



**Record No: CU-
26-29**

Conditional Use Permit

Status: Active

Submitted On: 6/29/2026

Primary Location

580 Ralph Rahn Road
Rincon, GA 31326

Owner

REAGAN GUERRY G AND
RICKS MELISSA ANN
580 RALPH RAHN RD
RINCON, GA 31326

Applicant

 Melissa Reagan

 580 Ralph Rahn Road
Rincon, Georgia 31326

Staff Review

Board of Commissioner Meeting Date* 

08/18/2026

Notification Letter Description* 

Agritourism

Stipulations 

Property Location* 

580 RALPH RAHN ROAD

Map #* 

411

Parcel #* 

24

Commissioner District* 

4th

Has Business License been applied for?* 

No

Public Notification Letters Mailed 

08/03/2026

Board of Commissioner Ads 

07/29/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Melissa Reagan

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

580 Ralph Rahn Rd

Applicant City*

Rincon

Applicant State*

GA

Applicant Zip Code*

31326

Property Information

Property Location*

580 Ralph Rahn Rd. Rincon, GA 31326

Present Zoning of Property*

AR-1

Map/Parcel Number*

04110024

Total Acres of Property*

17

Water Connection*

Sewer Connection*

Private Water

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Agritourism

Need to apply

Reason:*

Pumpkin Patch/Events

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

We have been hosting an annual pumpkin patch for 15 years. Families have come out to pick a pumpkin from the vine, feed animals, run through our corn maze, and do other fall activities. In 2019 the County began requiring me to apply for an assemblage permit to host the patch each year. The assessment was based on the property not having enough road frontage to qualify for a business license. I know own all the road frontage associated with the farm. This license takes care of both problems.

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*

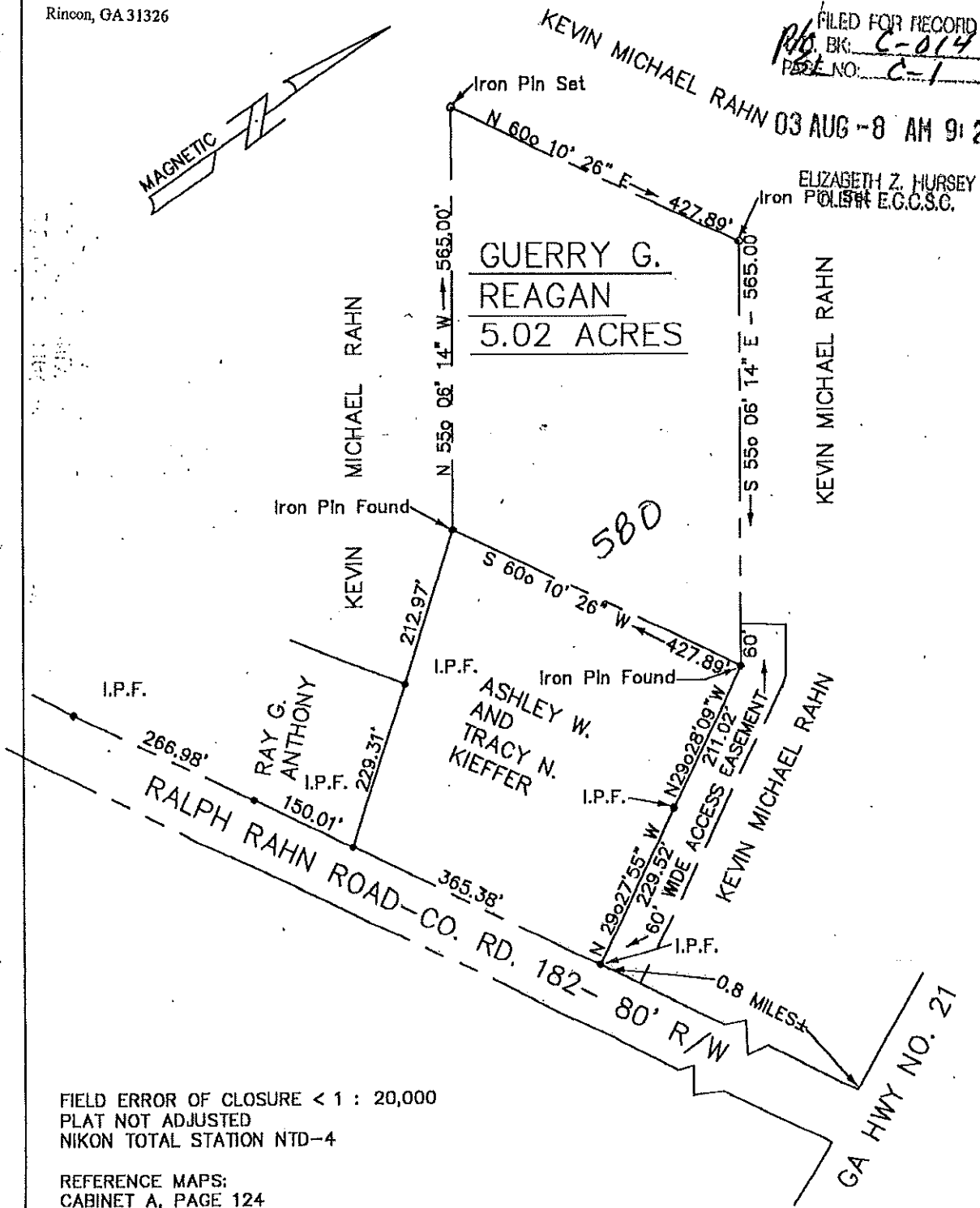
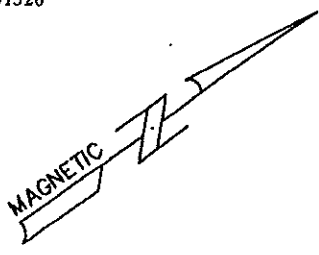
✓ Melissa Ann Ricks Reagan

