



**Planning and Zoning Commission  
Public Hearing and Special Called Meeting  
January 30, 2024 at 7:00 P.M.**

**C.D. Dean, Jr., Public Safety Complex  
505 Magnolia Street  
Guyton, GA 31312**

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**AGENDA**

- 1. Call to Order**
- 2. Public Hearing Regarding Special Use Permit for a Mobile Home at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312**
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
  - ❖ Public Hearing & Regular Meeting 01/23/24
- 6. New Business**
  - ❖ Consideration of a Special Use Permit for a Mobile Home at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312
- 7. Consideration to Adjourn**



### **Rules of Decorum for All Meetings**

The purpose of the Rules of Decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics, at all meetings held by the City of Guyton.

(A) General rules applicable to all (Mayor and City Council, Staff, Members of the Public)

- 1) Each speaker should refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
- 2) During designated times for members of the public to speak, members of the public will be permitted 10 minutes to discuss topics. After 10 minutes of discussion on a topic, members of the public will be limited to 3:00 minutes speaking time. The Mayor or presiding officer shall have the authority to grant additional speaking time. Notwithstanding the foregoing, during public hearings involving zoning decisions, members of the public will have no less than 10 minutes to speak in favor, and no less than 10 minutes to speak in opposition.
- 3) Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt or disturb persons who are addressing the Mayor and Council or Committee or Board or Commission, or members of those bodies who are speaking, or otherwise impede the orderly conduct of the meeting.

(B) Additional Rules for Mayor and City Council, Committees, Boards or Commissions

1. The Mayor and City Council, Committees, Boards, Authorities, or Commissions will conduct themselves in a professional and respectful manner at all meetings.
2. Questions for staff or individuals or other Council, Committee, Board or Commission members will be directed to the appropriate person to answer. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions will attempt to answer or address questions presented one at a time without attempting to talk over another member.
3. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions are always free to criticize or question policies, positions, data, or information presented. However, members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions will not attack or impugn the person presenting.

(C) Enforcement

The Mayor or presiding officer has the authority to enforce each of the Rules of Decorum regarding members of the public. If any Rule is violated, the Mayor or presiding officer will give the speaker a warning, citing the Rule being violated, and telling the speaker that a second violation will result in a forfeiture of the right to speak further. The Mayor or presiding officer also may have the offending speaker removed from the meeting if the misconduct persists. The Mayor or presiding officer shall not have any power under this provision regarding a Council, Committee, Board or Commission member.



**City of Guyton  
Planning and Zoning Commission  
Public Hearing/Regular Meeting  
January 23, 2024 — 7:00 PM**

MINUTES OF MEETING

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**Call to Order** — The City of Guyton’s Planning and Zoning Commission held a public hearing and regular meeting on January 23, 2024, at the City of Guyton Gymnasium, 505 Magnolia Street, in Guyton. The meeting was called to order by Lon Harden at approximately 7:00 PM. Mike Gerwig, Diann Hicklen, and Keawanna Green were also present at this meeting.

**Additional Administrative Staff Present** —City Manager Meketa Brown and City Clerk Fabian Mann were present.

**Guest Present** — The guest sign-in sheets are filed in the Office of the City Clerk.

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**Invocation** — The invocation was led by **Hicklen**.

**Pledge of Allegiance** — The Pledge of Allegiance was led by **Gerwig**.

**Consideration to Approve the Agenda** — **Hicklen** a motion to approve the agenda. **Green** seconded the motion. **Motion passed unanimously.**

**Consideration to Approve the Minutes** — **Hicklen** made a motion to approve the minutes. **Green** seconded the motion. **Motion passed unanimously.**

09/26/23	Public Hearing & Regular Meeting
10/03/23	Public Hearing & Special Called Meeting

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**Public Hearing Regarding Special Use Permit at 210-C Cherry Street, Guyton, GA 31312**

The applicant, Sabrina Williams, spoke regarding her intention to permanently place a mobile home on the property. Citizens expressed their concerns and support of the mobile home placement on the property.

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**New Business**

Consideration of a Special Use Permit at 210-C Cherry Street, Guyton, GA 31312 — **Harden** recused himself of the consideration due to a potential conflict of interest. **Hicklen** made a motion to approve the special use permit at 210-C Cherry Street, Guyton, GA 31312. **Green** seconded the motion. **Motion passed unanimously.**

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**Consideration to Adjourn** — **Hicklen** made a motion to adjourn. **Gerwig** seconded the motion. **Motion passed unanimously.** The meeting adjourned at approximately 7:12 PM.

City of Guyton

\_\_\_\_\_  
Lon Harden, Chairperson

Attest:

\_\_\_\_\_  
Fabian M. Mann, Jr., City Clerk



# CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312  
Telephone – 912.772.3353 Fax – 912.772.3152  
www.cityofguyton.com  
*Working Together to Make a Difference*

## Special Permit Use Application

Applicant Name: Allen E Tavar Cogar

Applicant Mailing Address: 2020 Utah St Savannah, GA 31404

Phone Number: [REDACTED] Email Address: [REDACTED]

Street Address of Property: 512 Samuel Smalls SR. Ave Guyton, GA 31312

Describe the requested special use: New mobile home move on permit.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(continue on back of page if needed)

I am the owner of the property:  YES  NO  
(If you are not the property owner, written permission from the owner stating approval for this special permit use request must be attached)

Alan Cogar  
Applicants Signature

\_\_\_\_\_  
Date

The Zoning Official or City Clerk will review this application and confirm if special permit use is required for requested use. If required, the applicant will initial below, acknowledging the public hearing dates and process needed for approval. Fee will be required at this time.

**To be completed by Zoning Official:**

Parcel ID: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Code Section Affected: \_\_\_\_\_

Invoice Number: \_\_\_\_\_ Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Planning & Zoning Public Hearing Date: \_\_\_\_\_

Notification sent: \_\_\_\_\_ Planning and Zoning Decision: \_\_\_\_\_

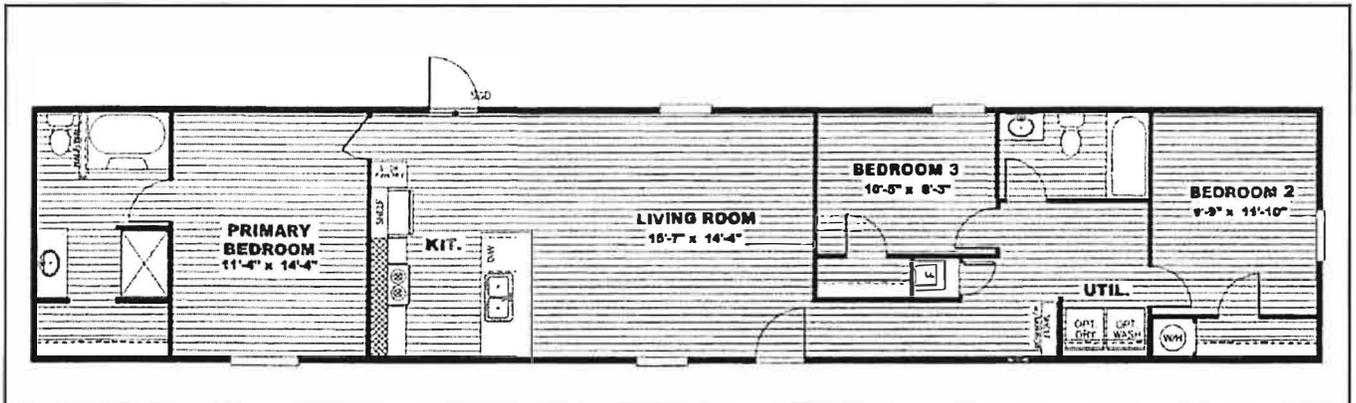
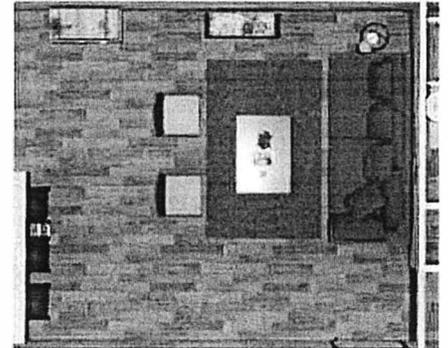
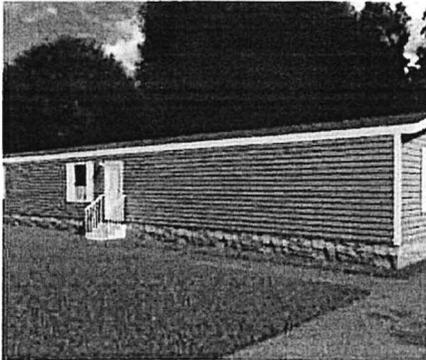


