



**Record No: CU-
26-27**

Conditional Use Permit

Status: Active

Submitted On: 6/1/2026

Primary Location

2455 Old Louisville Road
Guyton, GA 31312

Owner

GEORGE DENNIS J
407 DEER RUN ELLABELL,
GA 31308

Applicant

 tracy Oliver

 912-222-1788

 2455 old Louisville road
Guyton, Ga 31312

Staff Review

Board of Commissioner Meeting Date* 

07/21/2026

Notification Letter Description* 

to allow for a residential business

Stipulations 

Property Location* 

2455 Old Louisville Road

Map #* 

251

Parcel #* 

13A

Commissioner District* 

3rd

Has Business License been applied for?* 

Yes

Public Notification Letters Mailed 

06/29/2026

Board of Commissioner Ads 

Request Approved or Denied 

07/01/2026

—

Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

Tracy Oliver

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

2455 old louisville road

Applicant City*

Guyton

Applicant State*

ga

Applicant Zip Code*

31312

Property Owner Information

Owner's Name*

Dennis George

Owner's Email Address*

[REDACTED]

Owner's Phone Number*

[REDACTED]

Owner's Mailing Address*

407 Deer Run Road

Owner's City*

Ellabell

Owner's State*

GA

Owner's Zip Code*

31308

Property Information

Property Location*

2455 old Louisville road

Present Zoning of Property*

AR-1

Map/Parcel Number*

251-13A

Total Acres of Property*

5.10

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15A - Residential Business

Status of Business License?*

Applied for

Reason:*

To start septic business

How does request meet criteria of Section 7.1.6 (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*

