



CU-25-9

Conditional Use Permit

Status: Active

Submitted On: 4/24/2025

Primary Location

1536 Blue Jay Road
Rincon, GA 31326

Owner

LEWIS CHRISTOPHER G AND
SARAH
BLUE JAY RD 1600 RINCON,
GA 31326

Applicant

 Rayanne Hammond
 912-323-4006
 exponentiallivingllc@gmail.com
 PO Box 39
Pooler, GA 31322

Staff Review

🔒 Board of Commissioner Meeting Date*

05/20/2025

🔒 Notification Letter Description*

to allow for a rural business

🔒 Property Location*

1536 Blue Jay Road

🔒 Map #*

415

🔒 Parcel #*

12

🔒 Commissioner District*

4th

🔒 Has Business License been applied for?*

Yes

🔒 Public Notification Letters Mailed

05/05/2025

🔒 Board of Commissioner Ads

05/07/2025

🔒 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Christopher Lewis

Applicant Email Address*

exponentiallivingllc@gmail.com

Applicant Phone Number*

9126822872

Applicant Mailing Address*

1536 Blue Jay rd

Applicant City*

Rincon

Applicant State*

ga

Applicant Zip Code*

31326

Property Information

Property Location*

Rincon

Present Zoning of Property*

AR1

Map/Parcel Number*

04150012

Total Acres of Property*

5

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15B - Rural Business

Status of Business License?*

Applied for

Reason:*

Conditonal use is requested to house an office of 2 employees on the property

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

The conditional use does not adversely affect the surrounding properties

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.

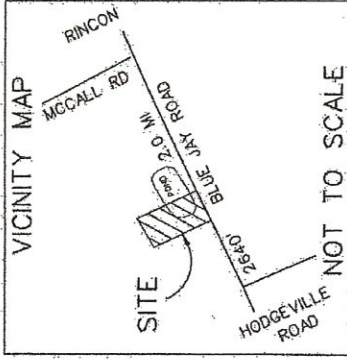
Signature*

✓ Christopher Lewis
Apr 23, 2025

BK:28 PG:118-118
P2017000118
FILED IN OFFICE
CLERK OF COURT
07/27/2017 03:29 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA
Elizabeth Z. Hursey

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 415 -12 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. CORNERS WERE SET UNDER DIRECTION OF LAND OWNER:



LEGEND:
IRF 3/4" REBAR FOUND
IRS 3/4" REBAR SET
PL PROPERTY LINE
PL CONC MON. FOUND
N/F NOW OR FORMERLY
PP POWER POLE
EQUIP. USED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE
134,000 PLAT NOT ADJUSTED

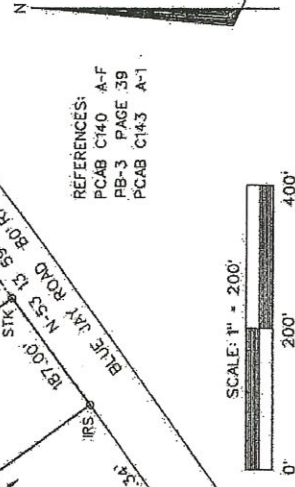
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH (912) 829 3972

SURVEYORS CERTIFICATION
I, Adolph N. Michelis, a duly Licensed Professional Engineer and Land Surveyor in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Land Surveyor in the State of Georgia. I further certify that the plat was prepared in accordance with the provisions of the Georgia Code, Chapter 40, Article 1, Section 1-4-67, and that the plat is a true and correct representation of the survey conducted by me or under my direct supervision. I further certify that the plat was prepared in accordance with the provisions of the Georgia Code, Chapter 40, Article 1, Section 1-4-67, and that the plat is a true and correct representation of the survey conducted by me or under my direct supervision. I further certify that the plat was prepared in accordance with the provisions of the Georgia Code, Chapter 40, Article 1, Section 1-4-67, and that the plat is a true and correct representation of the survey conducted by me or under my direct supervision.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
R.C.B. 07/17/2017
DATE
DIRECTOR

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION, SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

SURVEY FOR
CHRISTOPHER & SARAH LEWIS
SURVEY OF 2.0 ACRES DIVIDED FROM 7.01 ACRE TRACT LOCATED IN THE 9TH G.M.D. EFFINGHAM COUNTY, GEORGIA
SURVEYED 10 JULY 2017
PLAT DRAWN 10 JULY 2017
CLEWDGN JULY2017



