


CU-24-1

Conditional Use Permit

Status: Active

Submitted On: 2/22/2024

Primary Location1654 Stillwell-Clyo Road
Springfield, GA 31329**Owner**ZOLLER HERBERT R
1654 STILLWELL CLYO RD
SPRINGFIELD, GA 31329**Applicant** Nick McCall 912-237-9879 nmccall@maxred.com 40 Joe Kennedy Blvd
Statesboro, Ga 30458

Staff Review **Planning Board Meeting Date***

04/09/2024

 **Board of Commissioner Meeting Date***

05/07/2024

 **Notification Letter Description ***

to allow for an abattoir for a proposed butcher shop.

 **Map #***

425

 **Parcel #***

2

 **Reason for Conditional Use***

Rural Business

 **Staff Description**

🔒 Commissioner District*

3rd

🔒 Has Business License been applied for?*

N/A

🔒 Public Notification Letters Mailed

03/18/2024

🔒 Planning Board Ads

03/20/2024

🔒 Board of Commissioner Ads

04/17/2024

🔒 Request Approved or Denied

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Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

Ryan Poythress

Applicant Email Address*

rpoythress@maxred.com

Applicant Phone Number*

912-659-8444

Applicant Mailing Address*

40 Joe Kennedy Blvd

Applicant City*

Statesboro

Applicant State*

Georgia

Applicant Zip Code*

30458

Property Owner Information

Owner's Name*

Andy Zoller

Owner's Email Address*

azoller83@gmail.com

Owner's Phone Number*

912-213-2238

Owner's Mailing Address*

1970 Stillwell Cloyo Road

Owner's City*

Springfield

Owner's State*

Georgia

Owner's Zip Code*

31329

Property Information

Property Location*

1654 Stillwell Cloyo Road

Present Zoning of Property*

AR-1

Map/Parcel Number*

04250002

Total Acres of Property*

9.39

Water Connection*

—

Sewer Connection*

—

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Applied for

Detailed Description of Type of Business*

Reason:*

To operate a small scale abattoir as a conditional use in conjunction with the butcher shop permitted use under AR-1 zoning to promote locally grown, locally processed beef and pork products in rural Effingham County

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

A butcher shop is a permitted use under AR-1 zoning, and approval of an abattoir as a conditional use will not change the overall character of the development. No adverse physical or environment effects will impact the surrounding properties as the development will meet Effingham County's ordinances (i.e. stormwater, buffering, etc.) The site is bordered on the NE by a tree lined creek, the NW by family land, the SW by Stillwell Clio Road, and the SE by an established tree buffer that exists between the site and a neighboring property owner that will remain in place and can be supplemented if needed to meet the zoning buffer requirements. Parking, landscaping, building, loading zones, and setbacks have been taken into consideration when developing the proposed conceptual site layout plan.