Aug 2, 2024

Theodore T. Carellas, P.C.
P.O. Box 2599
Rincon, GA 31326

FILED FOR RECORD
BK. C-014
PAGE NO. C-1

KEVIN MICHAEL RAHN 03 AUG -8 AM 9:24



FIELD ERROR OF CLOSURE < 1 : 20,000
PLAT NOT ADJUSTED
NIKON TOTAL STATION NTD-4

REFERENCE MAPS:
CABINET A, PAGE 124
CABINET B, PAGE 55 C

NOTE 1 BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE
RATE MAP, EFFINGHAM COUNTY, GA, COMMUNITY PANEL NO
130076 0090 B, THIS PROPERTY IS LOCATED IN "ZONE X".
(OUTSIDE THE 500 YEAR FLOODPLAIN)



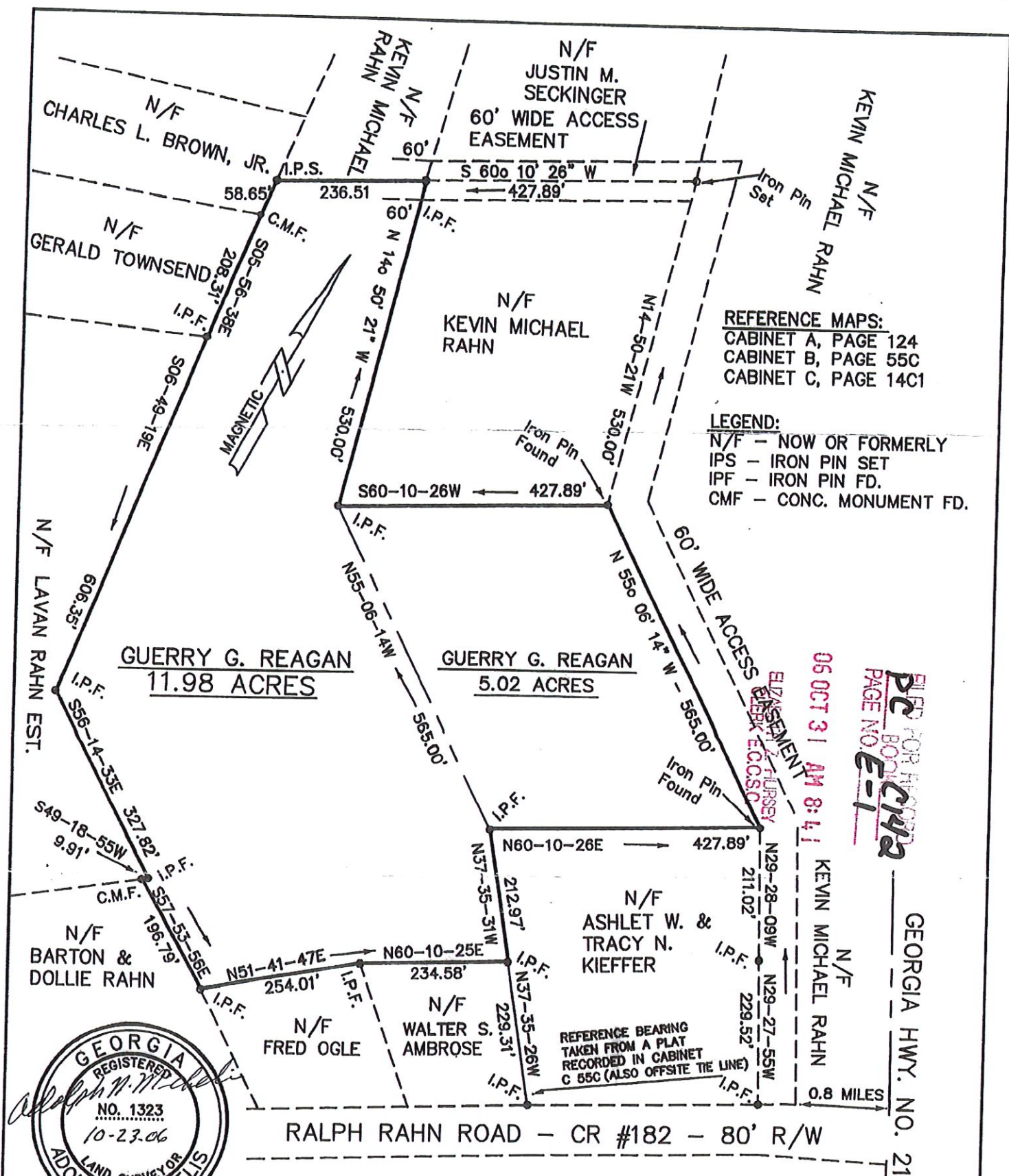
Scale 1" = 200'

APPROVED FOR RECORDING BY THE
EFFINGHAM COUNTY ZONING
ADMINISTRATOR.

