

**CU-23-8**

Conditional Use Permit

Status: Active

Submitted On: 12/5/2023

**Primary Location**729 Ardmore-Oaky Road  
Springfield, GA 31329**Owner**BLUE SKY ACRES INC  
Ardmore Oaky Rd 729  
Springfield, GA 31329**Applicant** Hallie Myers 843-621-2321 hallie@blueskyacres.org 105 Daytona Drive  
Bloomingdale, GA 31302

## Staff Review

 **Planning Board Meeting Date\***


01/09/2023

 **Public Notification Letters Mailed**

12/18/2023

 **Planning Board Ads**

12/20/2023

 **Staff Recommendation**

-

 **Staff Description**

Agritourism

 **Board of Commissioner Meeting Date\***

02/06/2024

 **Board of Commissioner Ads**

01/17/2024

 **Commissioner District\***

3rd

 **Staff Description - Conditional Use** **Request Approved of Denied**

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## Applicant Information

Who is applying for the Conditional Use?\*

Agent

Applicant / Agent Name\*

Hallie Myers

Applicant Email Address\*

hallie@blueskyacres.org

Applicant Phone Number\*

8436212321

Applicant Mailing Address\*

105 Daytona Drive

Applicant City\*

Bloomington

Applicant State\*

Georgia

Applicant Zip Code\*

31302

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## Property Owner Information

Owner's Name\*

Blue Sky Acres Inc. (Agent and Board  
Chairman: Jane Leslie Williams)

Owner's Email Address\*

leslie@blueskyacres.org

Owner's Phone Number\*

843-290-3647

Owner's Mailing Address\*

126 Willowpeg Rd

Owner's City\*

Rincon

Owner's State\*

Georgia

Owner's Zip Code\*

31326

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## Property Information

**Property Location\***

729 Ardmore Oaky Rd

**Present Zoning of Property\***

AR-1

**Map/Parcel Number\***

285-5

**Parcel Number\***

02850005

**Total Acres of Property\***

43.165

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## Conditional Use Requested

**Conditional Use\***

Other

**Reason:\***

We are applying for the Agritourism Conditional Use Permit because we currently have a Rural Business Permit and are limited to 1,000 square feet of space under that plan. Our plans in future years include building an additional workshop to provide job training for people with disabilities, as well as a classroom and covered arena for our equine programs with foster children and children with disabilities which will exceed this limitation.

CONCEPTUAL  
SITE PLAN

PREPARED FOR:



PREPARED BY:

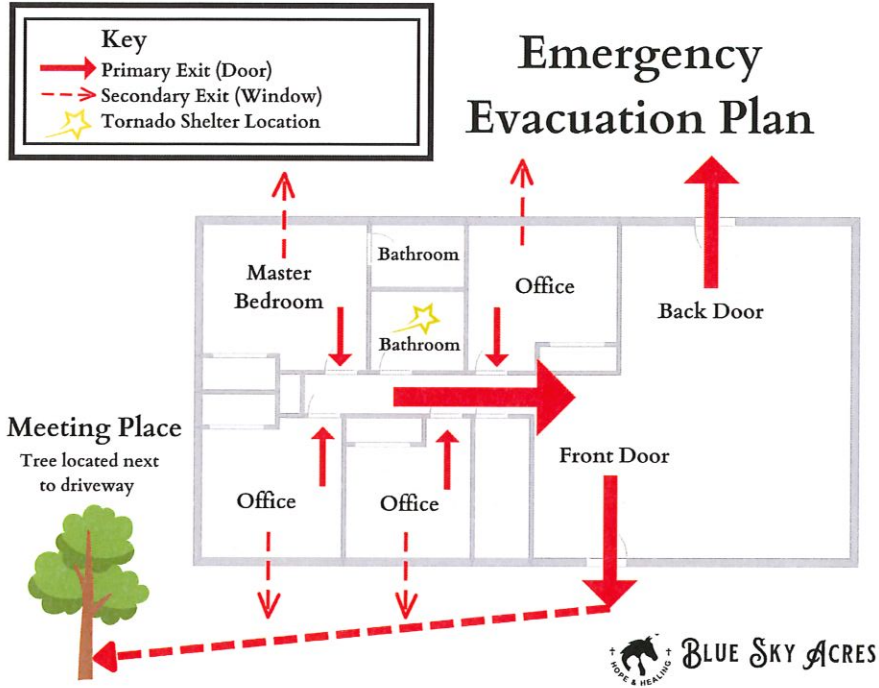
**THOMAS  
HUTTON**  
27 West of Commerce Way  
Fountainville, PA 17825 • 717.334.0088  
www.thomashutton.com

