



**Planning and Zoning Commission
Public Hearing and Regular Meeting
February 27, 2024 at 7:00 P.M.**

**Guyton City Hall
310 Central Boulevard
Guyton, GA 31312**

AGENDA

1. **Call to Order**
2. **Public Hearing Regarding Special Use Permit for a Home Occupation (Personal Care Facility) at 15 Saint Charles Drive, Guyton, GA 31312**
3. **Invocation and Pledge of Allegiance**
4. **Consideration to Approve the Agenda**
5. **Consideration to Approve the Minutes**
 - ⊙ Public Hearing & Special Called Meeting 01/30/24
6. **New Business**
 - ⊙ Consideration of a Special Use Permit for a Home Occupation at 15 Saint Charles Drive, 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

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: Juanita Nichole Hudson

Applicant Mailing Address: 15 Saint Charles Dr

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

Street Address of Property: 15 Saint Charles Dr.

Describe the requested special use: Here at Honest Living PCH LLC

We help our residents with there everyday living. Assit with baths, meals, meds, and doctors appointments. We go out to stores twice a month and also on outing, restaurants, parks, mall, and any event planing...

(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)

Juanita N Hudson
Applicants Signature

12/29/2023
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: E0210109 Current Zoning: R-1

Code Section Affected: _____

Invoice Number: _____ Amount: _____ Date Paid: _____

Planning & Zoning Public Hearing Date: _____

Notification sent: _____ Planning and Zoning Decision: _____

Mrs. Juanita Hudson

15 St. Charles Drive

Guyton, GA 31312

Phone: [REDACTED]

City of Guyton

310 Central Blvd.

Guyton, GA 31312

Dear Members of the City Council,

I trust this letter finds you well. I am writing to formally request approval for relocating my Personal Care Home to my residence due to unforeseen circumstances. The current owner is selling the existing facility, prompting my decision to downsize while maintaining my commitment to providing compassionate care for the elderly.

Having dedicated my entire professional life to working with the elderly, with being a certified CNA for 28 years, 7 years at Riverview Health and subsequent service for 18 years at Hospice of Savannah, certified, CPR and first aid ...my experience has equipped me with a profound understanding of the unique needs and challenges faced by our senior citizens.

The transition to my home is motivated by a sincere desire to ensure uninterrupted care for those under my charge despite the unexpected change in ownership. My Personal Care Home has played a crucial role in our community, addressing the unique needs of our senior citizens.

I have taken all necessary measures to align this transition with local regulations and zoning requirements. The move not only aims to create a more personalized and homely environment for the residents but also seeks to contribute positively to the community by fostering a sense of familial care and support.

Committed to upholding the highest standards of care, safety, and hygiene, I am prepared to address any concerns or queries the City Council may have regarding this relocation.

I kindly request an opportunity to present this proposal in person during an upcoming City Council meeting. I am confident that, with your support, we can continue to provide exemplary care for our elderly residents in a manner consistent with the values and regulations of our community.

Thank you for considering my request. I look forward to discussing this matter further.