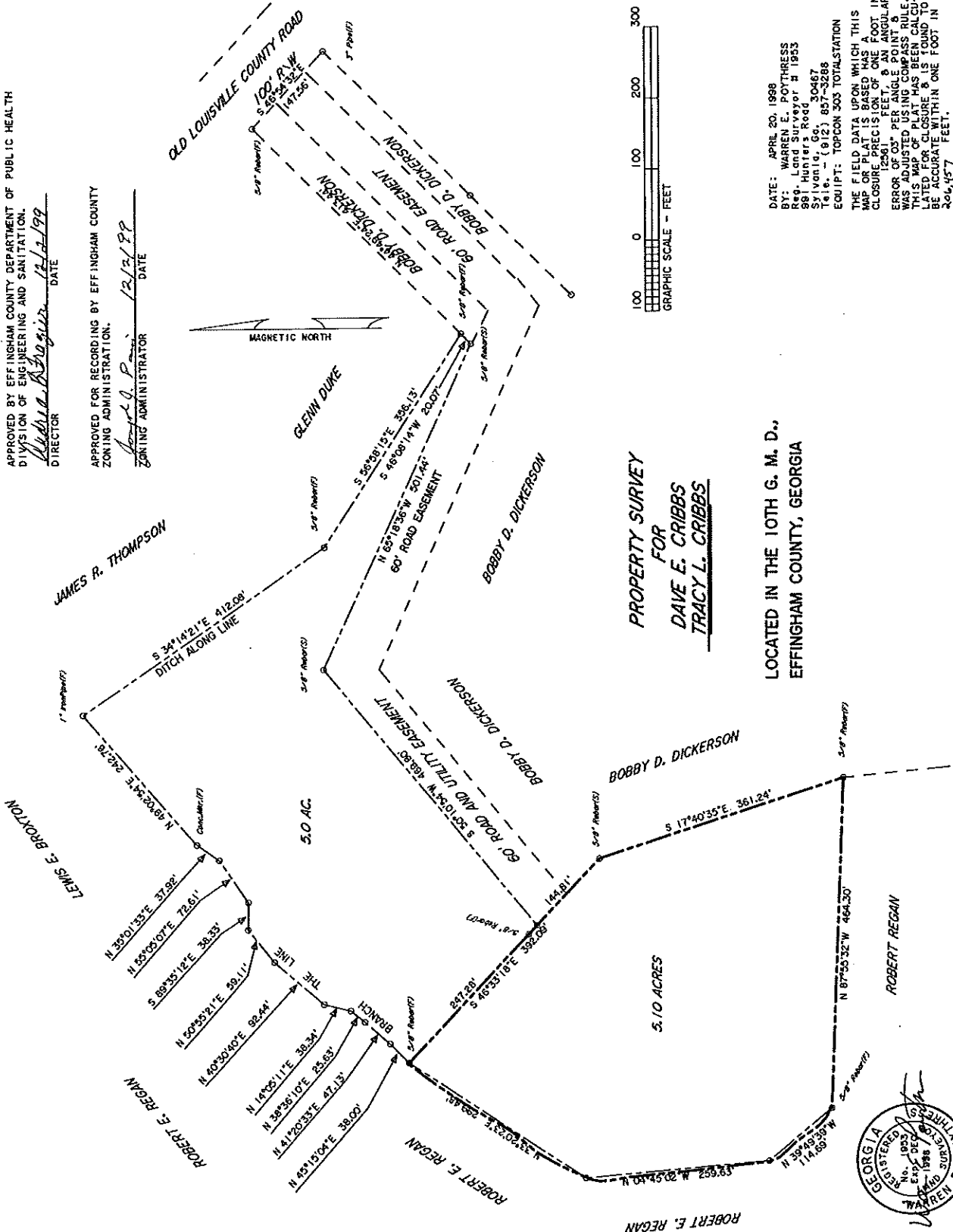
✓ Tracy Lee Oliver
May 27, 2026

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF ENGINEERING AND SANITATION.

Michael R. Hoger 12/2/99
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
 ZONING ADMINISTRATION.

David J. P. 12/3/99
 ZONING ADMINISTRATOR DATE



DATE: APRIL 20, 1998
 BY: WARREN E. POTTHRESS
 SURVEYOR #1955
 HUNTER, GA.
 SYLVANIA, GA. 30467
 TELE: (812) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION

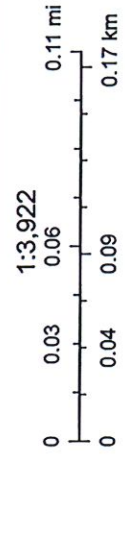
THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN
 12,961 FEET, & AN ANGULAR
 ERROR OF 03" PER ANGLE POINT &
 WAS ADJUSTED USING THE LEAST
 SQUARES METHOD. THIS MAP OR PLAT
 IS NOT TO BE USED FOR ANY OTHER
 PURPOSE WITHOUT THE WRITTEN
 CONSENT OF THE SURVEYOR.
 BE ACCURATE WITHIN ONE FOOT IN
 204,457 FEET.

