



CU-25-26

Conditional Use Permit

Status: Active

Submitted On: 11/3/2025

Primary Location

1360 Ebenezer Road
Rincon, GA 31326

Owner

BARTOS JEANNETTE AND
THEODORE F
1360 EBENEZER RD
RINCON, GA 31326

Applicant

 Jeannette Bartos
 530-518-8411
 jeannettebartos@yahoo.com
 1360 Ebenezer Rd
Rincon, GA 31326

Staff Review

🏠 Board of Commissioner Meeting Date*

12/02/2025

🏠 Notification Letter Description*

a conditional use to allow for a residential business for a farmstand bakery.

🏠 Property Location*

1360 Ebenezer Road

🏠 Map #*

460

🏠 Parcel #*

50

🏠 Commissioner District*

5th

🏠 Has Business License been applied for?*

N/A

🏠 Public Notification Letters Mailed

11/10/2025

🏠 Board of Commissioner Ads

11/12/2025

🏠 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Jeannette Bartos

Applicant Email Address*

Jeannettebartos@yahoo.com

Applicant Phone Number*

530-518-8411

Applicant Mailing Address*

1360 Ebenezer Rd

Applicant City*

Rincon

Applicant State*

GA

Applicant Zip Code*

31326

Property Information

Property Location*

1360 Ebenezer Rd

Present Zoning of Property*

R-1

Map/Parcel Number*

460-50

Total Acres of Property*

1.63

Water Connection*

Public Water System

Name of Supplier*

City Of Springfield

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15A - Residential Business

Status of Business License?*

Need to apply

Reason:*

Farmstand Bakery

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

N/A

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*

✓ Jeannette Bartos
Nov 3, 2025

SURVEY OF 115.6 ACRES BEING SUBDIVIDED INTO THREE TRACTS, LOCATED IN THE 9th C.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

Participant ID: 5205004041
 BK: 30 PG: 4-4
 Filed and Recorded
 12-04-2024 09:35 AM
 DOC# P2024-000248
Jason E. Bragg
 JASON E. BRAGG
 CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY

