



**Record No: CU-
26-22**

Conditional Use
Permit

Status: Active

Submitted On:
5/15/2026

Primary Location

208 Lord Effingham
Drive
Rincon, GA 31326

Owner

MID TOWN GEORGIA
LLC
2701 WINDMERE DR
VALDOSTA, GA 31602

Applicant

 Jennifer Maddaloni
 813-785-8541
 jennifer.maddaloni@rescare.com
 705 East 65th Street
Savannah, GA 31405

Staff Review

Board of Commissioner Meeting Date* 

08/18/2026

Notification Letter Description* 

To allow a group home.

Stipulations 

Property Location* 

Lord Effingham DR

Map #* 

465H

Parcel #* 

6B

Commissioner District* 

2nd

Has Business License been applied for?* 

No

Public Notification Letters Mailed 

07/27/2026

Board of Commissioner Ads 

07/27/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

Normal Life of Georgia

Applicant Email Address*

jennifer.maddaloni@sevitahealth.com

Applicant Phone Number*

8137858541

Applicant Mailing Address*

705 E 65th St

Applicant City*

Savannah

Applicant State*

GA

Applicant Zip Code*

31405

Property Owner Information

Owner's Name*

Mid-Town Georgia

Owner's Email Address*

drewrespess@gmail.com

Owner's Phone Number*

229-548-9333

Owner's Mailing Address*

2701 Windemere dr

Owner's City*

Valdosta

Owner's State*

GA

Owner's Zip Code*

31602

Property Information

Property Location*

208 Lord Effingham Dr

Present Zoning of Property*

Residential

Map/Parcel Number*

0465H00000006B00

Total Acres of Property*

0.3 acres lot

Water Connection*

Public Water System

Name of Supplier*

Coastal

Sewer Connection*

Public Sewer System

Name of Supplier*

Coastal

Conditional Use Requested

Conditional Use*

Section 3.15A - Residential Business

Status of Business License?*

Applied for

Reason:*

This will be a group home to support independent living for no more than 3 individuals with developmental disabilities. They will have support staff on site 24 hours a day.

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

This is not a conventional business within the home, the home is the business

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):

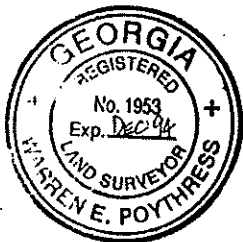
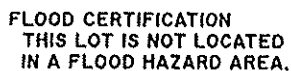
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed 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*

☑ Jennifer Maddaloni
May 15, 2026



PROPERTY SURVEY
FOR
JOHN PETER LASTOWSKI,
JR.