[Signature] 5 Aug 2003
ZONING ADMINISTRATOR DATE

NOTE 1
PLAT REVISED: ACCESS EASEMENT WIDTH
CHANGED TO 60'. AUG. 4, 2003.
ALL PREVIOUS ISSUES ARE VOID

SURVEY OF:
5.02 ACRES OF LAND
LOCATED IN THE



FILED FOR RECORDING
PAGE NO. E-1
PC BOB C142

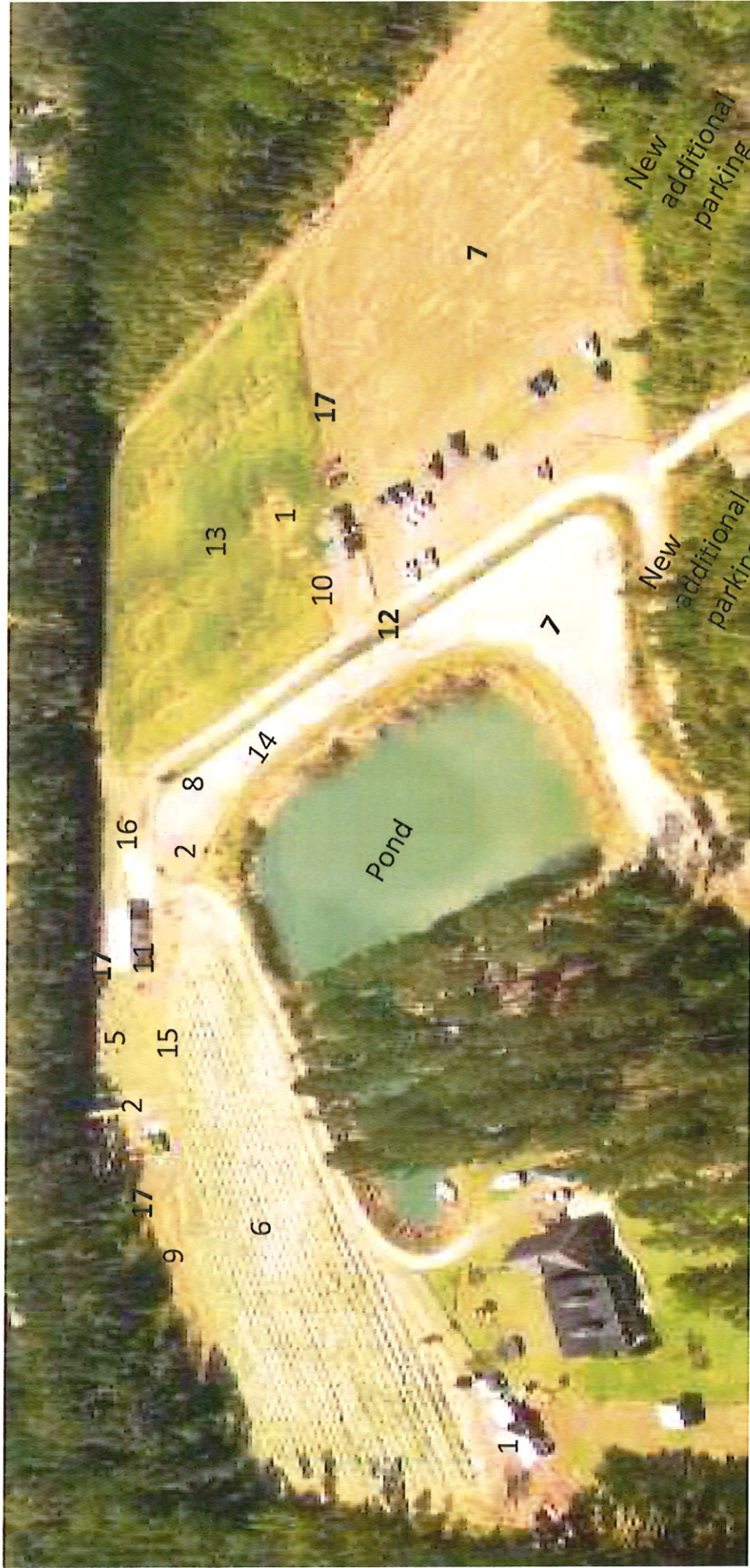
06 OCT 31 AM 8:41
ELIZABETH T. JONES
CLERK, ECOS

GEORGIA HWY. NO. 21

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENT OF LAW.

[Signature]
ZONING ADMINISTRATOR

[Signature]
DATE



Key

- 1. Goat Barn
- 2. Super Slide

Key

- 5. Picnic Area
- 6. Pumpkin patch
- 7. Parking lot
- 8. playground
- 9. Corn Cannons

