



## CU-25-1

### Conditional Use Permit

Status: Active

Submitted On: 1/10/2025





### Primary Location

209 Woodland Drive  
Rincon, GA 31326

### Owner

MORGAN BRIAN JOSEPH  
209 WOODLAND DR RINCON,  
GA 31326

### Applicant

 Rachel Morgan  
 912-687-3745  
 rm\_sims@yahoo.com  
 209 Woodland Dr  
Rincon, GA 31326

## Staff Review

### Board of Commissioner Meeting Date\*

02/04/2025

### Notification Letter Description\*

To allow for a Rural business.

### Property Location\*

209 Woodland Drive

### Map #\*

460D

### Parcel #\*

8

### Commissioner District\*

5th

### Has Business License been applied for?\*

N/A

### Public Notification Letters Mailed

01/20/2025

### Board of Commissioner Ads

01/22/2025

### Request Approved or Denied

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## Applicant Information

Who is applying for the Conditional Use?\*

Property Owner

Applicant / Agent Name\*

Rachel Morgan

Applicant Email Address\*

rm\_sims@yahoo.com

Applicant Phone Number\*

9126873745

Applicant Mailing Address\*

209 woodland dr

Applicant City\*

Rincon

Applicant State\*

GA

Applicant Zip Code\*

31326

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## Property Information

Property Location\*

209 woodland dr Rincon GA 31326

Present Zoning of Property\*

AR1

Map/Parcel Number\*

0460D008

Total Acres of Property\*

5.58

Water Connection\*

Private Water

Sewer Connection\*

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:\*

Requesting permit(s) needed to establish a small at-home hair salon. Hours 9:00am-3:00pm. Approximately 4 clients per day

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

Meets all criteria required or can be met if necessary

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## 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\*

✓ Rachel M. Morgan

Dec 29, 2024









E. H. HARTZOG, EST.

CUEVE "A"  
 A-105'46" 1'0"  
 B-50.00'  
 C-92.30'  
 CUEVO  
 S 05°41'15"W  
 73.74'  
 CUEVE "B"  
 A-125'21'46"  
 B-50.00'  
 C-111.14'  
 CUEVO  
 S 30°43'40"W  
 78.87'

NECESSITY OF AGRICULTURAL SUBSISTENCE - RAILROADS COMMISSION  
THE SUBSISTENCE RAILROADS ESTABLISHED IN 1891 AND  
COVERED WITH THE AGRICULTURAL COUNTRY SUBSISTENCE RAILROADS  
AND COVERED AT A RAILROAD IN THE AGRICULTURAL COUNTRY RAILROAD  
COMMISSION ON THE 1ST OF JANUARY, 1903 FOR RAILROADS IN THE  
CITY OF CLEVELAND OF AGRICULTURAL COUNTRY RAILROAD.

DATE: 1-23-84

CERTIFICATE OF OWNERSHIP AND DEDICATION: IT IS HEREBY CERTIFIED THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESIGNATED HERETO AND THAT WE HEREBY DEDICATE ALL STREETS AND OTHER EGRESS TO PUBLIC OR PRIVATE USE AS NOTED

George A. S. C.

APPROVED BY EFFUSIONARY COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF PLUMBING & SANITATION.

Haas-B. Johnson

$$\begin{array}{r} 1-9-84 \\ \hline 0175 \end{array}$$

CELEBRATING AN ACCURACY, I WROTE "SEE IF YOU THAT THIS DAY IS A TRUE, CORRECT AND ACCURATE STORY AS REPORTED BY SOMEONE IN YOUR SUBORDINATE CIRCLES"; AND WAS ANSWERED "YES, ALL ACCURATE."

STABILITY OF THAT REGIMENT MADE LUCKY MY SURVIVAL  
USUAL AND THAT MOVEMENTS AS SHOULD HAVE BE  
ADOPTED AND RELATED TO THE PARTICIPANTS GET  
FOUR HUNDRED RESISTANT

Paul D. Miller  
PAUL D. MILLER, P. O. BOX 15588

ACQUIRE A SECURITY  
 AT #  
 SPECIALIZED GEOSCIENCE SYSTEMS  
 CIRCLE IN THESE AD  
 AT 4: WESTWOOD DRIVE  
 BOSTON, GEORGIA 30308  
 AREA OF CLOSURE  
 FIELD DATA 1/67357  
 WOULD BE SECURE 07-008 A FOUR  
 ALLOTTED BY COMNAVIS FIVE  
 NEXT CLOSURE 1/501, 4172  
 DOCUMENTARY USED

EBENEZER ESTATES

13/214

A36-D

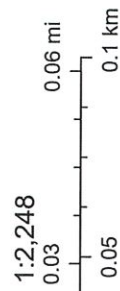


# 460D-8



1/13/2025

📍 Addresses    🛣 Roads    📐 Parcels



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




Addresses  Parcels  Zoning  AR-2

Roads  AR-1

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