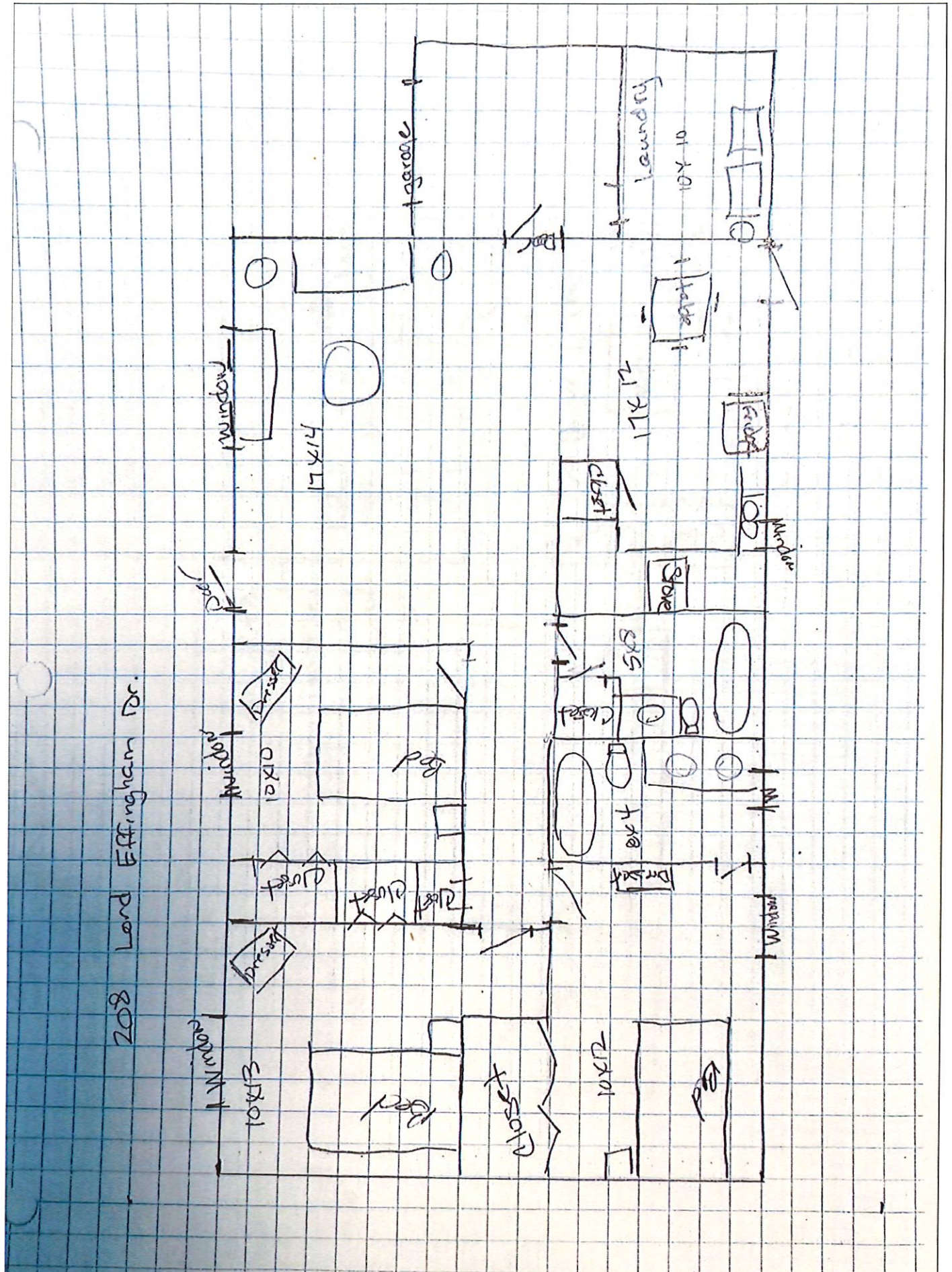
**LOCATION: LOT 6 & A PORTION
OF LOT 7, SECTION B, WESTWOOD
HEIGHTS SUBDIVISION, 9 TH G.M.D.,
EFFINGHAM COUNTY, GEORGIA**

BY:

WARREN E. POYTHRESS
R.L.S. 1953

EQUIPT: LIETZ SDM3E

FIELD E.O.C. - 1/26,861
ANGULAR - 00' / Ang. Pt.
PLAT E.O.C. - 1/140,490



This aerial map displays a residential neighborhood with property boundaries and lot numbers. The map is oriented with North at the top. A red line highlights a specific lot, 465H-6B, which is located in the lower-left quadrant of the map. The lot is situated between Lord Effingham Drive to the north and Melrose Place to the east. The map includes a scale bar in the bottom right corner, indicating distances in feet (0, 50, 100, 150, 200). A north arrow is located in the bottom right corner. The map shows a grid of lots with blue lines indicating boundaries. Lot numbers are displayed in white text. Street names are in yellow text. The map includes a scale bar and a north arrow.