251-13A



6/11/2026

-  Addresses
-  Parcels
- Roads
- Citations



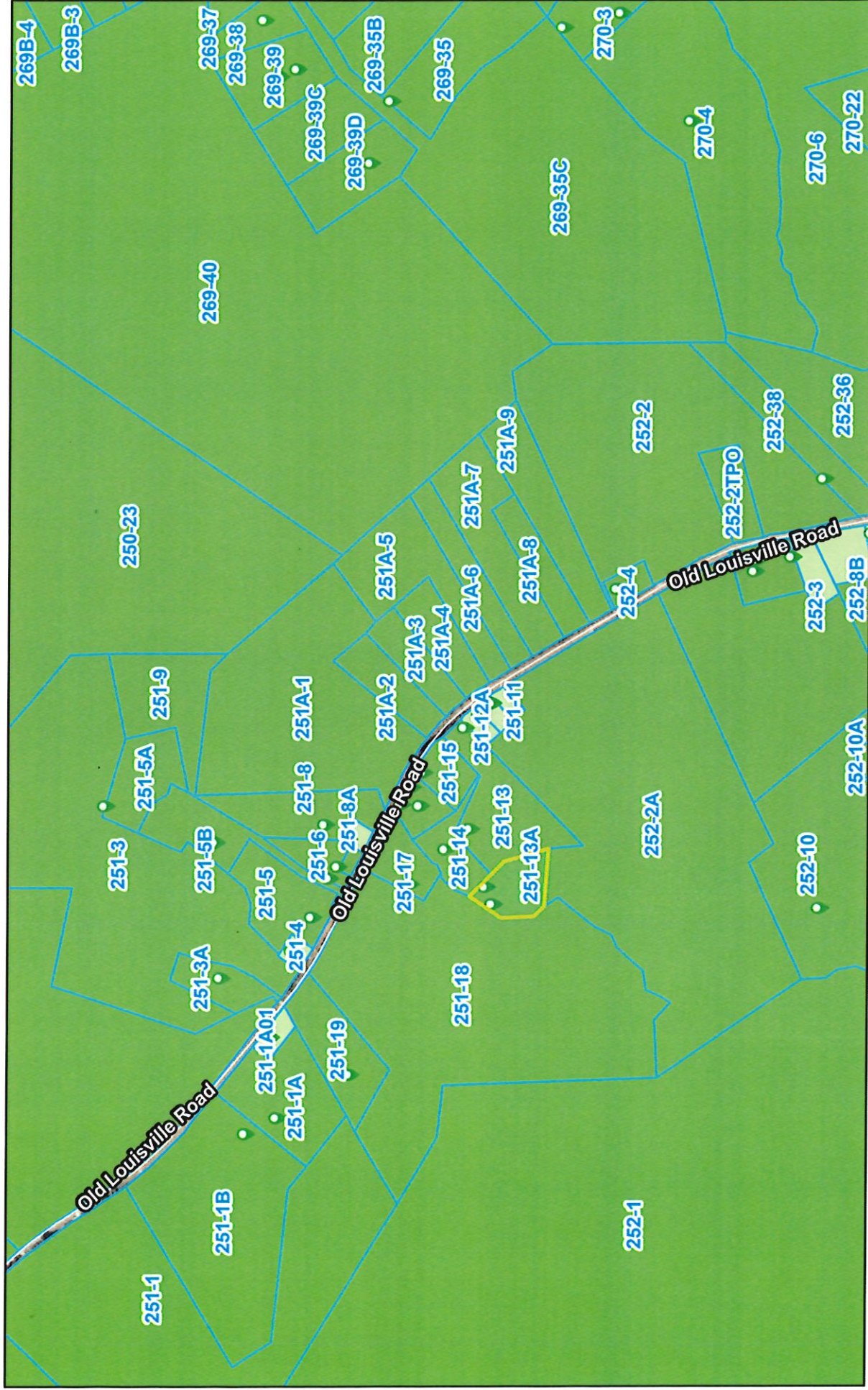
The equipment will be parked:

- ✓ 15ft from container
- ✓ 25ft from well
- ✓ 91ft from pond house
- ✓ 109ft from home
- ✓ 37ft from back property line

Equipment Involved:

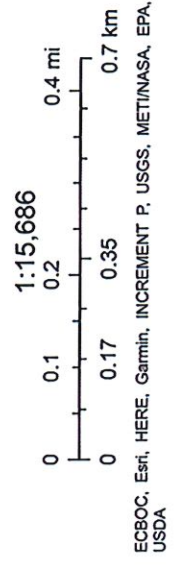
- ✓ 24ft Trailer
- ✓ JCB502-1-Excavator
- ✓ Kubota-Tractor