**SPECTACULAR**

**1086-47TRS16763SH24-503138**

**3 beds • 2 baths**

**1,140 sq. ft.**



**(912) 333-9100**

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm Sunday: Closed

**CLAYTON HOMES-HINESVILLE**

**1207 WEST OGLETHORPE HWY**

**HINESVILLE, GA 31313**

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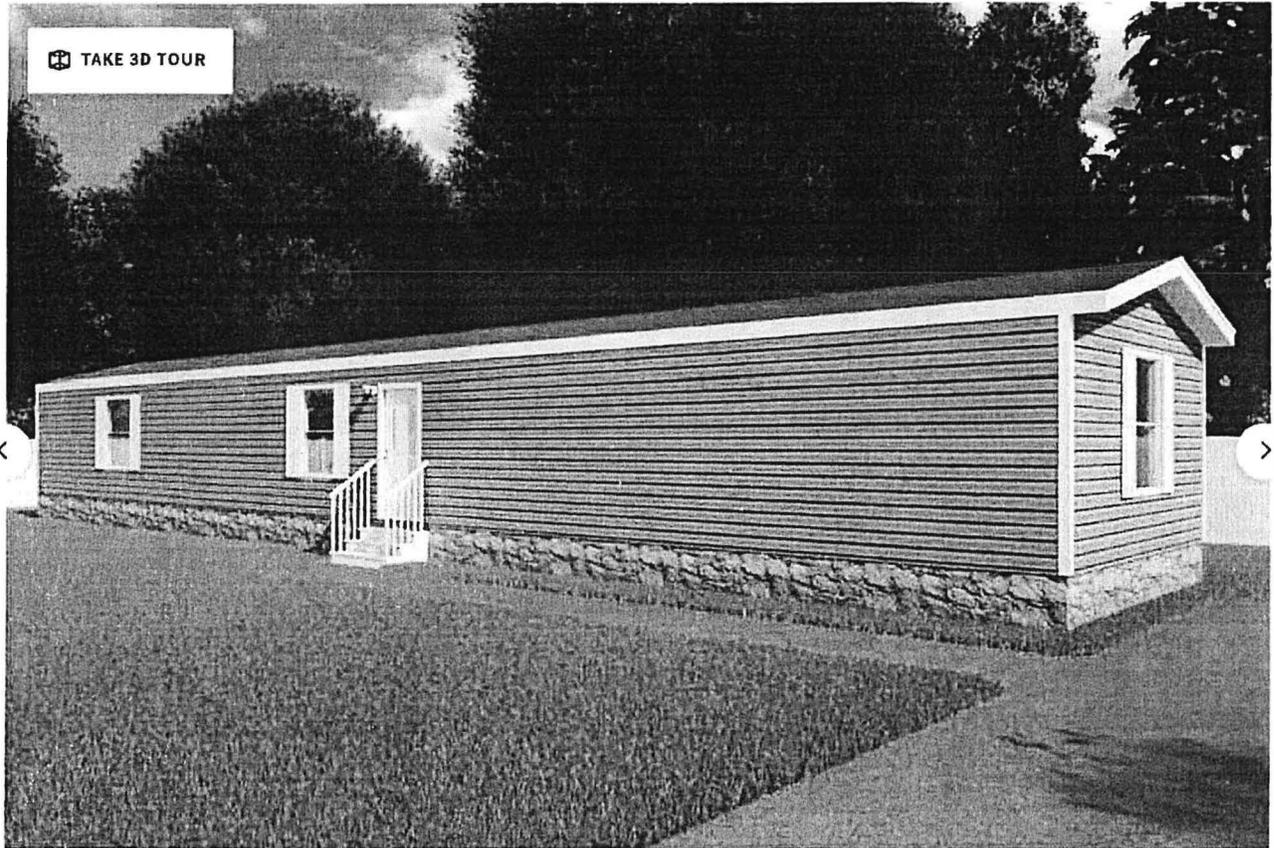


COMING SOON

# Spectacular

CONTACT US  
FOR PRICING

3 beds 2 baths 1,140 sq. ft.

