



Record No: CU-26-13

Conditional Use Permit

Status: Active

Submitted On: 3/24/2026

Primary Location

203 Eagle Court
Springfield, GA 31329


Owner

FLORIANO CANO DANIEL
ANGEL
EAGLE CT 203
SPRINGFIELD, GA 31329

Applicant

 Robbie Brannen



 203 Eagle Court
Springfield, GA 31329

Staff Review


Board of Commissioner Meeting Date* 

04/21/2026


Notification Letter Description* 

a conditional use to allow for a residential business.


Conditions 

Property Location* 

203 Eagle Court

Map #* 

369A

Parcel #* 

46

Commissioner District* 

4th

Has Business License been applied for?*

N/A

Public Notification Letters Mailed*

04/06/2026

Board of Commissioner Ads*

04/01/2026

Request Approved or Denied*

—

Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

Robbie Brannen

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

203 Eagle Court

Applicant City*

Springfield

Applicant State*

Georgia

Applicant Zip Code*

31329

Property Owner Information

Owner's Name*

Daniel Floriano

Owner's Email Address*

[REDACTED]

Owner's Phone Number*

[REDACTED]

Owner's Mailing Address*

203 Eagle Court

Owner's City*

Springfield

Owner's State*

Georgia

Owner's Zip Code*

31329

Property Information

Property Location*

203 Eagle Court

Present Zoning of Property*

Residential

Map/Parcel Number*

0369A046

Total Acres of Property*

0.83

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:*

Home base studio florist operations

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

Meets criteria in adhering to all requirements.

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*

✔ Robbie Mason Brannen

Mar 23, 2026

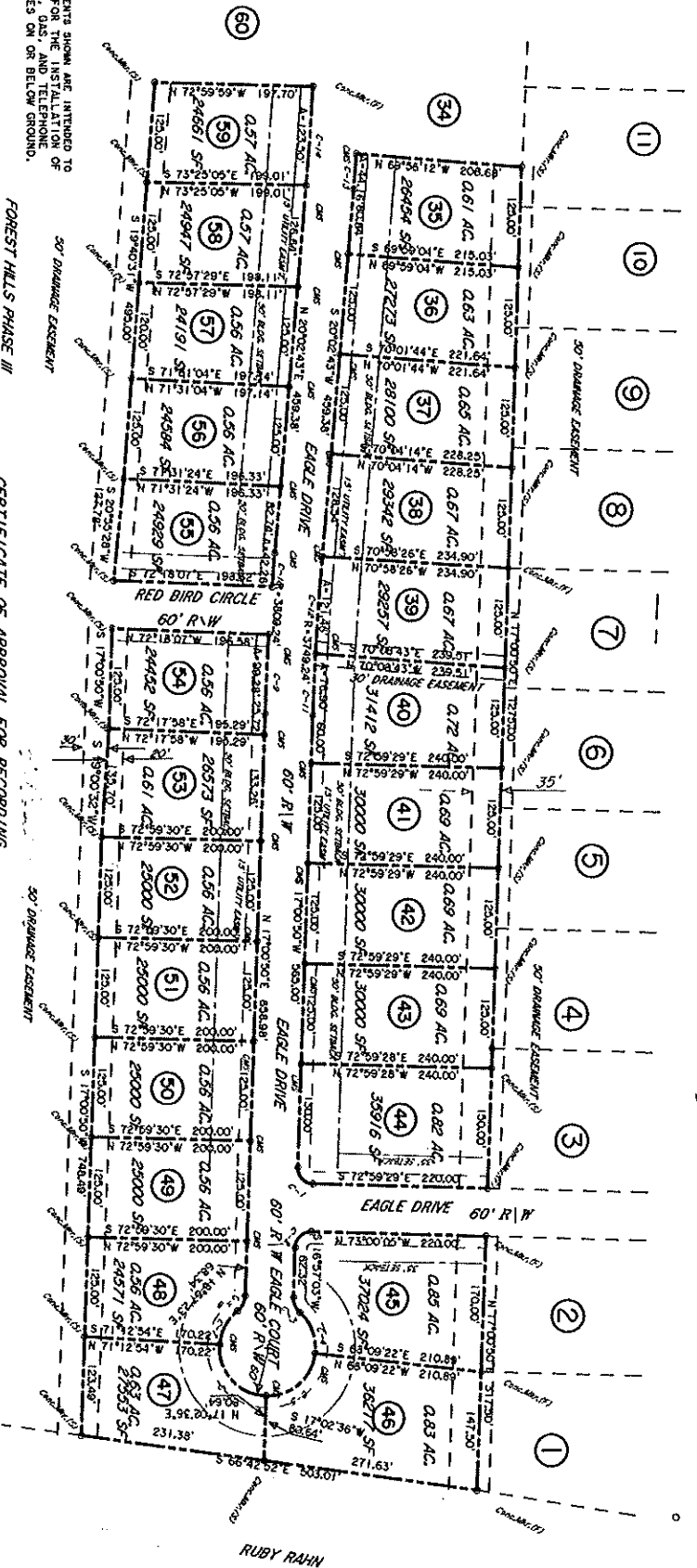
FLOOD CERTIFICATION
 ACCORDING TO THE FIRM MAP # 130078 0125C
 DATED SEPT. 3, 1982 THIS PROPERTY
 IS NOT LOCATED IN A FLOOD HAZARD
 AREA LOCATED IN ZONE X.