DATE: 12/20/20  
SCALE: 1" = 100'

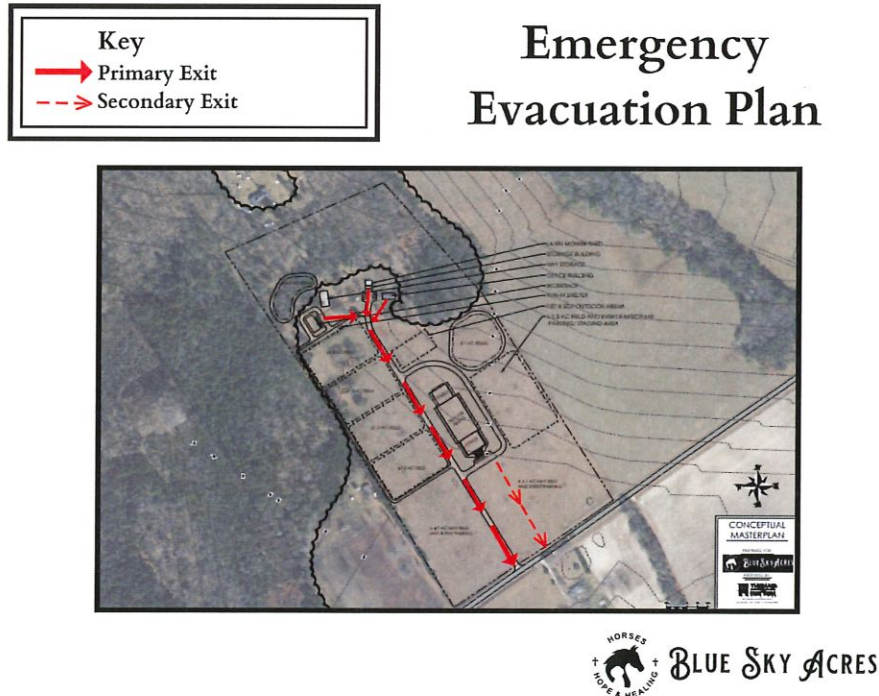


NOTES:  
1) BACKGROUND INFORMATION FROM PUBLIC RECORDS AND SUBJECT TO CHANGE WITHIN THE DESIGN PROCESS.  
2) THIS PLAN REPRESENTS AN APPROXIMATE CONCEPTUAL DESIGN AND THE OWNER RESERVES THE RIGHT TO DEVELOP THE SITE IN A DIFFERENT MANNER AS LONG AS THE REQUIRED DEVELOPMENT REGULATIONS ARE COMPLIED TO.  
3) THE EXISTING UTILITIES AND RECORDS SHALL BE MAINTAINED AND SHOWN TO THE CLIENTS SHALL BE MAINTAINED WITH ANY NEW BUILDING OR CONSTRUCTION.