Streets:

- Westwood Drive
- Lord Effingham Drive
- Melrose Place
- Greene Drive

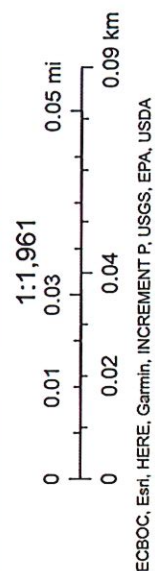
Highlighted Lot:

- 465H-6B

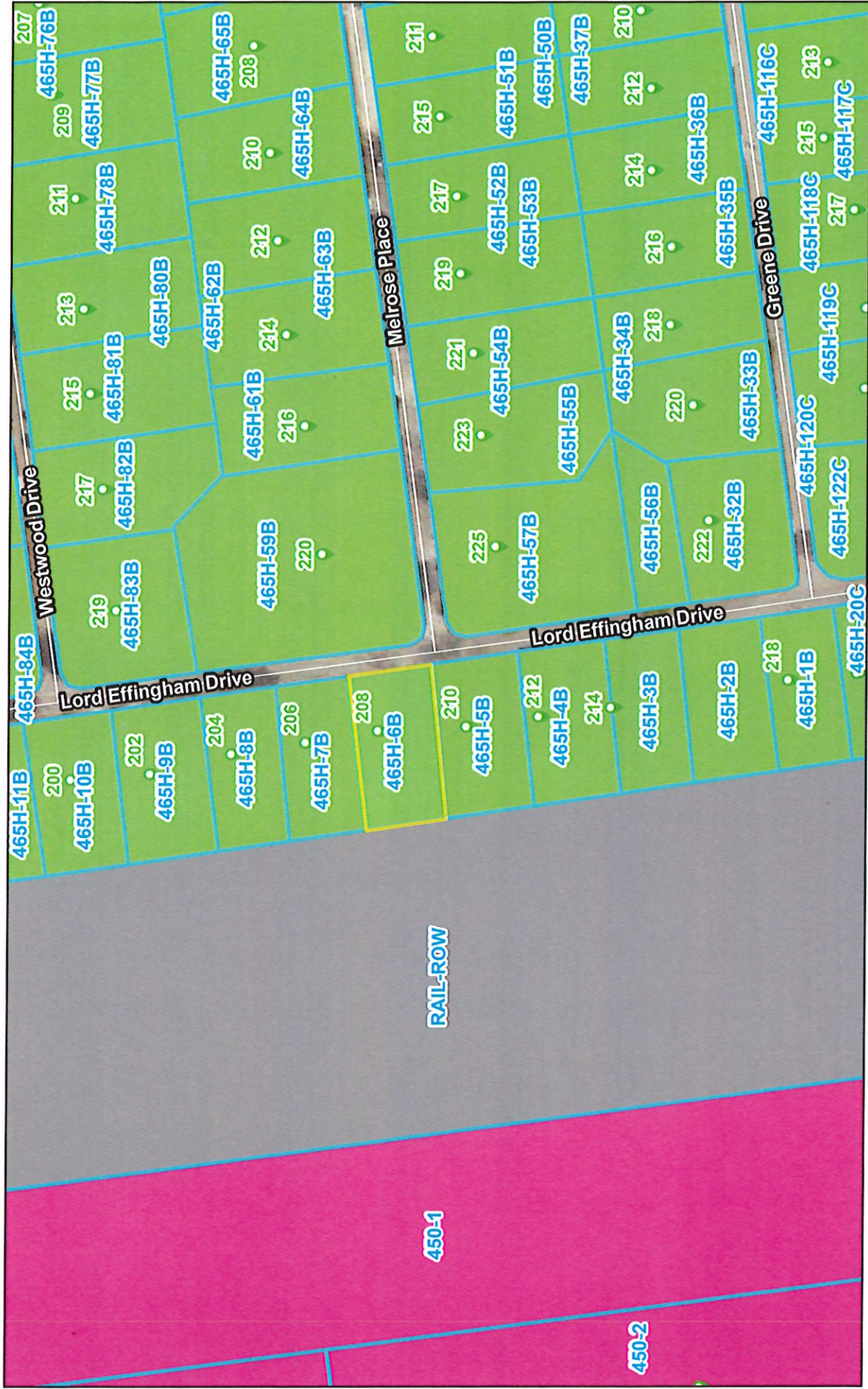
Other Lot Numbers:

- 465H-11B, 465H-10B, 465H-9B, 465H-8B, 465H-7B, 465H-6B, 465H-5B, 465H-4B, 465H-3B, 465H-2B, 465H-1B, 465H-20C, 465H-20B, 465H-21B, 465H-22C, 465H-22B, 465H-33B, 465H-34B, 465H-35B, 465H-36B, 465H-37B, 465H-38B, 465H-39B, 465H-48B, 465H-49B, 465H-51B, 465H-52B, 465H-53B, 465H-54B, 465H-55B, 465H-56B, 465H-57B, 465H-59B, 465H-61B, 465H-62B, 465H-63B, 465H-64B, 465H-65B, 465H-66B, 465H-76B, 465H-77B, 465H-78B, 465H-80B, 465H-81B, 465H-82B, 465H-83B, 465H-84B, 465H-85B, 465H-86B, 465H-87B, 465H-88B, 465H-89B, 465H-90B, 465H-91B, 465H-92B, 465H-93B, 465H-94B, 465H-95B, 465H-96B, 465H-97B, 465H-98B, 465H-99B, 465H-100B, 465H-101B, 465H-102B, 465H-103B, 465H-104B, 465H-105B, 465H-106B, 465H-107B, 465H-108B, 465H-109B, 465H-110B, 465H-111B, 465H-112B, 465H-113B, 465H-114B, 465H-115B, 465H-116B, 465H-117B, 465H-118B, 465H-119B, 465H-120B, 465H-121B, 465H-122B, 465H-123B, 465H-124B, 465H-125B, 465H-126B, 465H-127B, 465H-128B, 465H-129B, 465H-130B, 465H-131B, 465H-132B, 465H-133B, 465H-134B, 465H-135B, 465H-136B, 465H-137B, 465H-138B, 465H-139B, 465H-140B, 465H-141B, 465H-142B, 465H-143B, 465H-144B, 465H-145B, 465H-146B, 465H-147B, 465H-148B, 465H-149B, 465H-150B, 465H-151B, 465H-152B, 465H-153B, 465H-154B, 465H-155B, 465H-156B, 465H-157B, 465H-158B, 465H-159B, 465H-160B, 465H-161B, 465H-162B, 465H-163B, 465H-164B, 465H-165B, 465H-166B, 465H-167B, 465H-168B, 465H-169B, 465H-170B, 465H-171B, 465H-172B, 465H-173B, 465H-174B, 465H-175B, 465H-176B, 465H-177B, 465H-178B, 465H-179B, 465H-180B, 465H-181B, 465H-182B, 465H-183B, 465H-184B, 465H-185B, 465H-186B, 465H-187B, 465H-188B, 465H-189B, 465H-190B, 465H-191B, 465H-192B, 465H-193B, 465H-194B, 465H-195B, 465H-196B, 465H-197B, 465H-198B, 465H-199B, 465H-200B, 465H-201B, 465H-202B, 465H-203B, 465H-204B, 465H-205B, 465H-206B, 465H-207B, 465H-208B, 465H-209B, 465H-210B, 465H-211B, 465H-212B, 465H-213B, 465H-214B, 