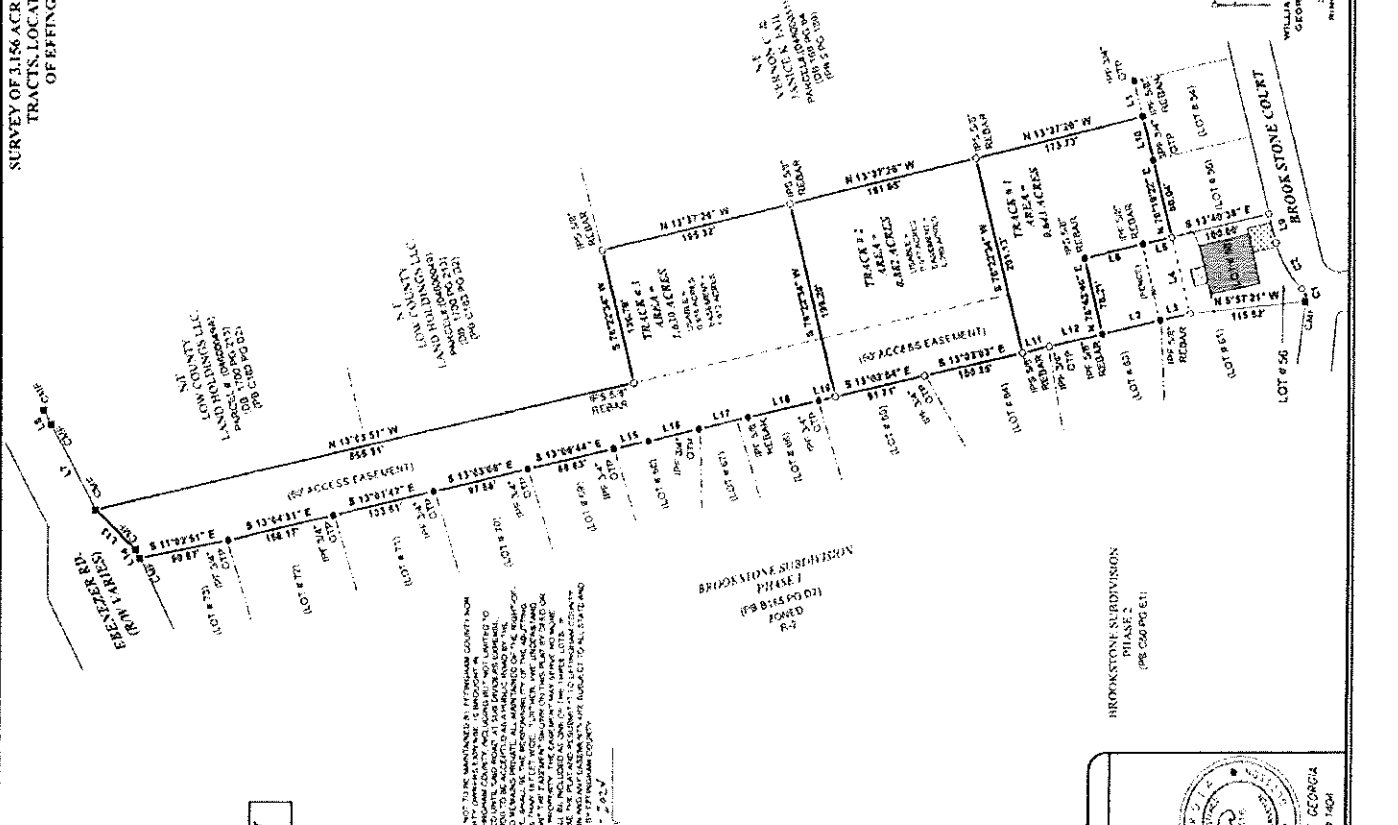
CALCULATED FOR THE CLERK OF COURT			
CURVE	BEARING	HORIZ DIST	ARC
C1	274°15'15"W	13.00'	107.04'
C2	269°57'56"W	52.56'	100.80'
C3	274°15'15"W	13.00'	107.04'
C4	274°15'15"W	13.00'	107.04'
C5	274°15'15"W	13.00'	107.04'
C6	274°15'15"W	13.00'	107.04'
C7	274°15'15"W	13.00'	107.04'
C8	274°15'15"W	13.00'	107.04'
C9	274°15'15"W	13.00'	107.04'
C10	274°15'15"W	13.00'	107.04'