HEALTH DEPARTMENT APPROVAL
 APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF ENGINEERING AND SANITATION.
Henry R. Bell
 DIRECTOR
 DATE 11-13-92

WARREN CLEMENS
 FOREST HILLS PHASE I

FOREST HILLS PHASE II



ALL EXISTING SHOWN ARE INTENDED TO BE MAINTAINED ON THE AND TELEPHONE OR FACILITIES ON OR BELOW GROUND.

FOREST HILLS PHASE III

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CLEARING
C-1	30.00'	30.00'	31.42'	90°00'00"	38.28'	3774.9207'
C-2	30.00'	30.00'	31.42'	90°00'00"	38.28'	3774.9207'
C-3	30.00'	11.37'	21.48'	89°40'37"	21.00'	5 07°49'34"E
C-4	60.00'	30.31'	57.00'	90°00'00"	54.42'	5 09°24'07"E
C-5	60.00'	35.17'	69.22'	90°00'00"	64.22'	5 66°28'57"W
C-6	60.00'	38.20'	78.18'	90°00'00"	72.00'	5 67°28'57"W
C-7	60.00'	49.18'	101.18'	90°00'00"	94.77'	5 49°13'22"E
C-8	23.00'	11.37'	21.48'	89°40'37"	21.00'	5 17°43'39"E
C-9	38.09'24"	19.84'	38.28'	90°00'00"	42.28'	5 19°43'39"E
C-10	38.09'24"	21.13'	42.28'	90°00'00"	46.90'	5 17°43'39"E
C-11	37.98'24"	38.45'	76.90'	90°00'00"	72.46'	5 17°43'39"E
C-12	37.98'24"	60.74'	121.46'	90°00'00"	115.92'	5 17°43'39"E
C-13	37.98'24"	80.74'	161.92'	90°00'00"	151.42'	5 17°43'39"E
C-14	37.98'24"	81.76'	163.50'	90°00'00"	153.14'	5 17°43'39"E

CERTIFICATE OF APPROVAL FOR RECORDING

PLANNING COMMISSION: THIS SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED AT THE REGULAR MEETING OF THE EFFINGHAM COUNTY PLANNING COMMISSION HELD IN THE OFFICE OF THE CLERK OF COURTS OF EFFINGHAM COUNTY, GEORGIA.

Darrell Hutcheson
 SECRETARY

DARRELL HUTCHESON AND TOBY ROBERTS OWNERS

FOREST HILLS SUBDIVISION

LOCATED IN THE 10TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA



I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LOTS AND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE 1978 PLATT ACT.

Warren E. Potyress
 WARREN E. POTYRESS RLS 1933

DATE: JULY 2, 1997
 BY: WARREN E. POTYRESS
 891 Hunter's Road
 Savannah, Ga. 31407
 Telephone: (912) 857-3286
 EQUIP: TOPCON 303

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ERROR OF 100 PER ANGLE POINT. THIS MAP OR PLAT HAS BEEN CALCULATED TO BE ACCURATE WITHIN ONE FOOT IN 3333 FEET.