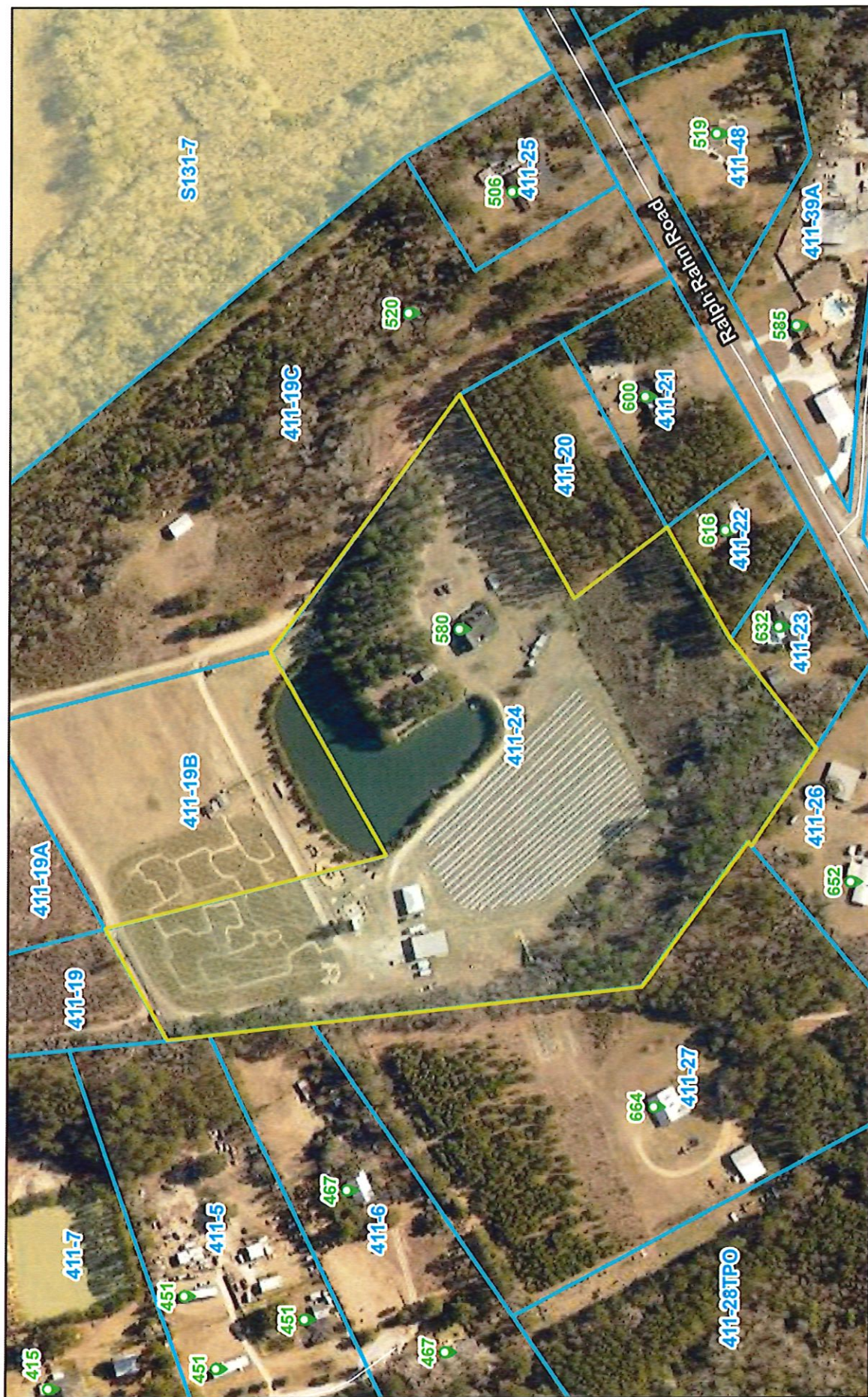
Key

- 10. Pumpkin pick up/Sales
- 11. Concession stand
- 12. Deputies/Security
- 13. Corn Maze