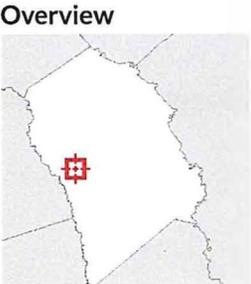
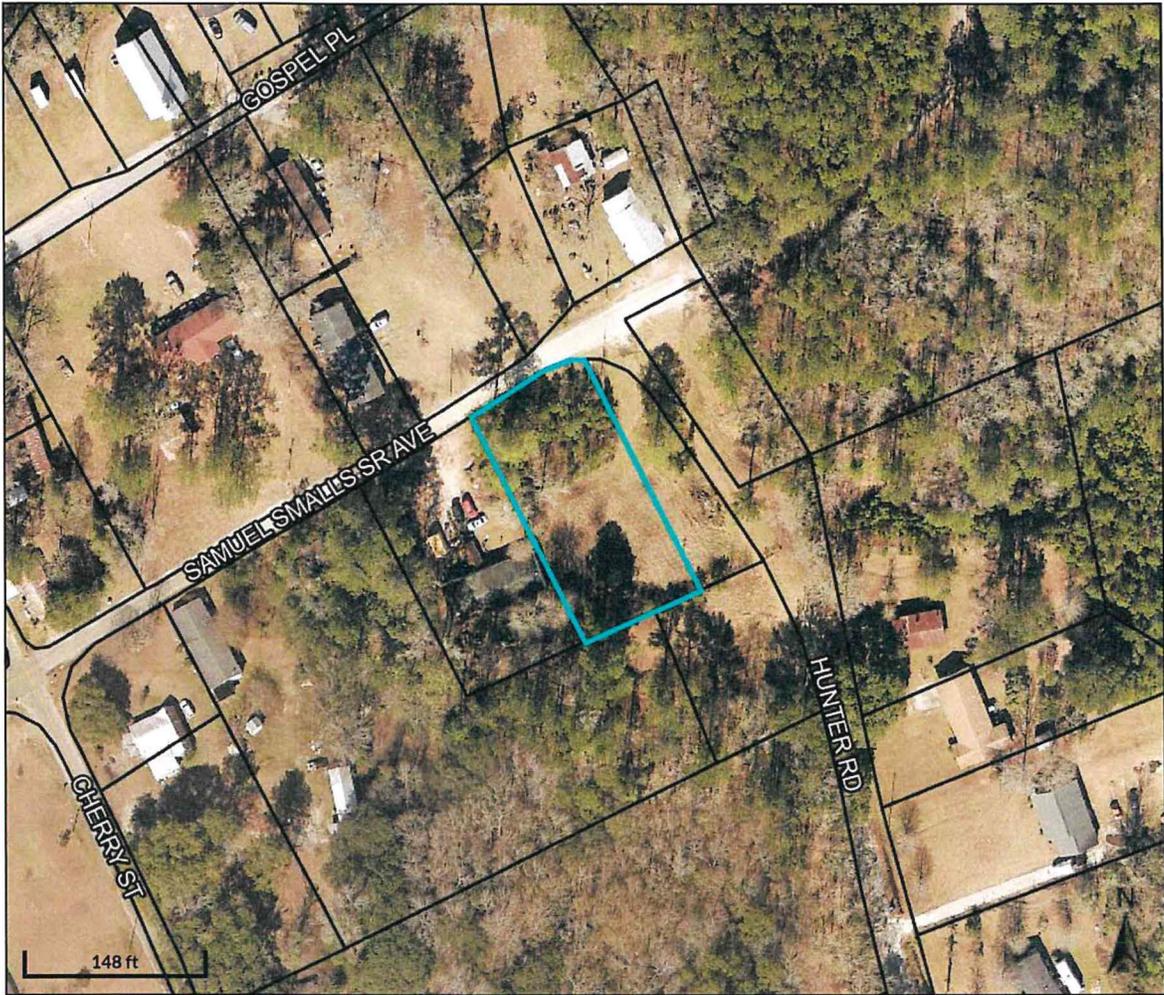


\*Images may show options not included in base price

SCHEDULE A  
TOUR

BROCHURE

## Floor Plan



**Legend**  
 □ Parcels  
 Roads

<b>Parcel ID</b>	G0130030	<b>Owner</b>	COGAR ALLEN G AND TAVAR	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		2020 UTAH ST	<b>Date</b>	10/19/2023	<b>Price</b>	\$55000
<b>Taxing District</b>	02-Guyton		SAVANNAH, GA 31404		9/3/2021	<b>Reason</b>	QZ
	Guyton	<b>Physical Address</b>	512 SAMUEL SMALLS SR AVE			<b>Qual</b>	U
<b>Acres</b>	0.38	<b>Assessed Value</b>	Value \$19000				

(Note: Not to be used on legal documents)

Date created: 1/24/2024  
 Last Data Uploaded: 1/24/2024 1:10:15 AM

Developed by Schneider  
 GEOSPATIAL