465H-215B, 465H-216B, 465H-217B, 465H-218B, 465H-219B, 465H-220B, 465H-221B, 465H-222B, 465H-223B, 465H-224B, 465H-225B, 465H-226B, 465H-227B, 465H-228B, 465H-229B, 465H-230B, 465H-231B, 465H-232B, 465H-233B, 465H-234B, 465H-235B, 465H-236B, 465H-237B, 465H-238B, 465H-239B, 465H-240B, 465H-241B, 465H-242B, 465H-243B, 465H-244B, 465H-245B, 465H-246B, 465H-247B, 465H-248B, 465H-249B, 465H-250B, 465H-251B, 465H-252B, 465H-253B, 465H-254B, 465H-255B, 465H-256B, 465H-257B, 465H-258B, 465H-259B, 465H-260B, 465H-261B, 465H-262B, 465H-263B, 465H-264B, 465H-265B, 465H-266B, 465H-267B, 465H-268B, 465H-269B, 465H-270B, 465H-271B, 465H-272B, 465H-273B, 465H-274B, 465H-275B, 465H-276B, 465H-277B, 465H-278B, 465H-279B, 465H-280B, 465H-281B, 465H-282B, 465H-283B, 465H-284B, 465H-285B, 465H-286B, 465H-287B, 465H-288B, 465H-289B, 465H-290B, 465H-291B, 465H-292B, 465H-293B, 465H-294B, 465H-295B, 465H-296B, 465H-297B, 465H-298B, 465H-299B, 465H-300B, 465H-301B, 465H-302B, 465H-303B, 465H-304B, 465H-305B, 465H-306B, 465H-307B, 465H-308B, 465H-309B, 465H-310B, 465H-311B, 465H-312B, 465H-313B, 465H-314B, 465H-315B, 465H-316B, 465H-317B, 465H-318B, 465H-319B, 465H-320B, 465H-321B, 465H-322B, 465H-323B, 465H-324B, 465H-325B, 465H-326B, 465H-327B, 465H-328B, 465H-329B, 465H-330B, 465H-331B, 465H-332B, 465H-333B, 465H-334B, 465H-335B, 465H-336B, 465H-337B, 465H-338B, 465H-339B, 465H-340B, 465H-341B, 465H-342B, 465H-343B, 465H-344B, 465H-345B, 465H-346B, 465H-347B, 465H-348B, 465H-349B, 465H-350B, 465H-351B, 465H-352B, 465H-353B, 465H-354B, 465H-355B, 465H-356B, 465H-357B, 465H-358B, 465H-359B, 465H-360B, 465H-361B, 465H-362B, 465H-363B, 465H-364B, 465H-365B, 465H-366B, 465H-367B, 465H-368B, 465H-369B, 465H-370B, 465H-371B, 465H-372B, 465H-373B, 465H-374B, 465H-375B, 465H-376B, 465H-377B, 465H-378B, 465H-379B, 465H-380B, 465H-381B, 465H-382B, 465H-383B, 465H-384B,

