













CU-25-17	Primary Location	Applicant
Conditional Use Permit	416 Exley Loop Rincon, GA 31326	 Heather Arnold  912-659-8823
Status: Active	<b>Owner</b> ARNOLD SHAWN AND HEATHER 308 CENTER DR 308 Center Drive RINCON, GA 31326	 heather.arnold@gulfstream.com  308 Center Drive Rincon, GA 31326
Submitted On: 8/13/2025		

## Staff Review

 Board of Commissioner Meeting Date\*  
09/16/2025

 Notification Letter Description\*

To allow for conditional use for an event venue in AR-2.

 Property Location*	 Map #*
416 Exley Loop	451C
 Parcel #*	 Commissioner District*
79	2nd
 Has Business License been applied for?*	 Public Notification Letters Mailed
No	08/18/2025

 Board of Commissioner Ads

 Request Approved or Denied

08/21/2025

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## Applicant Information

Who is applying for the Conditional Use?\*

Applicant / Agent Name\*

Property Owner

Heather Arnold

Applicant Email Address\*

Applicant Phone Number\*

heather.arnold@gulfstream.com

9126598823

Applicant Mailing Address\*

Applicant City\*

308 Center Dr

Rincon

Applicant State\*

Applicant Zip Code\*

GA

31326

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## Property Information

Property Location\*

Present Zoning of Property\*

416 Exley Loop

AR-2

Map/Parcel Number\*

Total Acres of Property\*

0451C079

1.45

Water Connection\*

Sewer Connection\*

Private Water

Private Septic System

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## Conditional Use Requested

Conditional Use\*

Status of Business License?\*

Section 3.15B - Rural Business

Need to apply

Reason:\*

We would like to open a small event venue. 1200 – 1500 sq. 75 person limit.

How does request meet criteria of Section 71.6 (see Attachment C):

## 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.

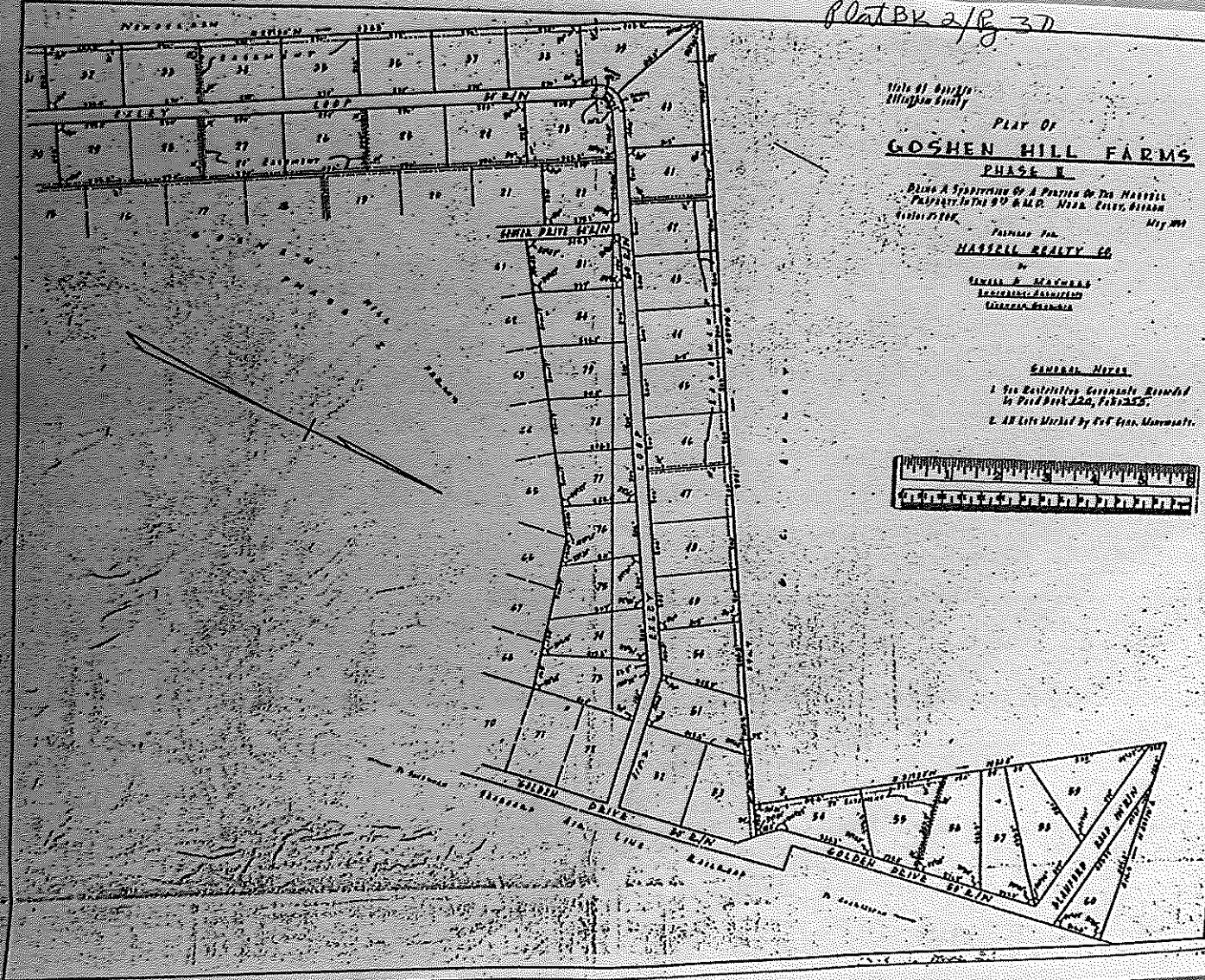
Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether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