Sample Evacuation Plan for House



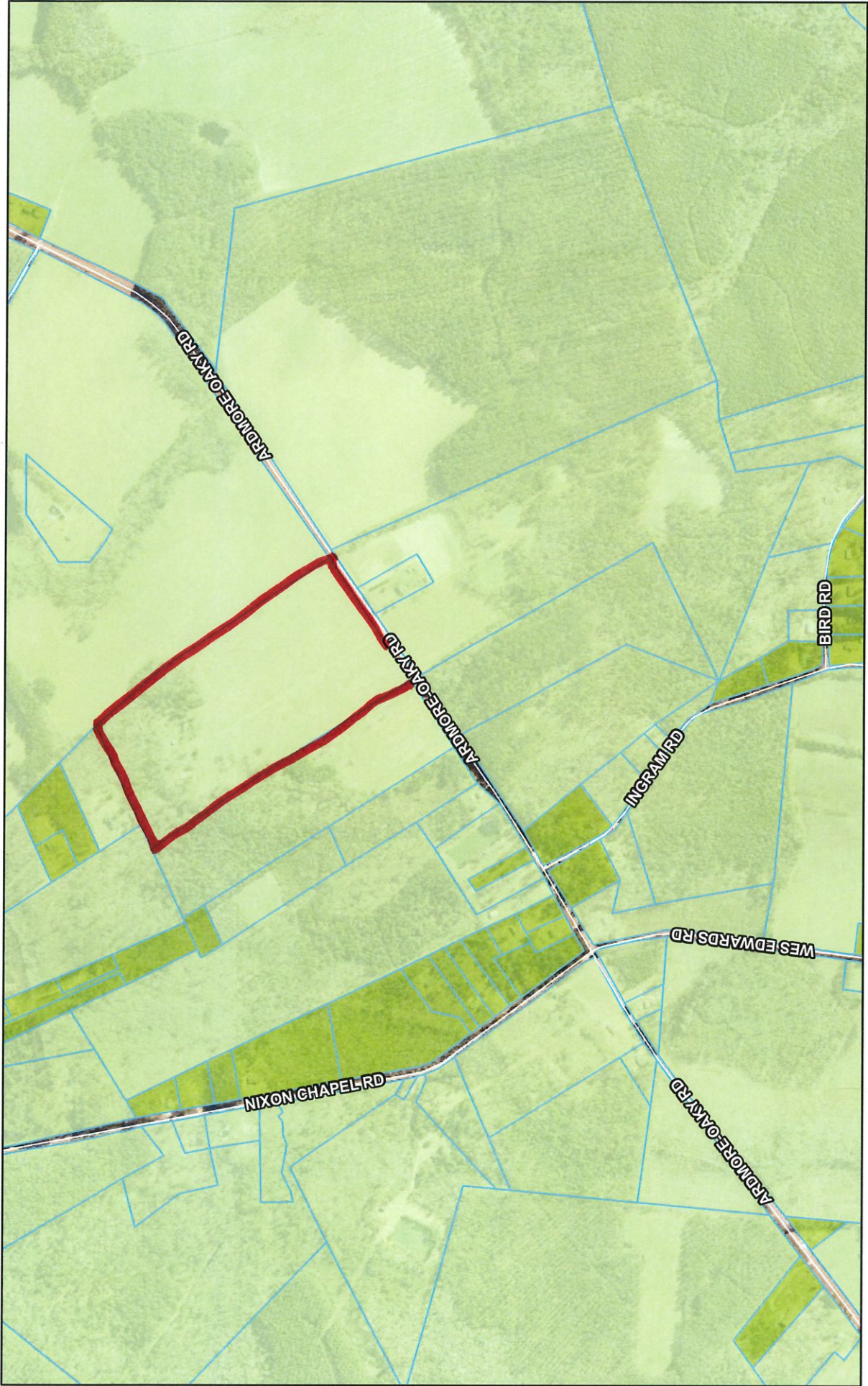
Sample Property Evacuation Map



# 285-5 729 ARDMORE OAKY RD



# 285-5 729 ARDMORE OAKY RD



12/5/2023

**Roads**  
Tax Parcel Labels  
Tax Parcels

**Efn\_fin\_cache**  
AR-2

**Effingham County Zoning**  
AR-1

**Red: Band\_1**  
**Green: Band\_2**  
**Blue: Band\_3**

**1:13,091**  
0 0.07 0.15 0.3 0.3 mi  
0 0.15 0.3 0.6 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

## Narrative for Agritourism Conditional Use Permit

**1. What is the proposed use for the property?**

The proposed property use is an equestrian facility that serves individuals with disabilities and those in foster care by providing Equine-Assisted Activities. These activities benefit our participants' minds, bodies and spirits through promoting relationships with horses. We also provide job skills training for people with disabilities. The job skills opportunities will include, but are not limited to woodworking, horse care and gardening. Our site plan includes two buildings, one which will be used for our workshop and another which will include office space and classrooms, a covered arena and barn in order to expand our equine programs.

