



**Record No: CU-  
26-23**

Conditional Use  
Permit

Status: Active

Submitted On:  
5/15/2026

**Primary Location**

124 Westwood 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\* 

Westwood Drive

Map #\* 

465H

Parcel #\* 

208A

Commissioner District\* 

2nd

Has Business License been applied for?\* 

No

Public Notification Letters Mailed 

07/27/2026

Board of Commissioner Ads 

07/29/2026

Request Approved or Denied 

—

## Applicant Information

Who is applying for the Conditional Use?\*

Agent

Applicant / Agent Name\*

Jennifer Maddaloni

Applicant Email Address\*

jennifer.maddaloni@sevitahealth.com

Applicant Phone Number\*

8137858541

Applicant Mailing Address\*

705 E 65th Street

Applicant City\*

Savannah

Applicant State\*

GA

Applicant Zip Code\*

31405

## Property Owner Information

Owner's Name\*

Mid-Town Georgia, LLC

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\*

124 Westwood Dr

Present Zoning of Property\*

Residential

Map/Parcel Number\*

0465H00000208A00

Total Acres of Property\*

0.38 acres

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 for up to 3 residents for individuals with developmental disabilities, they will have 24 hour staffing in the home

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

this is a business that utilizes the full house for independent living

## 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.

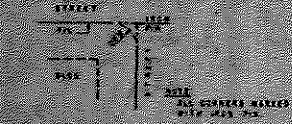
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

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



**DETAIL AT STREET  
INTERSECTION**

NOTED BY MAP:  
This Plat represents Original Map by  
Harold R. Johnson, P.L.S. 6-1937, indicating  
certain corrections to Lots No. 143 & 145.  
Corrections have also been made to  
certain other lots. A 10' R.N. has been  
added between Lots No. 143 & 145. Central  
Mississippi River, both Plats & are  
listed thus "w".

**REVISED PLAT  
WESTWOOD HEIGHTS SUBDIVISION**

PLAT OF PORTION OF SECTIONS A, B, C, AND D  
EFFINGHAM COUNTY, GEORGIA

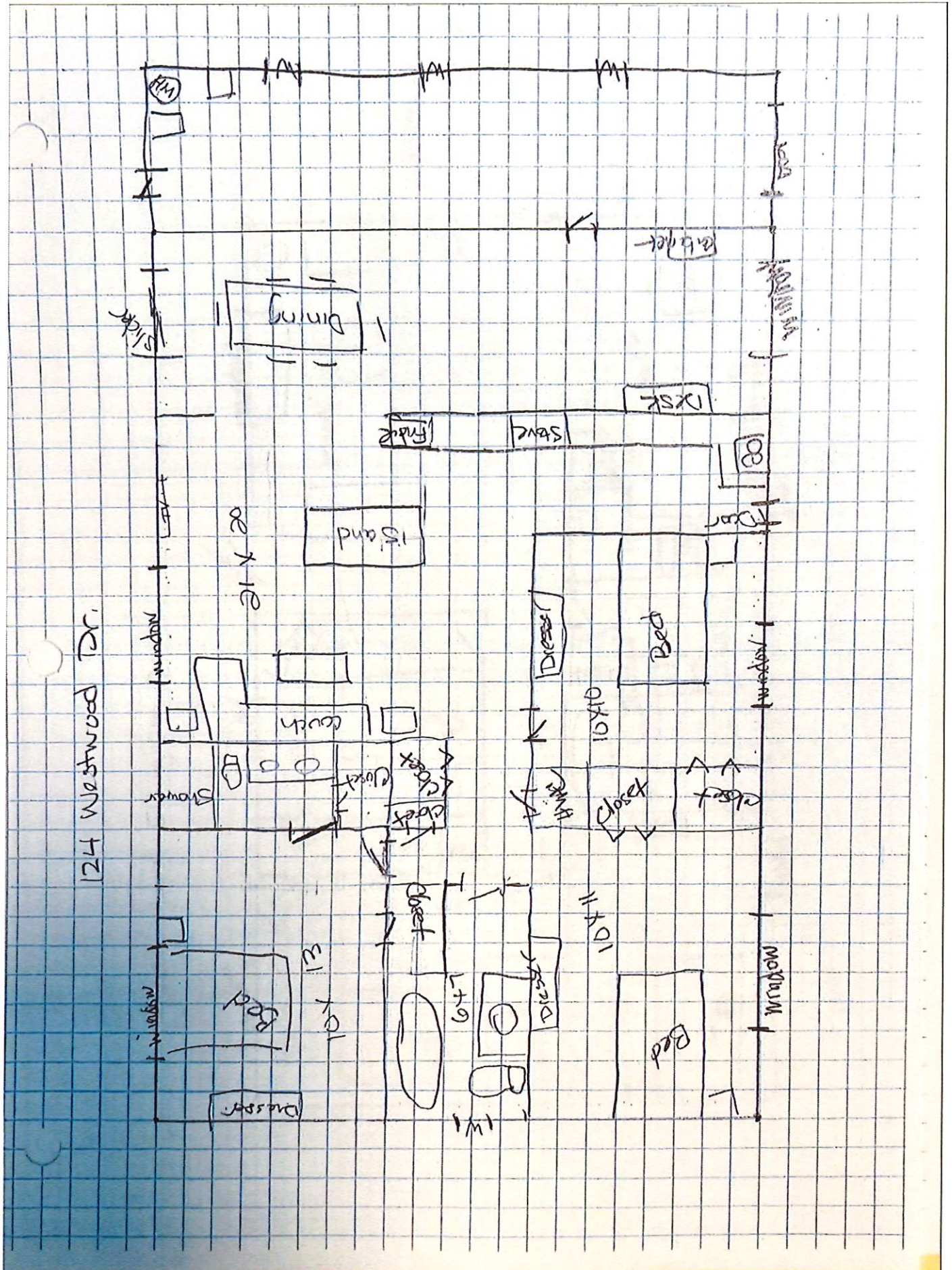
SURVEYOR HAROLD R. JOHNSON  
*Harold R. Johnson*

SCALE: 1" = 200'

SEPTEMBER, 1947

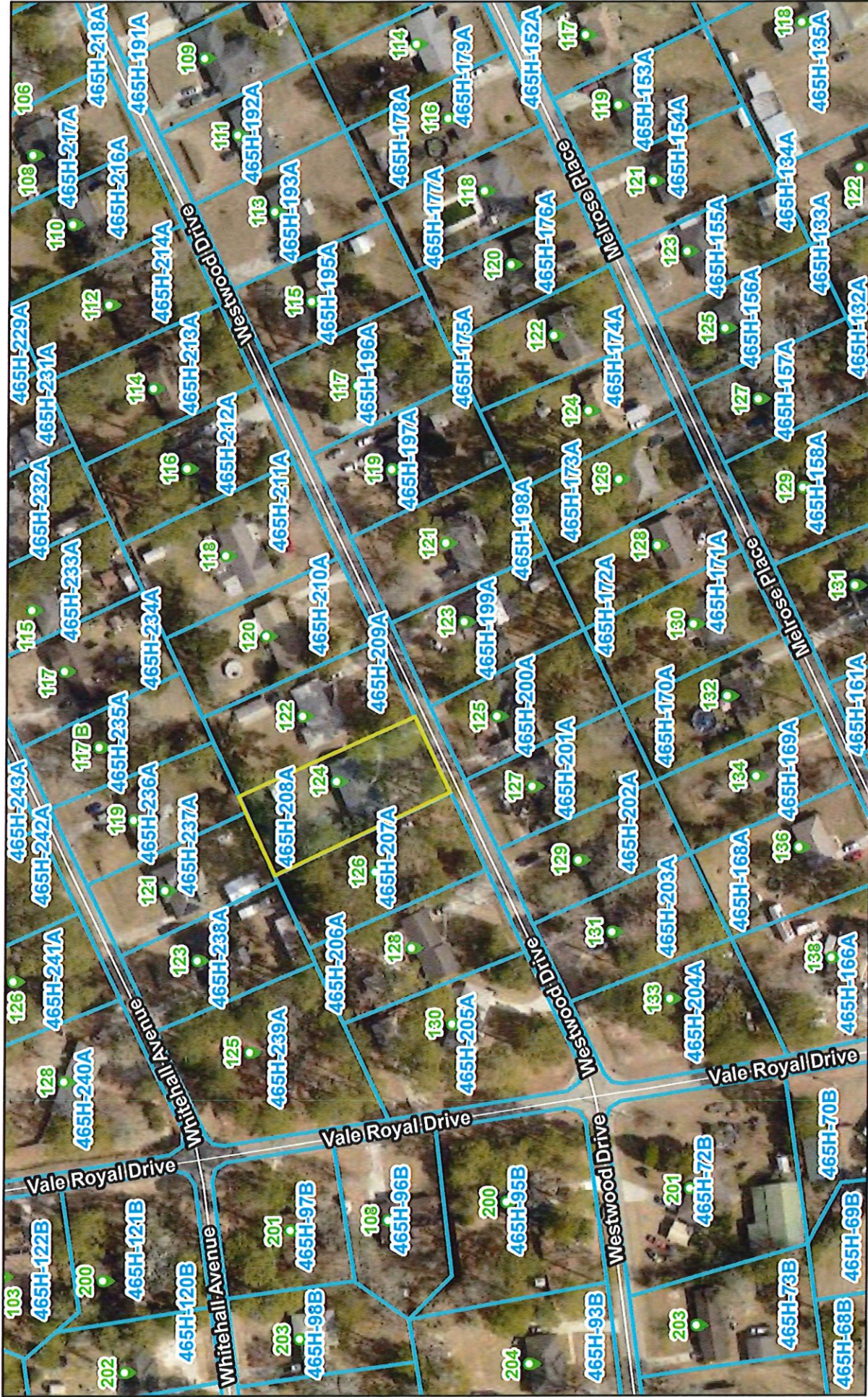
I CERTIFY THAT HAROLD R. JOHNSON, P.L.S., IS A LICENSED SURVEYOR  
OF THE LAND SURVEYING AND MAP MAKING BOARD OF GEORGIA  
AND THAT THE SIGNATURE AND ATTACHMENT OF LAW  
*Harold R. Johnson*  
ARE A TRUE AND CORRECT COPY OF THE ORIGINAL







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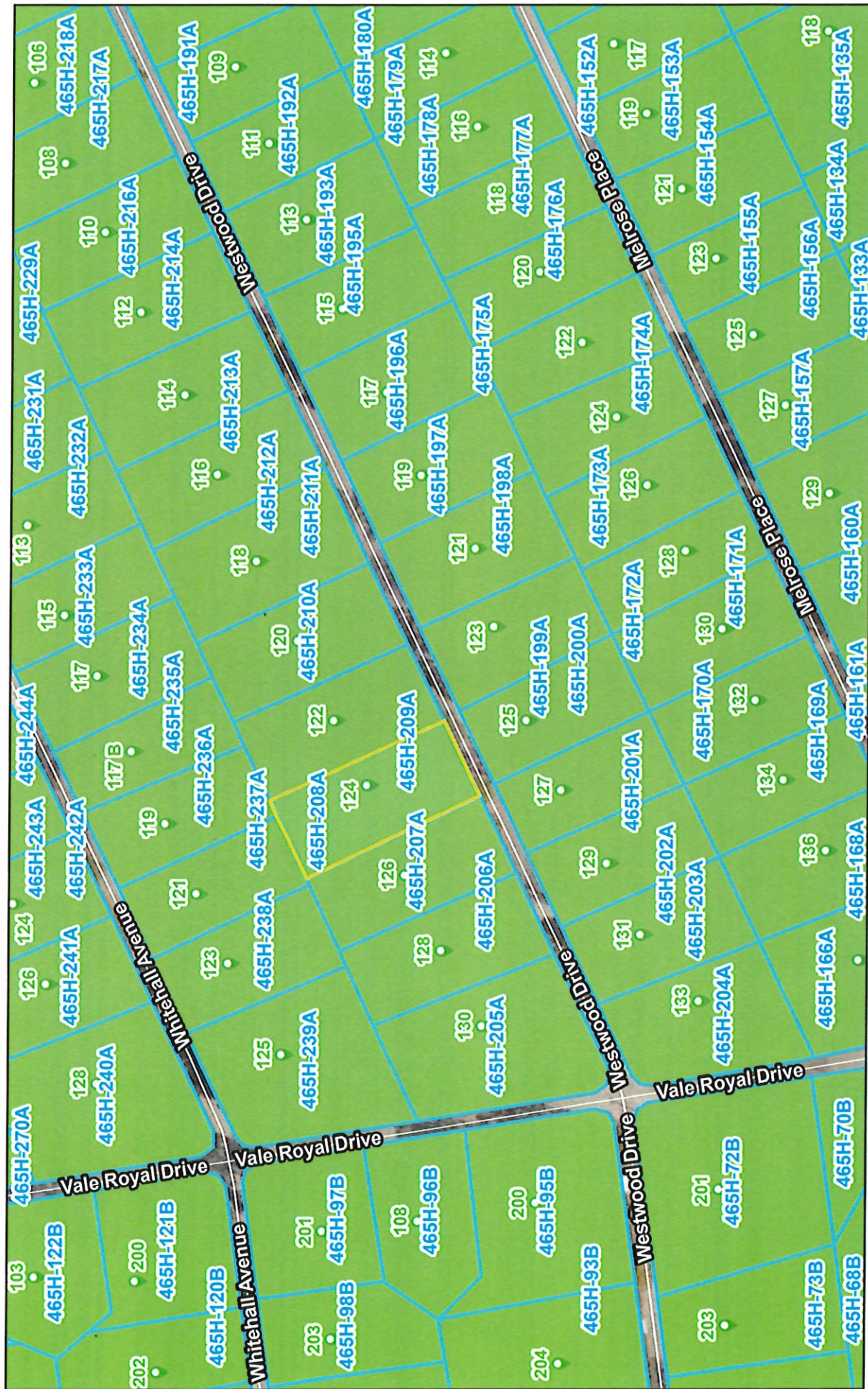