Key

- 14. Barn Yard Bikes
- 15. Food Trucks
- 16. Craft Vendors
- 17. Toilets

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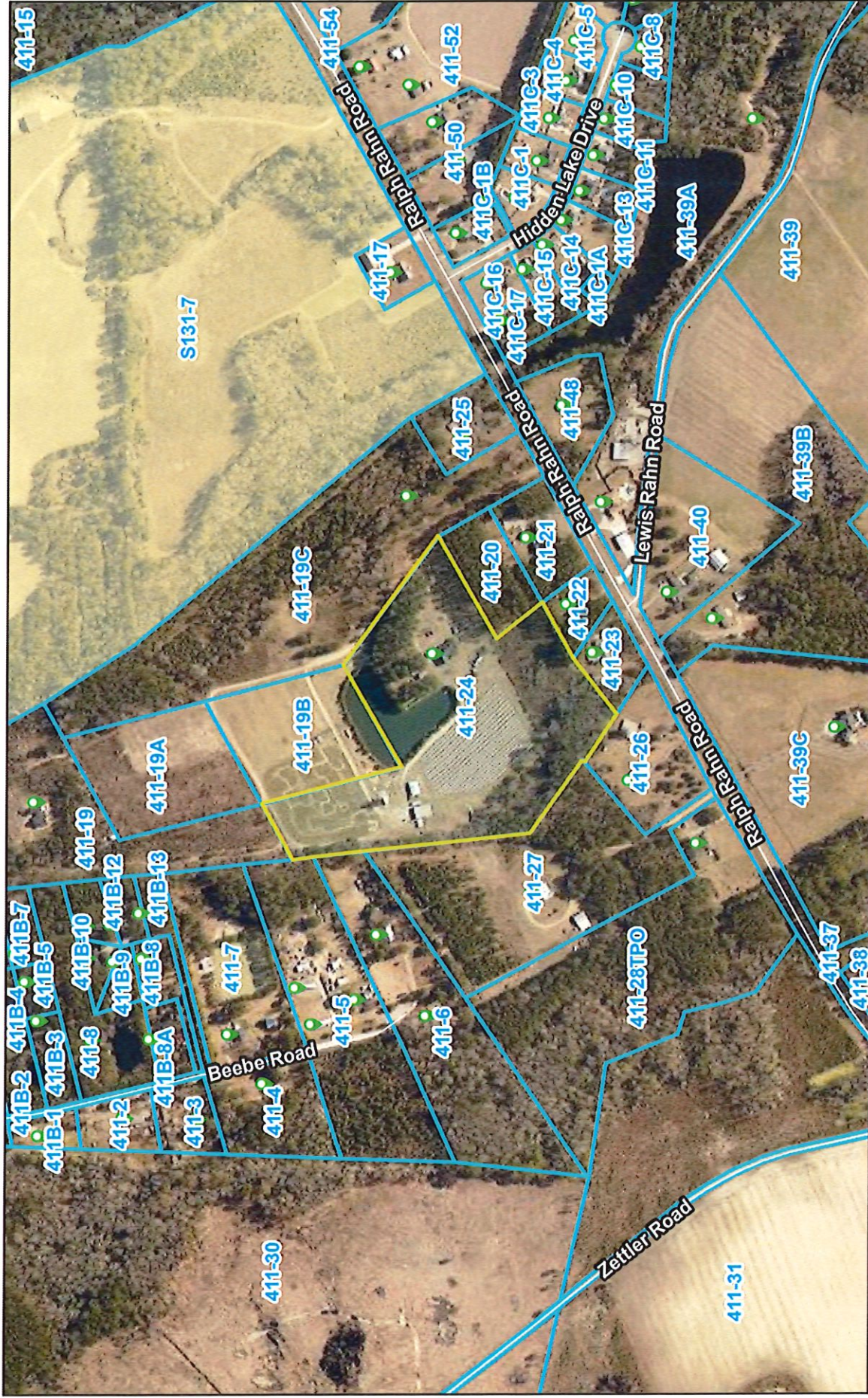


7/27/2026

- Addresses
- Roads
- Parcels
- Municipal Boundaries
- Citations

1:3,592
0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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1:7,185