Addresses ☐ Parcels
Roads Citations

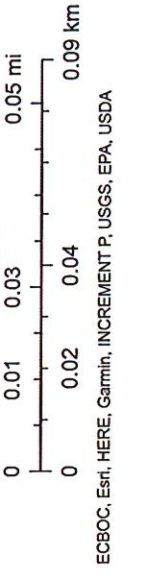


465H-6B



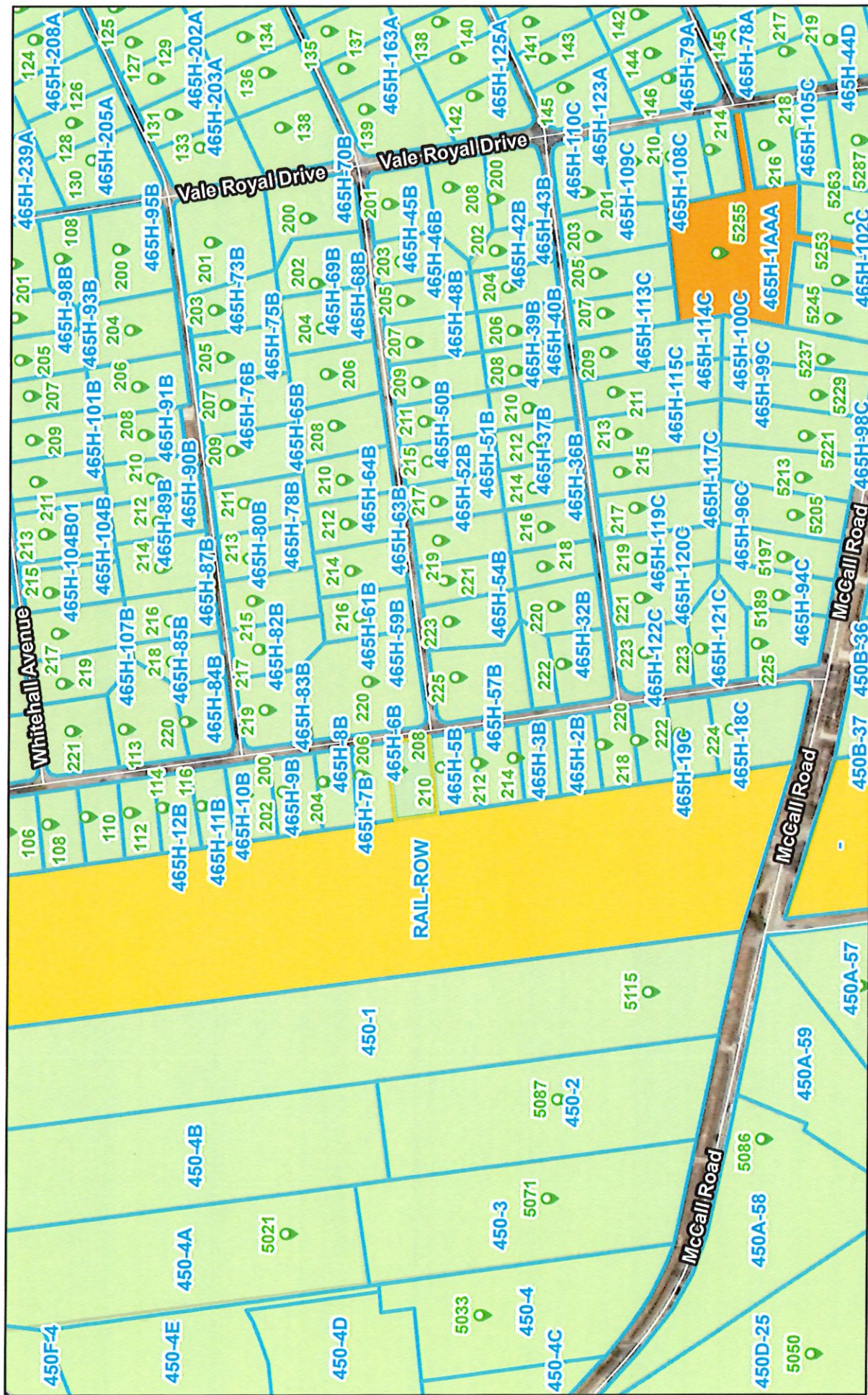
8/6/2026

- Addresses
- Parcels
- Roads
- Zoning
- Citations

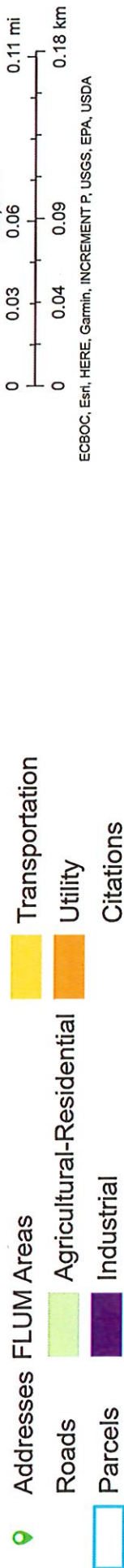


ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

465H-6B



8/6/2026



STATE OF GEORGIA
COMMUNITY LIVING ARRANGEMENT PERMIT

This is to certify that a permit is hereby granted to

Normal Life of Georgia Inc.
(Name of Governing Body)

to maintain and operate a Community Living Arrangement named as Lord Effingham CLA for 3
(Name of Facility) (number served)

Said facility and premises are located at 208 Lord Effingham Dr.
(Street)

in Rincon 31326, County of Effingham, Georgia.
(City or Town) (Zip Code)

Permit Effective Date: 4/9/2026, and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Behavioral Health and Developmental Disabilities pursuant to O.C.G.A. Sec. 37-13-3 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Behavioral Health and Developmental Disabilities on the date this permit was issued."

Permit No: CLA044837
13 th day of April, 2026.



A handwritten signature in black ink, appearing to read "JR", is written over a horizontal line.

Jennifer Rybak-Gibbons, Director
Office of Incident Management and Compliance