✓ Heather Arnold

Aug 12, 2025

Plot BK 2/B 37



State of Illinois  
Illington County

**PLAT OF  
GOSHEN HILL FARMS  
PHASE I**

Being A Subdivision Of A Part Of The HAYES  
PLAT IN THE 95 N.E. 1/4, Sec. 12, T. 25 N., R. 10 E., S. 10 E.  
Filed for Record May 20, 1911

Prepared For  
**HAYES REALTY CO.**  
By  
**WILLIAM H. HAYES**  
REGISTERED SURVEYOR  
ILLINOIS, MISSOURI

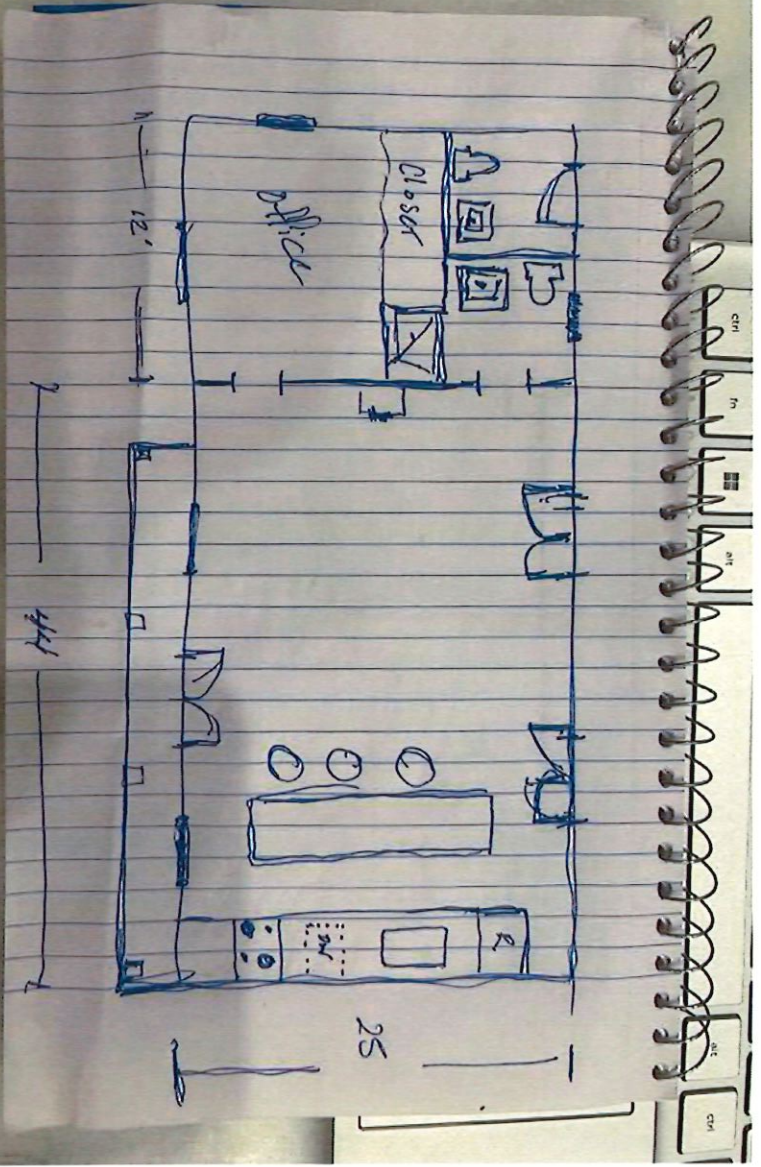