251-13A

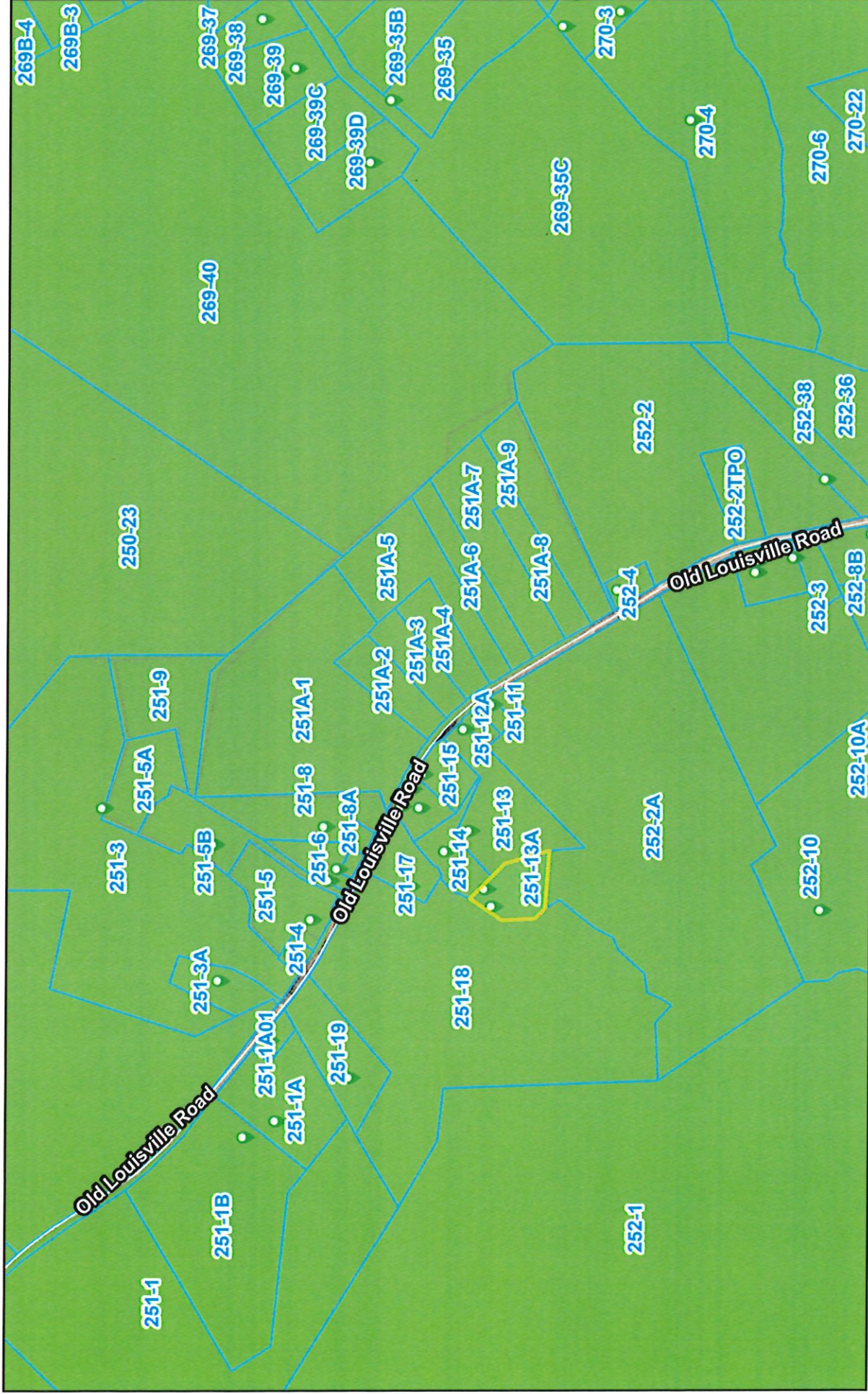


6/11/2026

- Addresses
- Parcels
- Zoning
- AR-1
- AR-2
- Citations



251-13A



6/11/2026

- Addresses
- Parcels
- FLUM Areas
- Roads
- Agricultural

Citations

1:15,686
0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

251-13A



6/11/2026

- Addresses
- Roads
- Parcels
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Citations