REFERENCES:
PCAB C140 A-F
PB-3 PAGE 39
PCAB C143 A-1

2020

VOLVO CONSTRUCTION EQUIPMENT

Scale $\left[1" = (68.75') \right]$



7.8" or 536"

JANUARY

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NOVEMBER

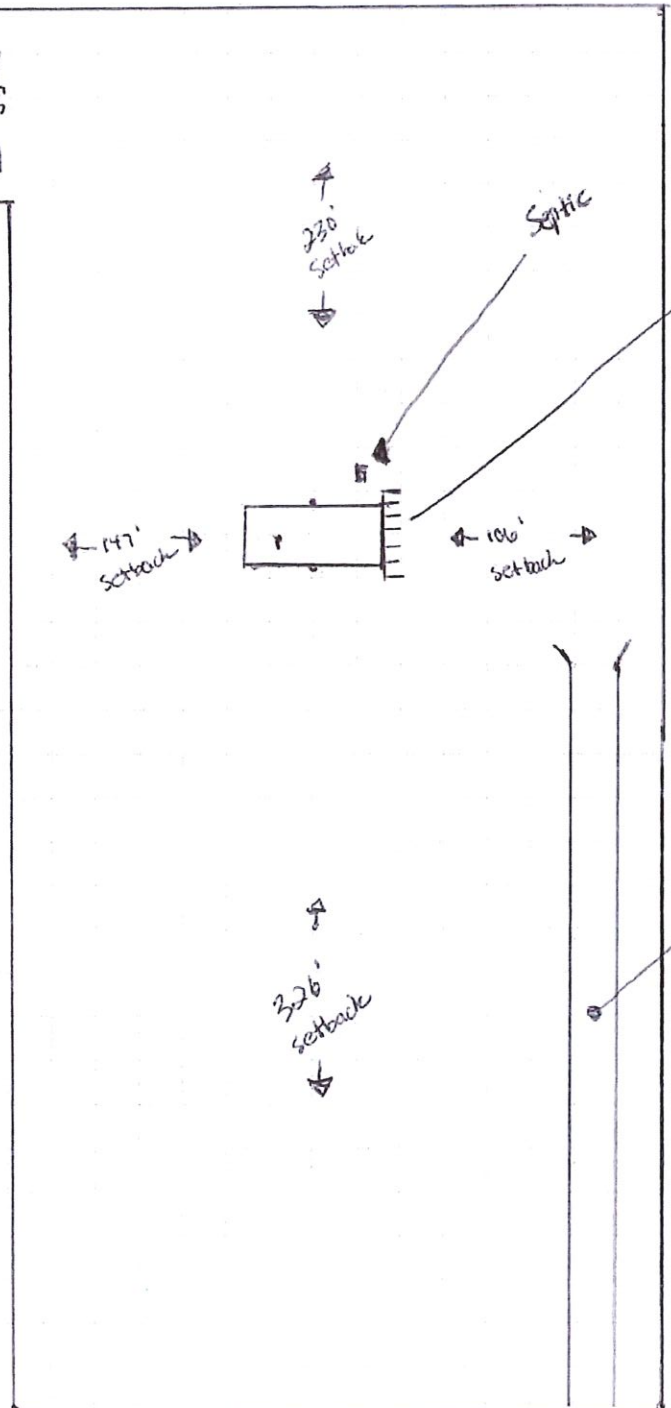
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DECEMBER

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ASHEVILLE 215 Fanning Fields Road Mills River, NC 28759 (828) 687-0620	CHARLOTTE 11425 Reames Road Charlotte, NC 28269 (704) 596-8283	GREENVILLE 2002 North Greene Street Greenville, NC 27834 (252) 754-5280	RALEIGH 3561 Jones Sausage Road Garner, NC 27529 (919) 661-8710	PIEDMONT 407 Oak Road Piedmont, SC 29673 (854) 704-1050	COLUMBIA 2303 Airport Road Cayce, SC 29033 (803) 791-0740	CHARLESTON 7235 Cross County Road Charleston, SC 29418 (843) 414-1120	KNOXVILLE 5730 Rutledge Pike Knoxville, TN 37924 (865) 525-1845
CHATTANOOGA 7829 Lee Highway Chattanooga, TN 37421 (423) 308-7940	BUFORD 3779 Ryder Boulevard Buford, GA 30519 (678) 318-9500	SAVANNAH 1627 Dean Forest Road Savannah, GA 31408 (912) 964-6079	MACON 4807 Harrison Road Macon, GA 31206 (478) 200-3300	WILLISTON 5837 Jefferson Lane Williston, ND 58801 (701) 577-1249	BISMARCK 750 Yegen Road Bismarck, ND 58504 (701) 250-4882	FARGO 3739 38th Street SW Fargo, ND 58104 (701) 271-2360	

