0464

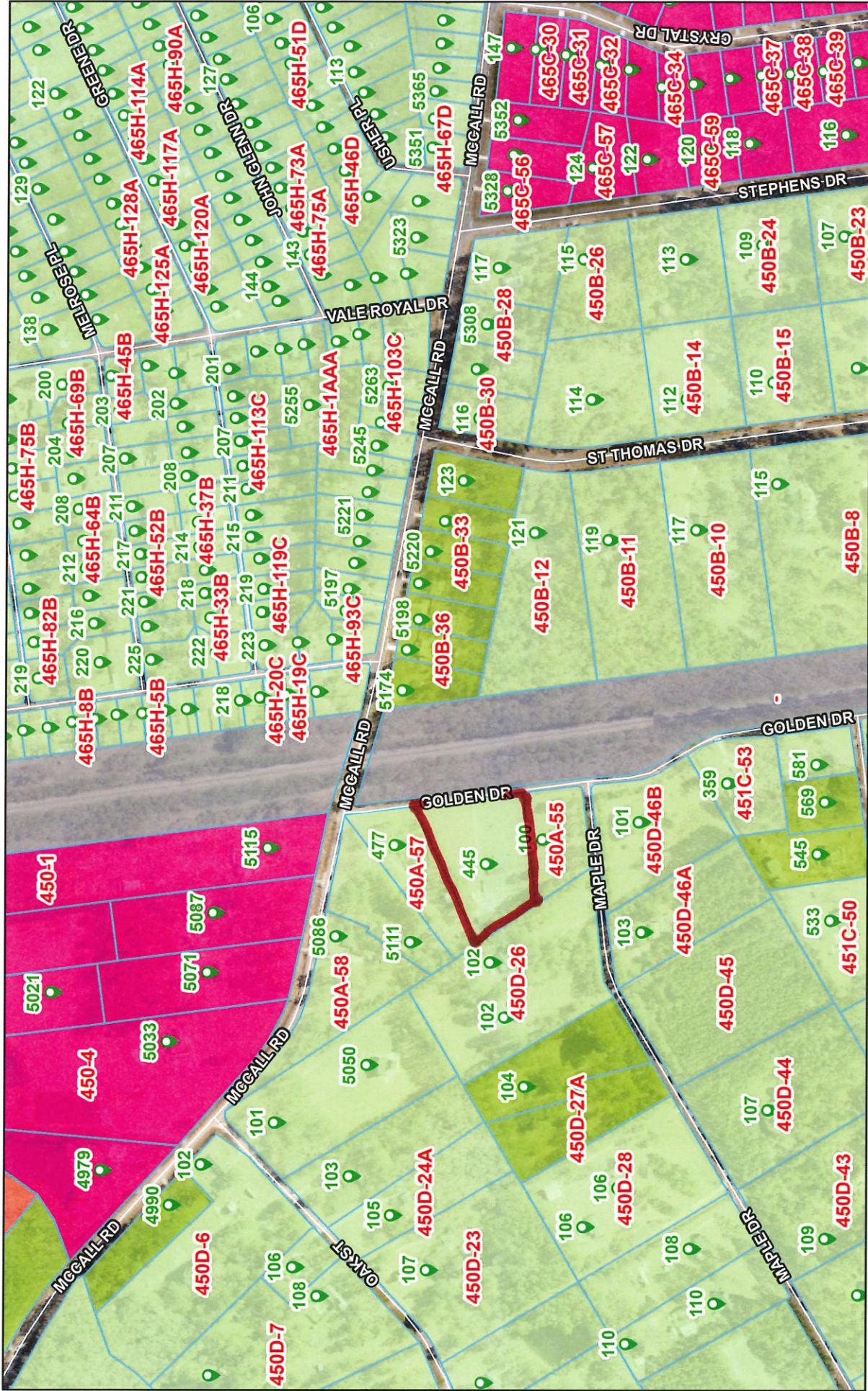
*Edward E. Lauder milk*  
*Waldine R. Colebank*  
*Margo J. Mock*

26172

# 450A-56 445 GOLDEN DRIVE



# 450A-56 445 GOLDEN DRIVE



12/8/2023

1:6,545  
0 0.04 0.09 0.15 0.18 mi  
0 0.07 0.15 0.3 km

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

- Addresses: Green pin icon
- Roads: Blue line icon
- Tax Parcels: Blue outline icon
- Tax Parcel Labels: AR-2 (light green), AR-1 (light blue), Other (grey)
- Effingham County Zoning: AR-1 (light green), AR-2 (pink), R-1 (red), I-1 (orange), I-1 (blue)
- Efn\_fin\_cache: Red (Band\_1), Green (Band\_2), Blue (Band\_3)