FACTS AND RECOMMENDATIONS
 1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF GEORGIA.
 2. THE SURVEY WAS CONDUCTED BY WILLIAM MARK GILSON, A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA.
 3. THE SURVEY WAS CONDUCTED ON THE 12th DAY OF NOVEMBER, 2024.
 4. THE SURVEY WAS CONDUCTED AT THE 9th C.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA.
 5. THE SURVEY WAS CONDUCTED AT THE 115.6 ACRES BEING SUBDIVIDED INTO THREE TRACTS.
 6. THE SURVEY WAS CONDUCTED AT THE 115.6 ACRES BEING SUBDIVIDED INTO THREE TRACTS.
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RECOMMENDATIONS
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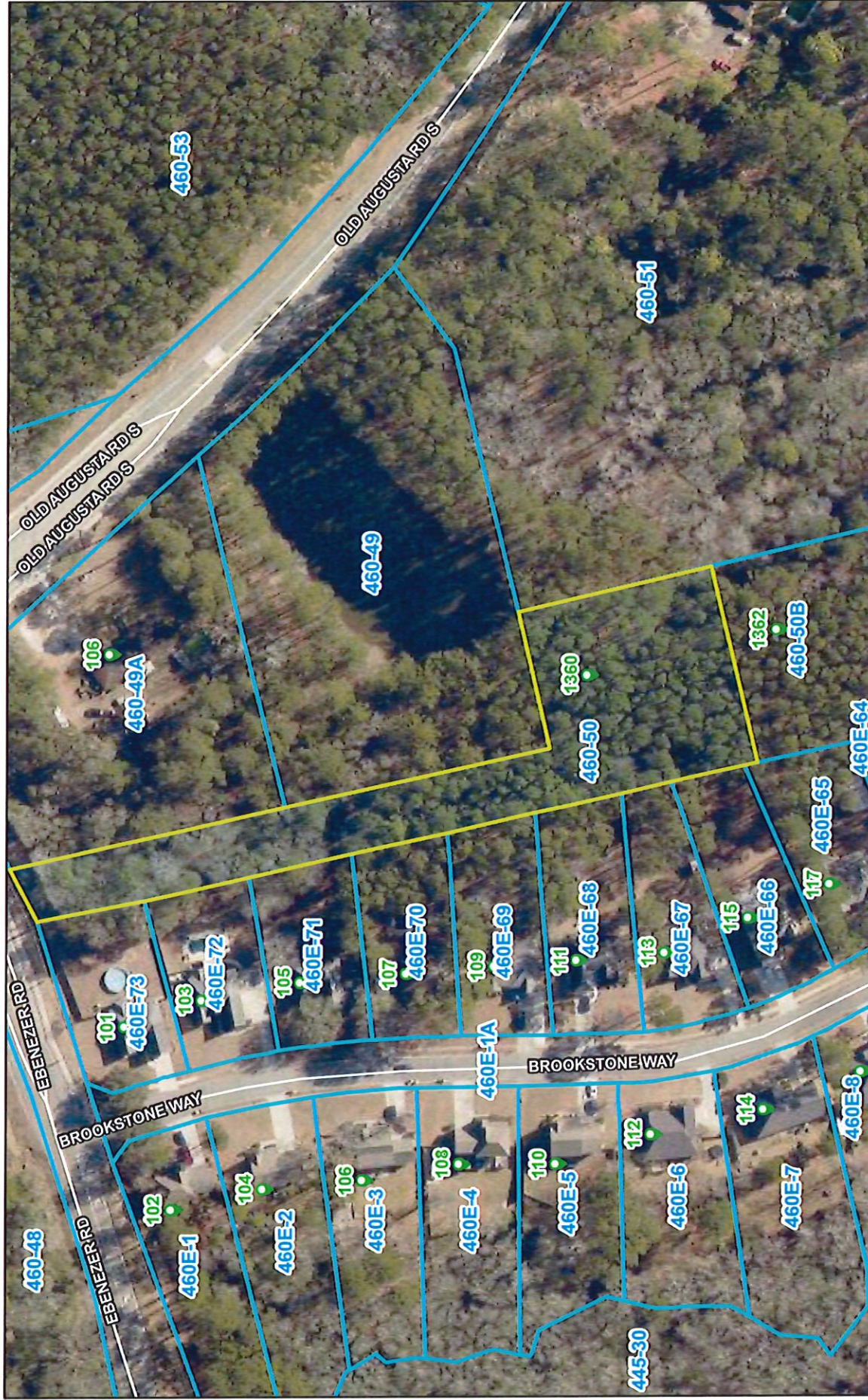
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460-50