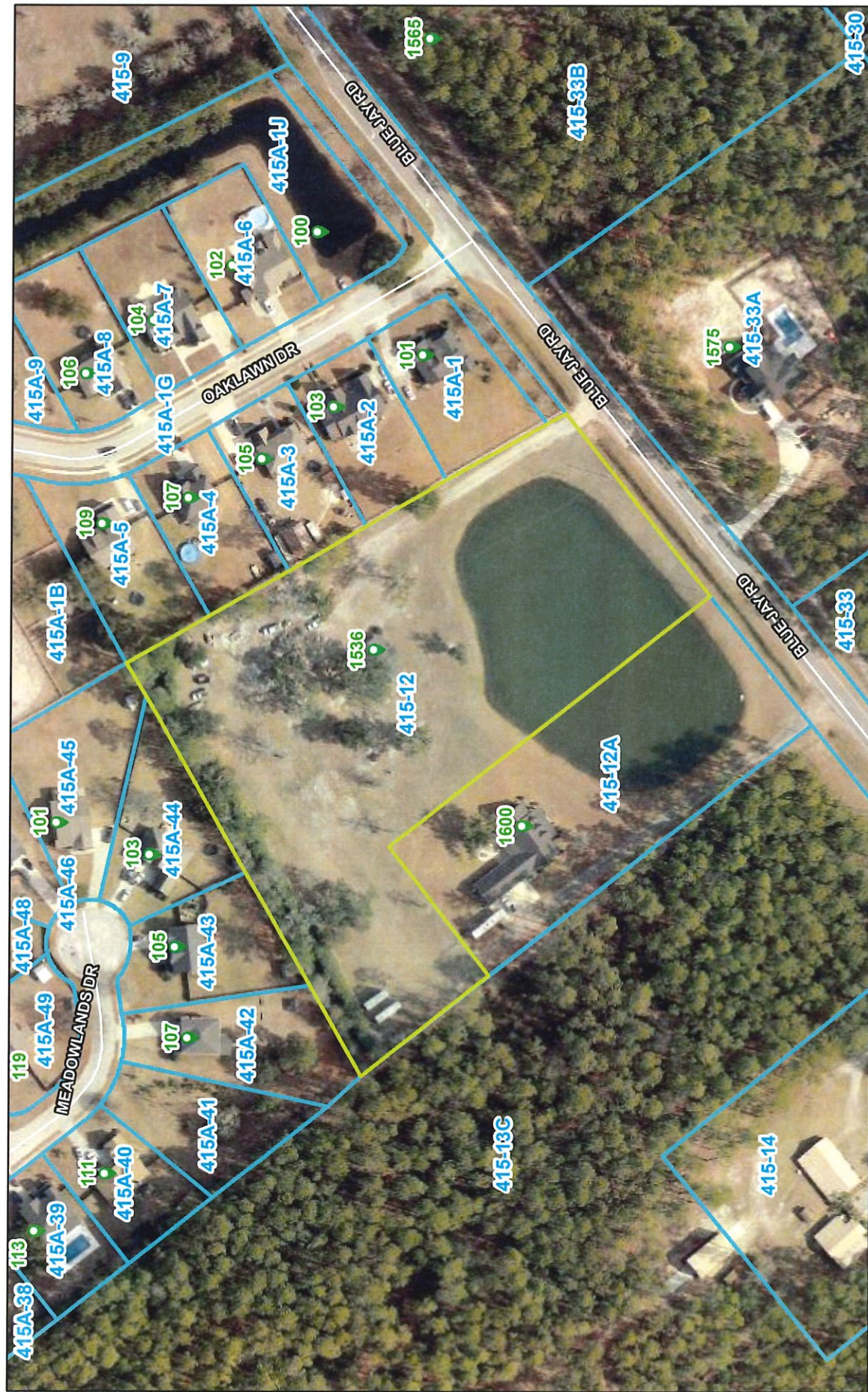


6.6" or 455"

3.5" = 250 ft

we

415-12



4/28/2025

1:2,248

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

Addresses  Parcels

Roads Citations

415-12



4/28/2025

- Addresses
- Parcels
- Zoning
- Roads
- PD
- AR-2
- R-1
- SPLIT
- AR-1
- Citations