**2. How is the property zoned now?**

The property is currently zoned under AR-1 with a conditional use permit for a rural business.

**3. What is the zoning of adjacent property owners?**

The adjacent properties are zoned under AR-1.

**4. What is the nearest county or state highway?**

The nearest highway is GA State Route 21, the property in question is located approximately 1.5 miles off the highway.

**5. Explain in detail why you want to have this agritourism use or facility and how does it promote education of the public on farming or increase economic development in Effingham County?**

We are pursuing this conditional use permit because of the 1,000 square foot limitation of the rural business conditional use permit. Our plan is to build structures in the future that will allow for the growth of our programs so that our Equine Activities are not as weather dependent and to provide more space for training and educational opportunities.

The training and employment opportunities for our employees with disabilities will consist of agricultural programs which will include gardening, landscaping and woodworking, with the potential addition of beekeeping. In addition to the education of our employees, we plan to offer classes to the public related to Equine education. Additional opportunities for public education may include school field trips as well as opportunities for the general public to volunteer in our programs.

Skills training in these areas for this population will provide more opportunities for people for employment and will reduce the dependency on government assistance. We



also plan to sell produce to local individuals and businesses which will contribute to the local economy as well as create new jobs.

**6. How many acres of land do you propose to use in this agritourism use or facility?**

This property consists of 43.17 acres.

**7. How will the use of this facility protect and preserve the rural character of Effingham County?**

The addition of this facility will promote the rural character of Effingham County through its design, layout and function. All buildings will be set back off the main road and our goal is to maintain the look and feel of a ranch. Hay fields will be maintained in the front of the property. The primary use of the property will remain agricultural in nature including hay fields, horse pastures and gardens. The two additional buildings will be attractively designed with the look and feel of a barn and will also provide a space for educational activities related to agriculture and equines.

**8. What steps do you plan to take to ensure that you do not adversely impact neighboring farms or residents?**

In order to ensure that we do not adversely affect the neighboring properties, we will set our operations off the road by a minimum of 500 ft. and 350 ft from the adjacent properties. Noise will be kept to a minimum due to the nature of horses which requires a calm and quiet environment.

**9. Explain the daily operations with hours of operation**

Daily operations would begin at 7:30 AM and will conclude no later than 8:00 pm on weekdays. Early morning activities include tending to farm property and horses and working in our workshop to produce agricultural crafts. Afternoon is the primary time for our clients to attend after school is over in order to participate in equine assisted activities.

**10. Explain the goals and projected growth for the business**

The following are our goals over the next 3-5 years

2024

- Establish all three programs on site and obtain horses
- Begin planning process for workshop building
- Start a pilot program for garden to begin growing fresh produce

2025-2026

- Complete workshop building and expand supported employment program to add more job training opportunities for people with disabilities in partnership with local businesses

- Begin planning process and capital campaign for covered arena
- Expand programs and add horses, bringing the entire herd up to ten horses

2027-2030

- Begin building covered arena building in three stages, starting with the arena itself, an educational building and adding a barn.
- Continue to expand programs to serve a total of 100 individuals with disabilities and in foster care weekly across our three programs

#### **11. Provide the expected number of daily visitors**

Currently we have 11 people onsite for our supported employment program two days per week and the rest of the days we have 4-5 staff and volunteers onsite.

At the completion of the buildings included in this plan, we estimate having approximately 60 visitors per weekday, who would not all present at the same time. This includes an estimated five office and barn staff, ten supported staff members, thirty clients and family members and fifteen volunteers.

#### **12. Provide an emergency evacuation plan**

In case of extreme weather conditions, all activities will be canceled in accordance with Effingham County School closures.

In the case of a tornado, individuals will go into the house, which is a brick building and will remain in the main bathroom, which has no outward facing windows.

In the event of a disaster such as a fire, in which being onsite is no longer safe, there are two ways to exit the property. One is through the main entrance which is always kept open during business hours and there is an additional gate to the side.

All buildings on property will have both a front and back entrance and signs posted with evacuation routes.