Attachment C - Site Plan Requirements

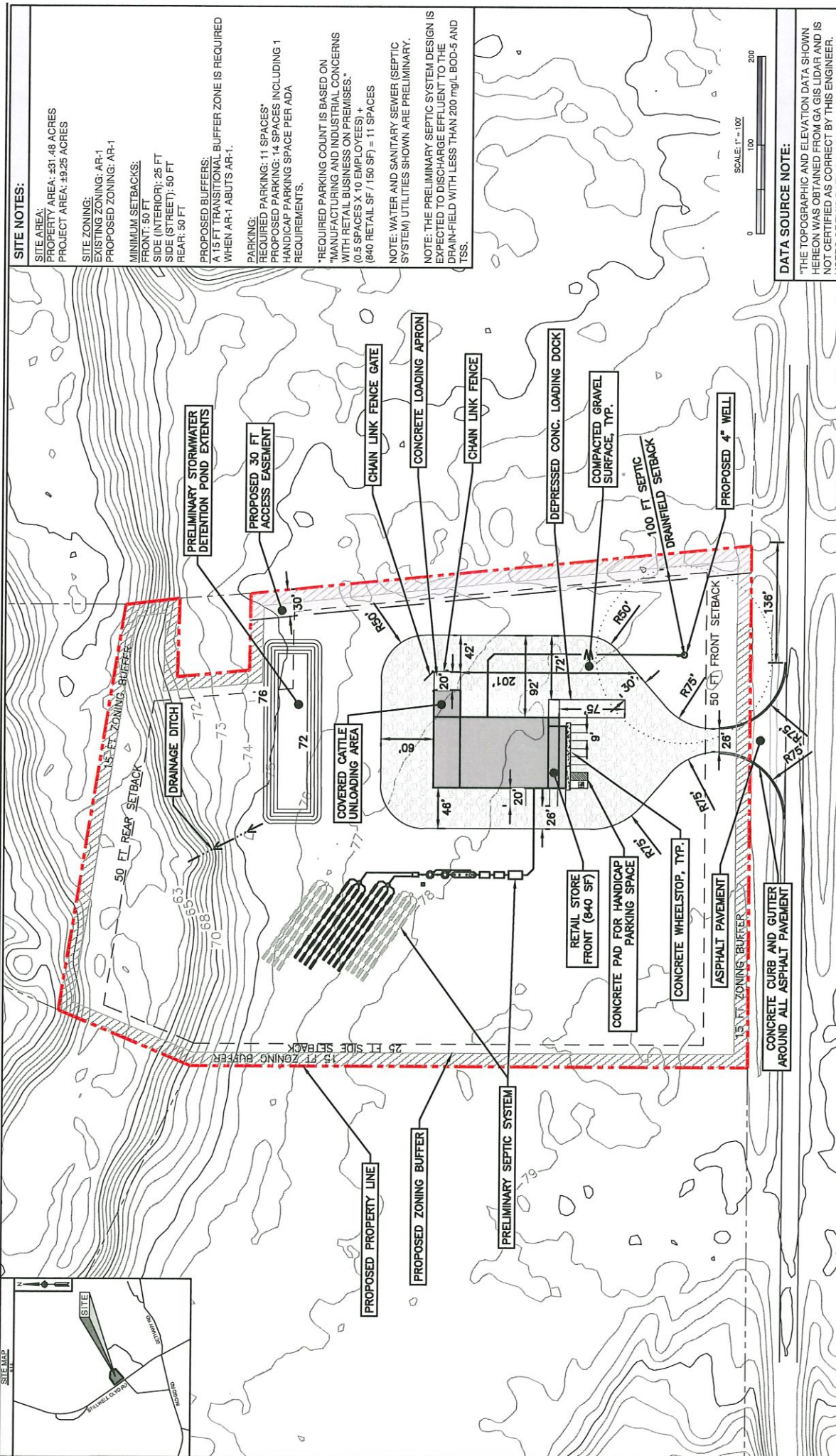
All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

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*

✓ Nicholas McCall
Feb 22, 2024



REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	FEB. 22, 2024	MAXWELL-REDDICK	ISSUED FOR PERMITTING

MAXWELL-REDDICK AND ASSOCIATES
 ENGINEERING & LAND SURVEYING
 40 JOE KENNEDY BLVD
 STATESBORO, GA 30089
 (404) 989-1618 OFFICE
 (404) 989-1618 OFFICE