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

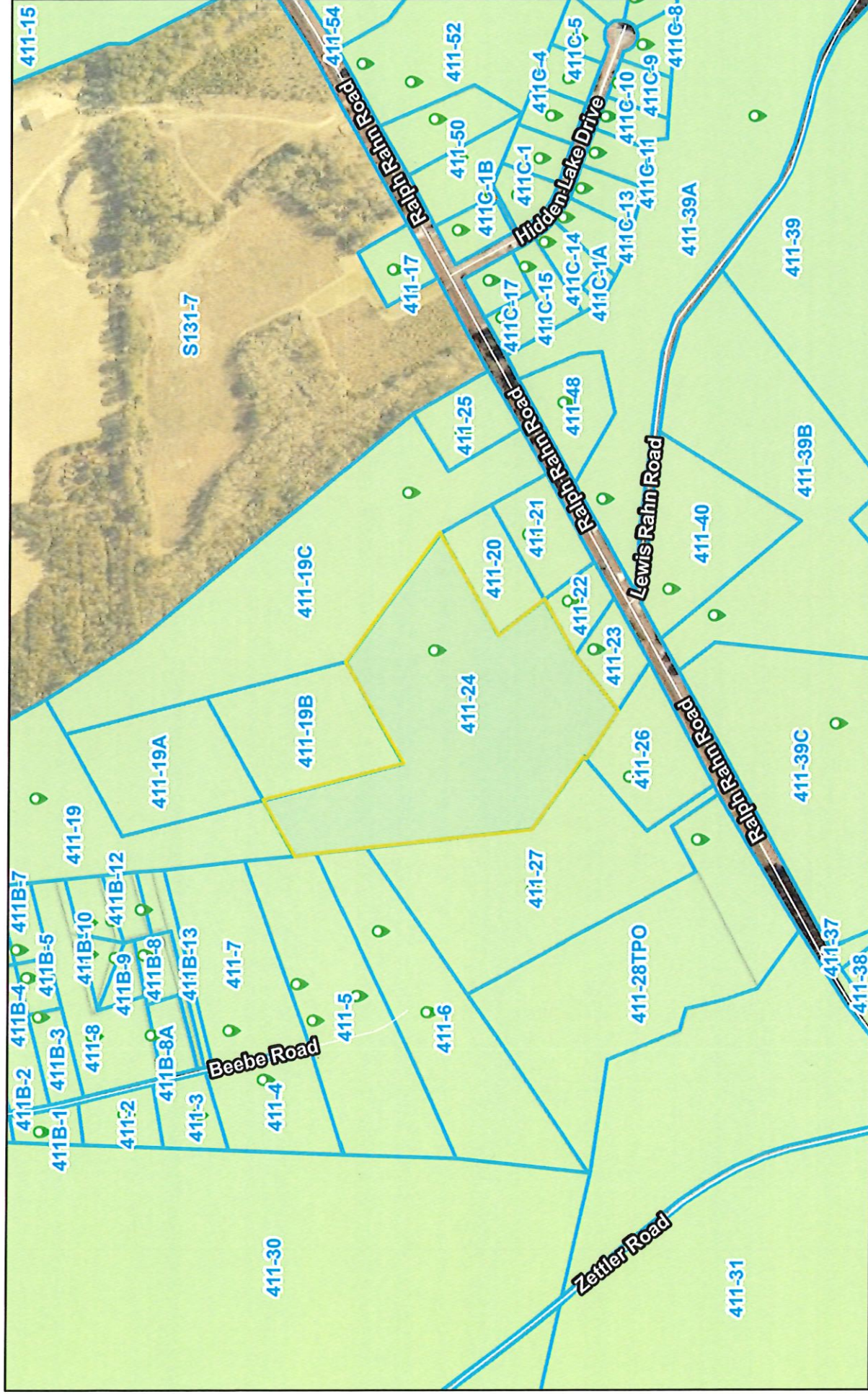
ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

Legend:

- Roads: Blue line
- Municipal Boundaries: Yellow line
- Citations: Red line
- Parcels: Green area

ECBOC, Estl, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

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