8/6/2026

1:1,961  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km  
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



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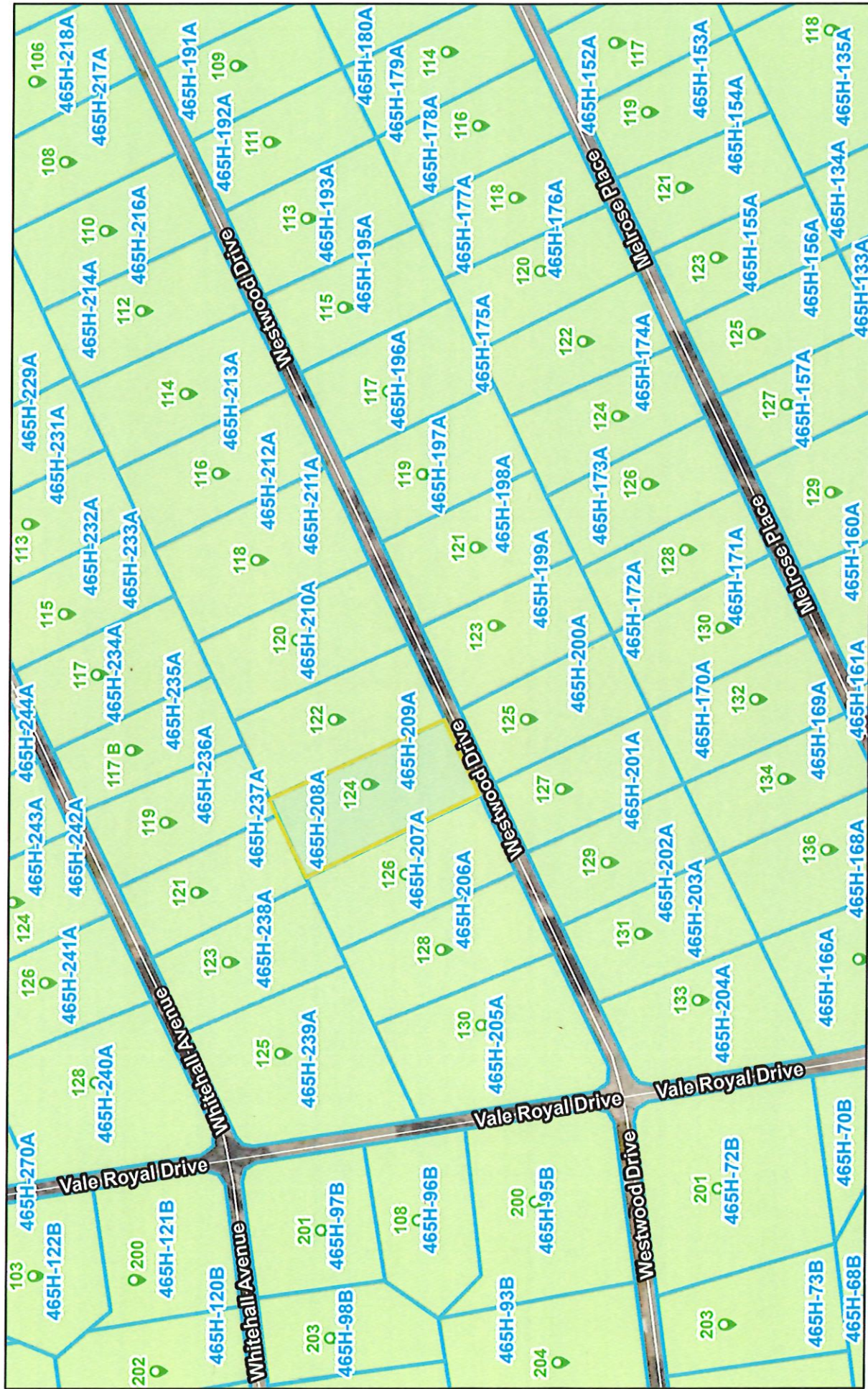
8/6/2026

- Addresses Zoning
- Roads
- Parcels
- AR-1
- Citations

1:1,961  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km  
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



465H-208A



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

Westwood CLA

for

3

(number served)

Said facility and premises are located at

124 Westwood Drive

(Street)

in Rincon

31326

County of

Effingham

Georgia.

(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."



**D-B-H-D-D**

Georgia  
Department of  
Behavioral Health  
& Developmental  
Disabilities

Permit No: CLA044836

13 th day of April , 2026 .

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