



Staff Report

Subject: Conditional Use Permit – Agritourism, 580 Ralph Rahn Road

Author: Akela Wright, MPA, Planning Manager

Department: Development Services

Meeting Date: August 18, 2026

REQUEST

Melissa Reagan requests a Conditional Use Permit to allow Agritourism on a parcel located at 580 Ralph Rahn Road, zoned AR-1 (Agricultural-Residential).

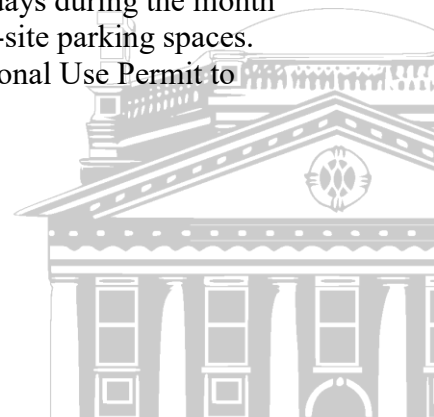
SITE INFORMATION

- Applicant: Melissa Reagan
- Address: 580 Ralph Rahn Road
- Map/Parcel Number: 411 / 19B
- Zoning District: AR-1 (Agricultural-Residential)
- Parcel Size: 17 Acres
- Access: Ralph Rahn Road
- On-Site Parking: Approximately 300 spaces
- Commission District: District 4
- Future Land Use: AR
- Wetlands: None present on the parcel
- Adjacent Zoning: North – AR-1; South – R-1; East – AR-2; West – AR-1

BACKGROUND

The applicant operates an annual agritourism event on the subject property and has held an assemblage permit for this use every year since 2019. The event occurs on Saturdays and Sundays during the month of October, totaling ten (10) days per year, and is served by approximately 300 on-site parking spaces. Access to the site is from Ralph Rahn Road. The applicant now requests a Conditional Use Permit to formalize Agritourism as an established use on the property.

STAFF ANALYSIS



Established Use History

The property has operated under an annual assemblage permit for this same event every year since 2019, indicating a demonstrated operational history without a documented record of adverse impact requiring staff's attention

Seasonal and Limited Duration of Use

The event is limited to Saturdays and Sundays in October, totaling ten (10) days per year. This limited, seasonal schedule reduces the frequency and duration of traffic, noise, and parking impacts on the surrounding area relative to a year-round commercial use.

Parking and Traffic

The site provides approximately 300 on-site parking spaces, and access is from Ralph Rahn Road. Staff recommends confirming that Ralph Rahn Road has adequate capacity and sight distance to safely accommodate event traffic on the ten operating days, and that on-site circulation and parking layout are adequate to prevent overflow parking onto Ralph Rahn Road or adjacent properties.

Compatibility with Surrounding Uses

The parcel is bordered by AR-1 zoning to the north and west and AR-2 zoning to the east, consistent with the agricultural character of the area. R-1 (single-family residential) zoning borders the parcel to the south. Staff recommends the applicant's site plan identify the location of parking, event activity areas, and any lighting or sound sources relative to the southern property line, and that any recommended conditions address buffering, hours of operation, and noise or lighting impacts on the adjacent R-1 residential area.

FACTS & FINDINGS

Staff has reviewed the proposed conditional use and makes the following findings:

1. The proposed Agritourism use has an established operating history on the property.

The applicant has held an annual assemblage permit for this event every year since 2019.

2. The use is limited in frequency and duration.

The event operates only on Saturdays and Sundays in October, totaling ten (10) days per year.

3. On-site parking appears adequate to serve the event.

Approximately 300 parking spaces are provided on site, with access from Ralph Rahn Road.

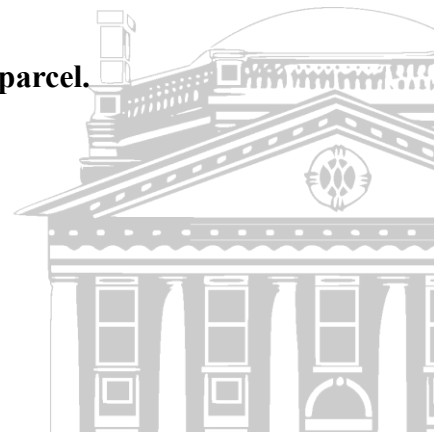
4. The proposed use is generally compatible with the surrounding agricultural zoning, with the exception of the adjacent R-1 area to the south.

The parcel is bordered by AR-1 and AR-2 zoning on three sides, consistent with an agricultural use, and by R-1 zoning to the south, warranting consideration of conditions to protect the adjacent residential area.

5. No wetlands or other environmentally sensitive features are present on the parcel.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org



A review of the parcel confirms no wetlands are present, and no environmental constraints affect the proposed use.

COMPREHENSIVE PLAN CONSISTENCY

The parcel carries a Future Land Use designation of AR, consistent with its AR-1 zoning. Agritourism is generally consistent with the agricultural character anticipated for AR-designated areas of the County.

PUBLIC IMPACT

The proposed use has operated on the property on a limited, seasonal basis since 2019 without requiring rezoning or expanded review until now. Given its limited ten-day annual schedule and substantial on-site parking capacity, the use is not anticipated to create significant impacts on the surrounding area.

STAFF RECOMMENDATION

Staff supports approval of the Conditional Use Permit for Agritourism at 580 Ralph Rahn Road.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org