**GENERAL NOTES**

1. See Enclosing Certificate Recorded in Public Book 220, Page 255.
2. All Lots Marked by G. & H. Iron Monuments.











451C-79

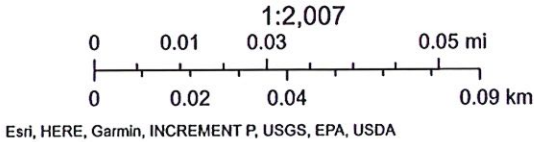


8/13/2025

Addresses  
Roads  
Citations

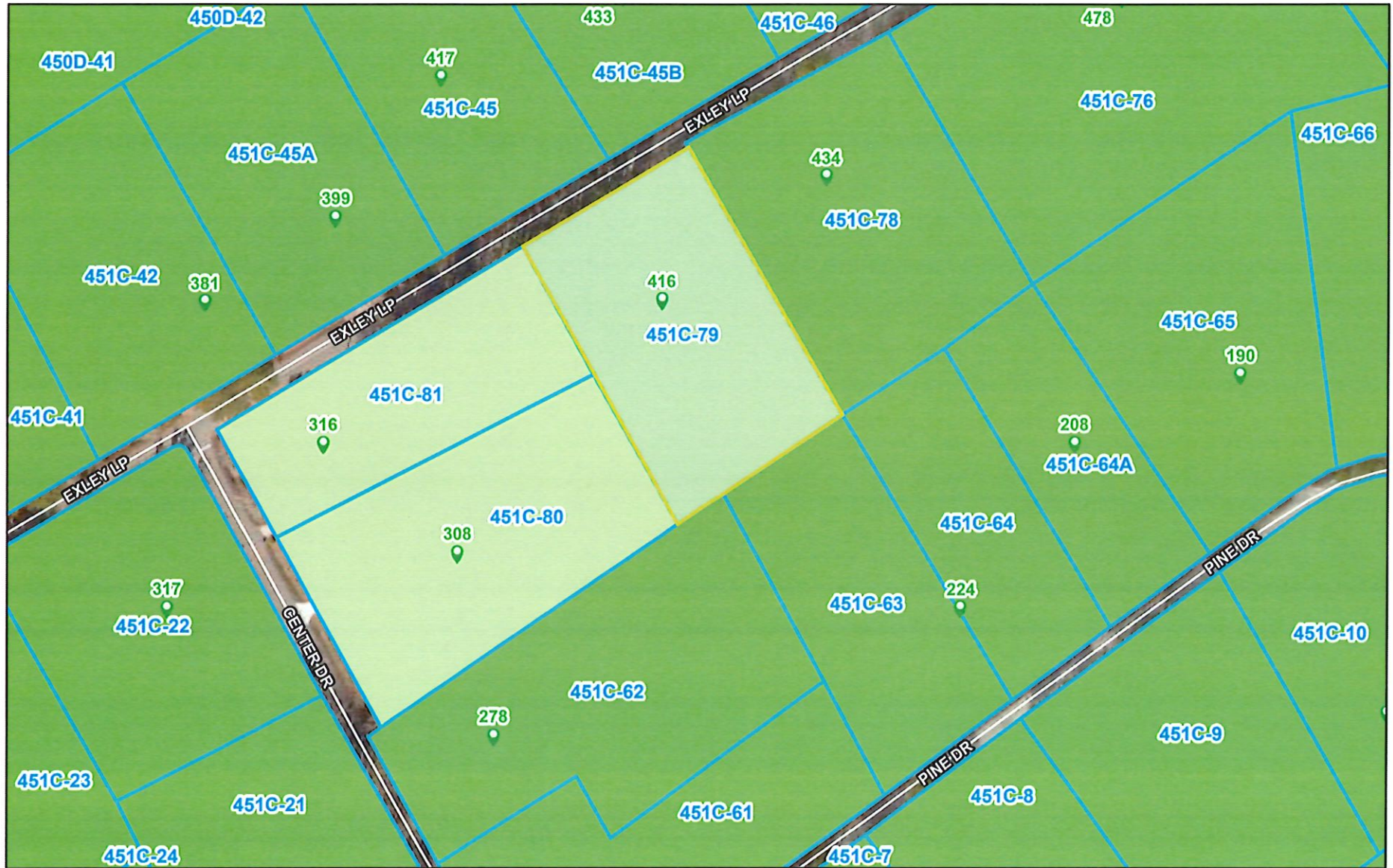


Parcels





# 451C-79



8/13/2025

● Addresses  
 Parcels  
 Zoning  
 AR-2  
 AR-1  
● Citations  
— Roads