Filed for Record
 Book 4348 Page 2
 Date 11/14/1997

Veranda Florals

Property layout on 203 Eagle Ct, Springfield GA

Small shop Florist

10-15 customers per week

1 supply delivery every 15 days

3-5 Parking spaces



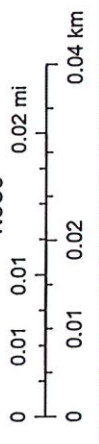
369A-46



3/26/2026

- Addresses
- Parcels
- Roads
- Citations

1:980



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

369A-46



3/26/2026

Legend:

- Addresses: Green pin icon
- Roads: Blue line icon
- Parcels: Blue outline icon
- Zoning: Color swatches for AR-1 (green) and I-1 (purple)
- Citations: Green pin icon

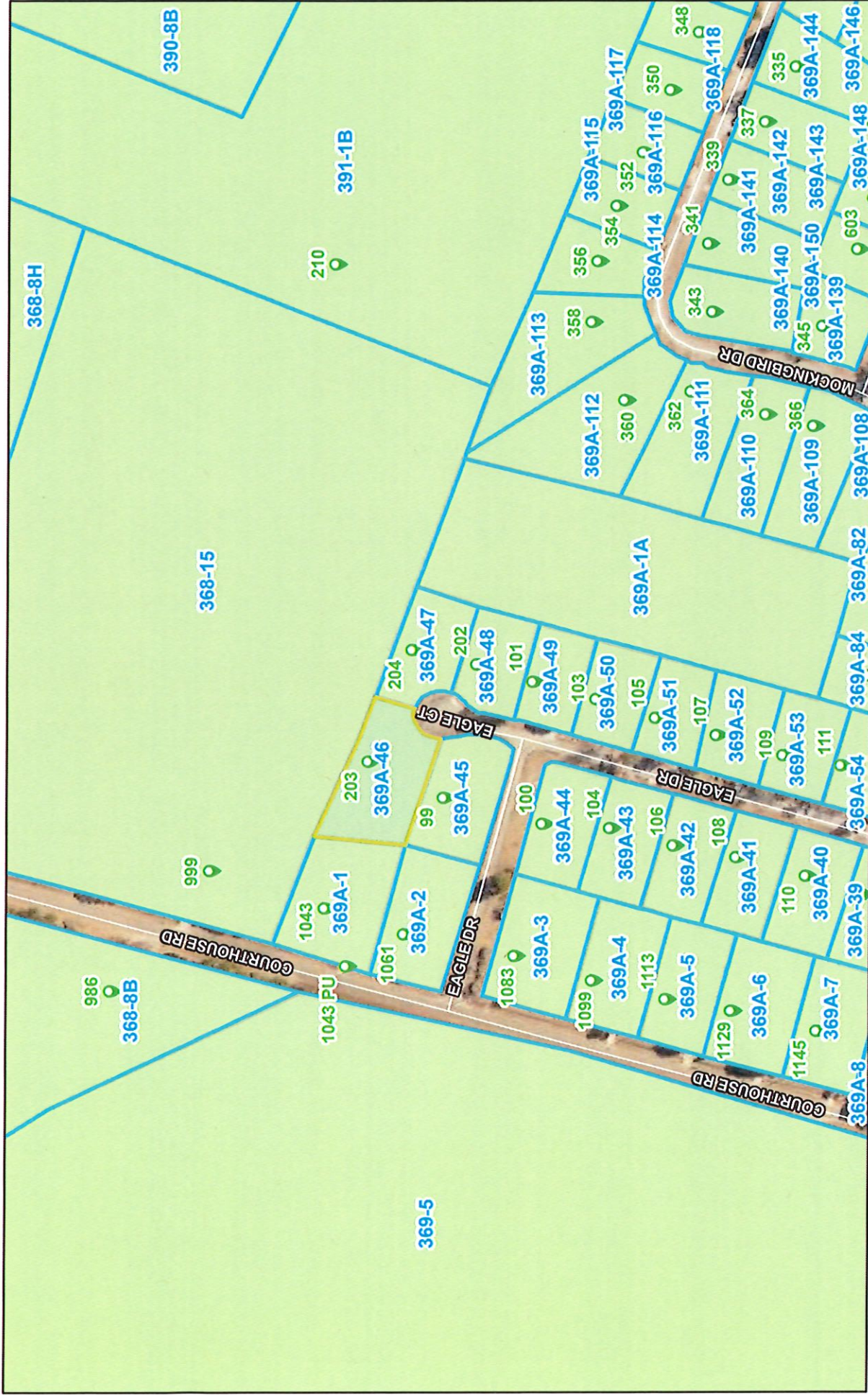
Scale: 1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

369A-46



3/26/2026

 Addresses

 Parcels

 FLUM Areas

 Roads

 Agricultural-Residential

Citations

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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