ZOLLER SLAUGHTERHOUSE
 1654 STILLWELL CLOY ROAD
 EFFINGHAM COUNTY, GA

CONCEPTUAL LAYOUT

JOB NO.: 2023-094

DATE: FEB. 22, 2024

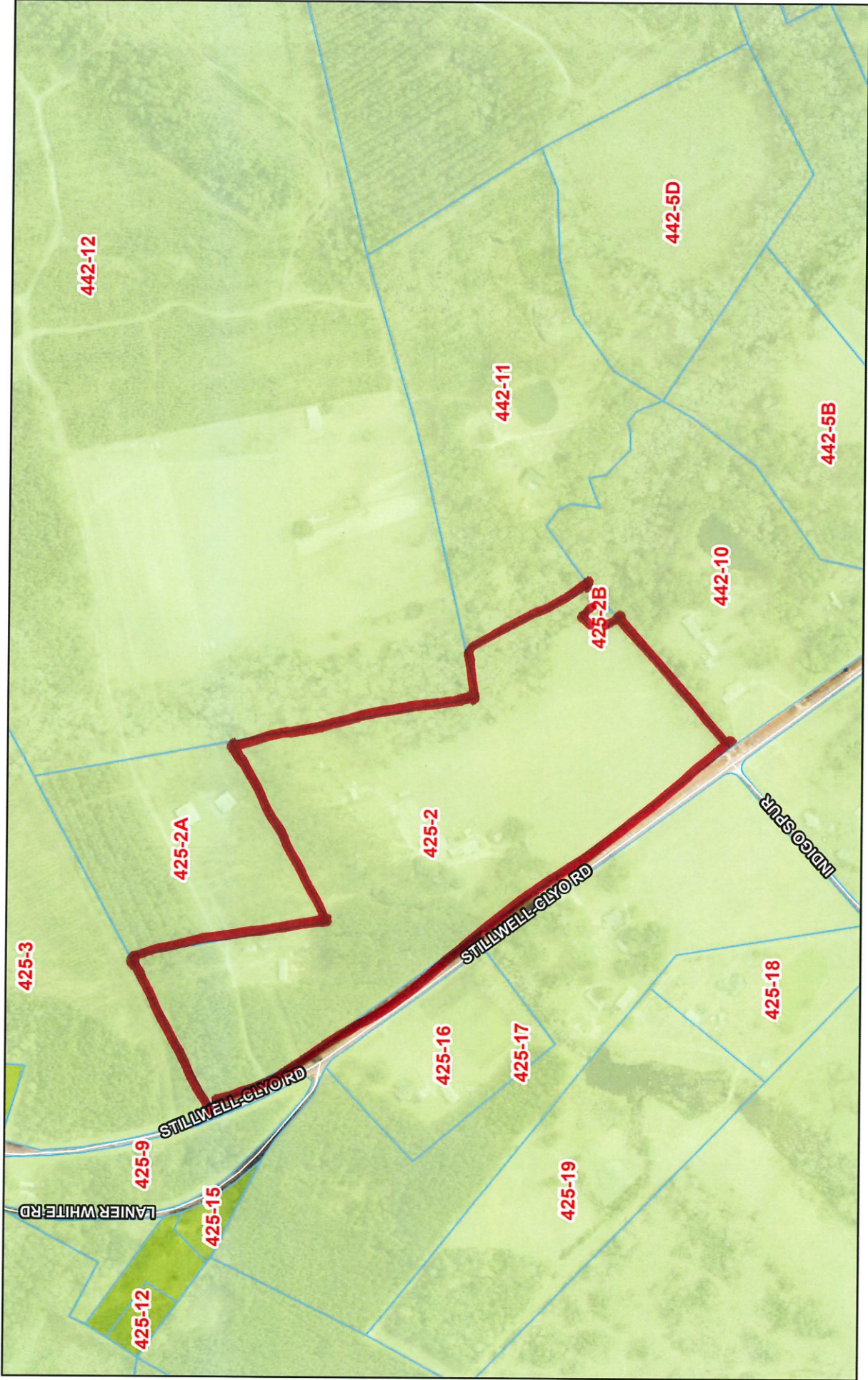
DESIGNED BY: MAXWELL-REDDICK

DRAWING NUMBER: 1 OF 1 SHEETS

THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT POTENTIAL. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER. ENGINEER ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS, DIMENSIONS, BOUNDARIES, CHANGE ORDER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

DATA SOURCE NOTE: THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM GIS LIDAR AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

425-2



2/23/2024

Roads Tax Parcel Labels Tax Parcel Labels Eflingham County Zoning

AR-2 Efn_fin_cache

AR-1

Red: Band_1

Green: Band_2

Blue: Band_3

Scale: 1:6,545

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

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