11/4/2025

- Addresses
- Parcels
- Roads
- Citations

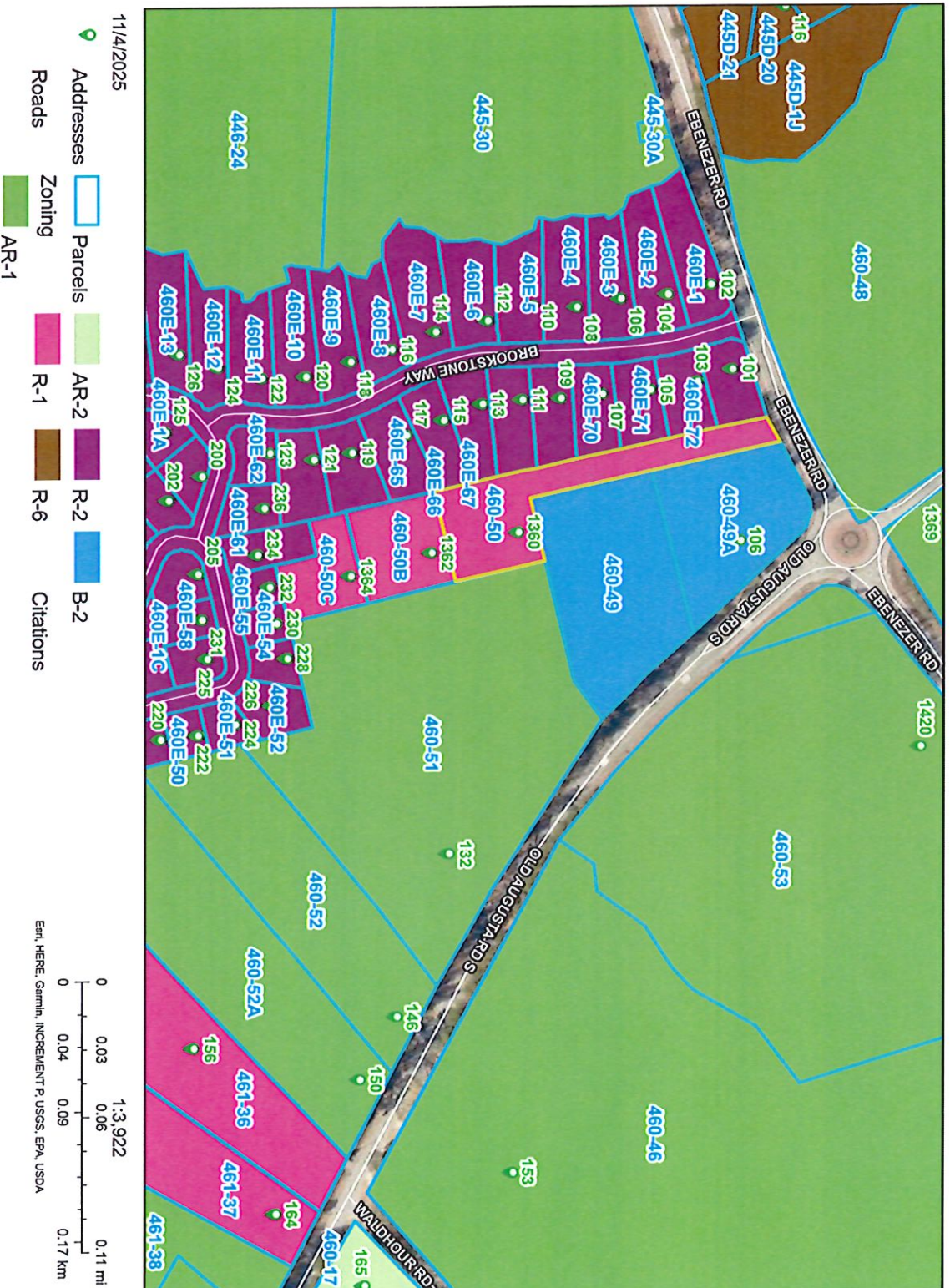
1:1,961

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

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

460-50



460-50



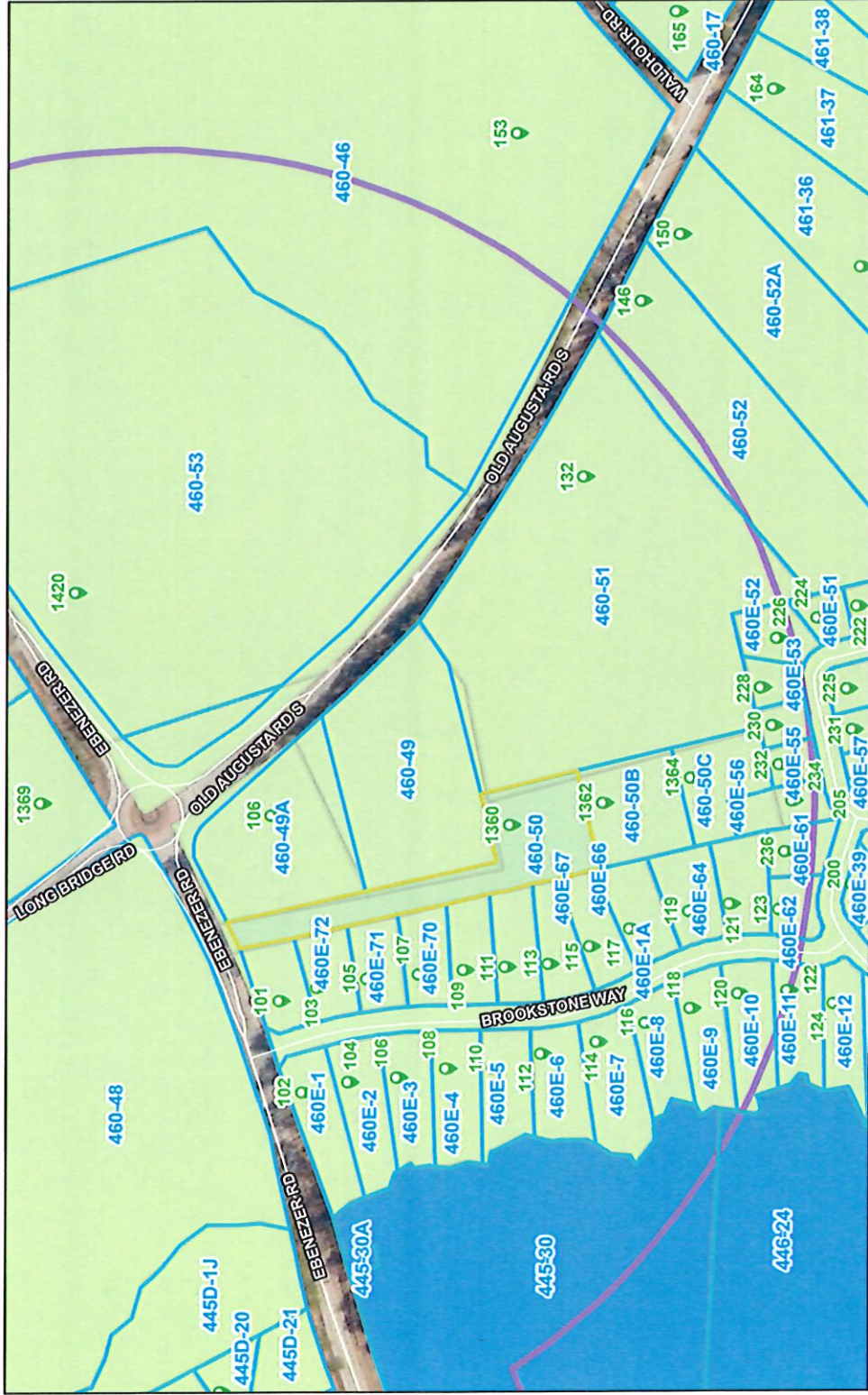
11/4/2025

- Addresses
- Roads
- Parcels
- FEMA Flood Zone
- X, AREA OF MINIMAL FLOOD HAZARD
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Citations

1:3,922
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km

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

460-50



11/4/2025

- Character Areas
 - Historic Overlay District
 - FLUM Areas
 - Agricultural-Residential
- Addresses
- Roads
- Parcels
- Public-Institutional
- Citations