Sincerely,

Juanita Hudson

*Transportation
* Front and backyard
View

* Socializing
* Activities
* Appointments



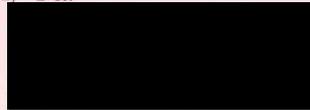
* Tv's provided

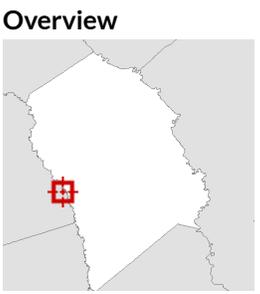
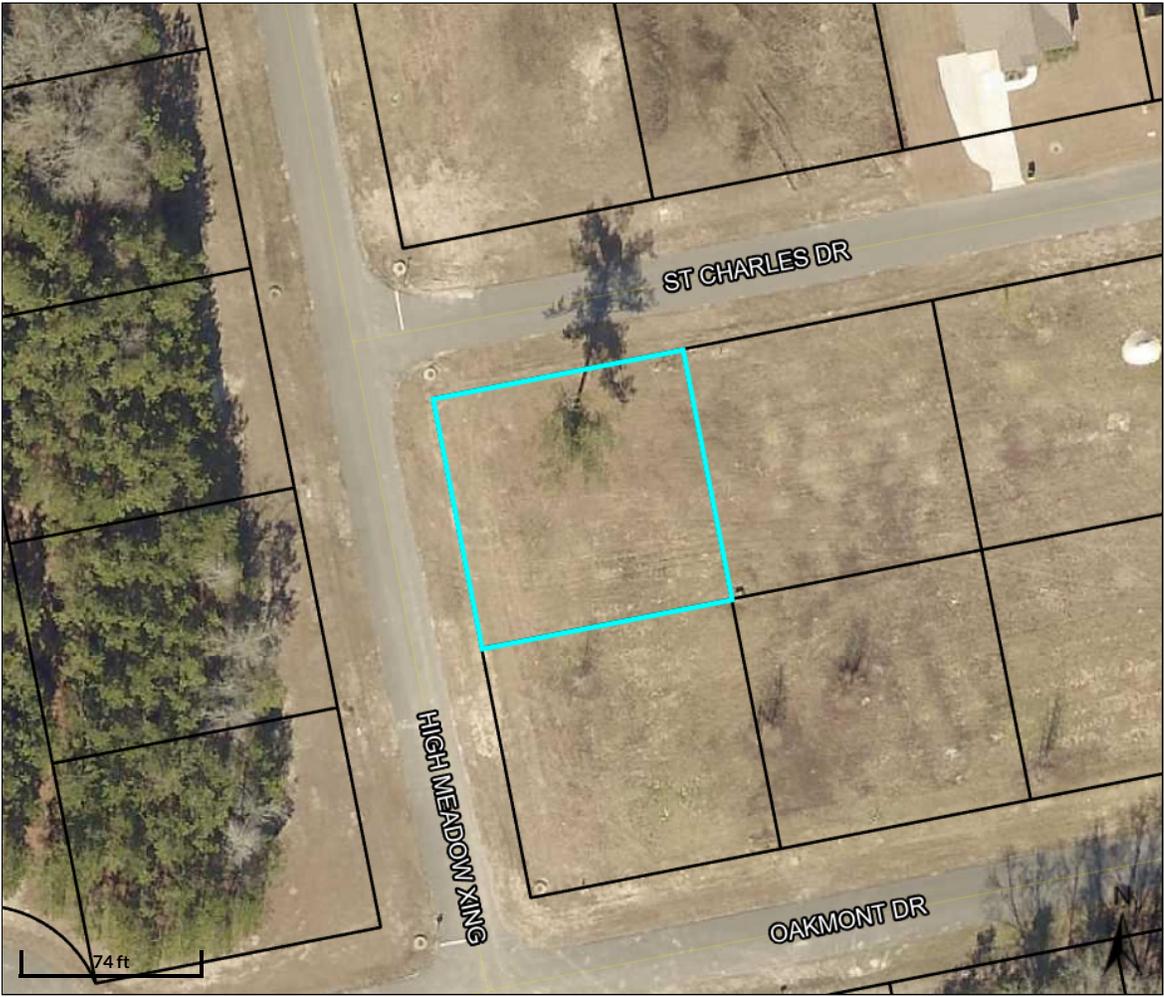
* Outings
* Medication
*Laundry
* Wifi
* assist with daily
task

Honest Living
Personal Care Home

Juanita Hudson
(Owner)
CNA
Over 20 yrs

14 Victoria Ct. Pooler, Ga.





Legend
 □ Parcels
 — Roads

| | | | | | | | |
|------------------------|-------------|-------------------------|------------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | G0210109 | Owner | HUDSON JUANITA NICHOLE | Last 2 Sales | | | |
| Class Code | Residential | | 15 ST CHARLES DR | Date | Price | Reason | Qual |
| Taxing District | 02-Guyton | | GUYTON, GA 31312 | 10/17/2022 | \$345000 | FM | Q |
| | Guyton | Physical Address | 15 ST CHARLES DR | 11/15/2019 | \$210000 | QQ | U |
| Acres | 0.23 | Assessed Value | Value \$359493 | | | | |

(Note: Not to be used on legal documents)

Date created: 2/22/2024
 Last Data Uploaded: 2/22/2024 1:36:26 AM

Developed by  Schneider
 GEOSPATIAL



**City of Guyton
Planning and Zoning Commission
Public Hearing/Special Called Meeting
January 30, 2024 — 7:00 PM**

MINUTES OF MEETING

Call to Order — The City of Guyton’s Planning and Zoning Commission held a public hearing and special called meeting on January 30, 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.

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

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

Consideration to Approve the Agenda — **Hicklen** a motion to approve the agenda. **Gerwig** 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.**

01/23/24

Public Hearing & Regular Meeting

Public Hearing Regarding Special Use Permit for a Mobile Home at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312

The applicant, Allen Cogar, spoke regarding his intention to place a mobile home on the property. The seller of the mobile home, Joey Darley, also spoke about the home’s characteristics. A citizen posed a question concerning the location of the mobile home.

New Business

Consideration of a Special Use Permit for a Mobile Home at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312—**Hicklen** made a motion to approve the special use permit at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312. **Gerwig** seconded the motion. **Motion passed unanimously.**

Consideration to Adjourn — Hicklen made a motion to adjourn. **Green** seconded the motion. **Motion passed unanimously.** The meeting adjourned at approximately 7:14 PM.

City of Guyton

Lon Harden, Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk