

City of Guyton, Georgia  
PLANNING AND ZONING  
PUBLIC HEARING AND MEETING  
May 24, 2022 at 7:00 P.M.



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

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## **AGENDA**

- 1. Call to Order**
- 2. Public Hearing regarding an Ordinance NO. 2022-06 to AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF GUYTON, GEORGIA, AS AMENDED; TO REZONE FROM R-1 ZONING CLASSIFICATION TO C-1 ZONING CLASSIFICATION CERTAIN REAL PROPERTY OWNED BY 1004 KENS GUYTON IGA, LLC AND KNOWN AS PARCEL NO. G0080-00000-005A00, LOCATED AT 0 SPRINGFIELD AVE, GUYTON, GA 31312;**
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. New Business**
  - a. Consideration to recommend approval of Ordinance 2022-06 to City Council**
- 6. Consideration to Adjourn**

CITY OF GUYTON, GEORGIA  
P.O. Box 99  
Guyton, GA 31312  
912.772.3353

FEE PAID \$ \_\_\_\_\_ DATE: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_  
Title: \_\_\_\_\_

**REZONING APPLICATION**

**INSTRUCTIONS: READ THIS FORM COMPLETELY, then answer each item. Please type or print neatly. Attach additional pages, if necessary.**

**INCOMPLETE APPLICATIONS WILL BE RETURNED AND NOT CONSIDERED FURTHER UNTIL COMPLETE.**

- 1. Landowner: 1004 KENS GUYTON IGA, LLC  
 a. Address: 101 WEST CENTRAL BLVD  
 b. Phone #: ( 912)687 5252

**IF YOU ARE NOT THE LANDOWNER, YOU MUST OBTAIN WRITTEN, NOTARIZED PERMISSION TO APPLY ON THE LANDOWNER'S BEHALF.**

- 2. Name of Agent, if any: CLARK O'BARR, MAXWELL-REDDICK  
 a. Address: 40 JOE KENNEDY BLVD, STATESBORO, GA 30458  
 b. Phone #: ( 912)536 6478

- 3. ADDRESS OR LOCATION OF PROPERTY: 0 SPRINGFIELD AVE  
 a. Tax Map Parcel Number: G0080005A00 # of Acres 0.668

- 4. EXISTING USE OF PROPERTY: VACANT  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**5. PRESENT ZONING (check correct box; if unsure, check with city clerk)**

R-1     R-2     R-3     R-4     MH     R-5  
 C-1     C-2     C-3     I-L     I-G

**6. PROPOSED ZONING (check correct box)**

R-1     R-2     R-3     R-4     MH     R-5  
 C-1     C-2     C-3     I-L     I-G     C-P

**NOTE: Your proposed use may require a special use permit. Review the city zoning ordinance to determine if such a permit is required. If so, you will need to simultaneously file a special use permit application; your application package will not be considered complete otherwise, and will be returned.**

7. List nearby property owners – include the name, address and tax/parcel number for all property owners abutting the parcel of land being considered. You may obtain this information from the Effingham County Tax Assessor (@ <http://qpublic.net/ga/effingham/>), or Effingham County's GIS maps (@<http://effingham.binarybus.com/>)

NAME	TAX MAP PARCEL #	ADDRESS
ANDRIK PROPERTIES, LLC	G008000000005000	3639 WINFIELD LANE NW WASHINGTON DC 20007
LANCASTER INVESTMENT PROPERTIES, LLC	G002000000001000	368 BOAEN ROAD GUYTON, GA 31312
MADMAL, LLC	G008000000011A00	P.O. BOX 549 GUYTON, GA 31312
1004 KENS GUYTON IGA, LLC	G008000000006000	P.O. BOX 976 EDEN, GA 31307

Attach additional pages if necessary

8. Describe proposed use (include reasons for rezoning):

COMMERCIAL USE TO INCLUDE A BUILDING EXPANSION FOR THE GROCERY BUSINESS AND PARKING TO SUPPORT THIS USE. THE EXISTING GROCERY STORE WILL BE CONVERTED TO RETAIL RENTAL SPACE.

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Attach additional pages if necessary

**9. ATTACH PLOT PLAN (OR SURVEY TO SCALE) showing the following:**

- Location of existing and proposed structures and uses
- Access drives
- Parking
- Loading areas
- Easements
- Utilities
- Existing zoning and future land designation

**9A. DETAILED SITE DEVELOPMENT PLAN.** If you are seeking rezoning for R-2, R-3, R-5, MH, C-1, C-2, C-3, I-L, I-G, or C-P, you must submit a detailed site development plan prepared by a registered surveyor containing the following elements:

- Survey plat showing dimensions of the property to be rezoned
- Location and dimension of existing structures, rights-of-way, marshlands, boundaries, watercourses, and lakes
- Location and dimension of proposed development including structures, types of uses, access drives, setbacks, easements, etc.
- Location and dimensions of proposed recreational areas and buffer zones, if any.
- Location and size of water, sewer, and drainage facilities
- In case of residential developments, proposed number of dwelling units and net acres available for building
- In case of commercial and industrial developments, proposed off-street parking and loading areas, signage, and outdoor lighting.

**Failure to submit any required documentation results in an Incomplete application – WHICH WILL BE RETURNED TO YOU and NOT CONSIDERED FURTHER.**

**PLEASE NOTE:**

- In granting a rezoning request, the Planning Commission may prescribe appropriate conditions as (Section 1105(2)(g)(4) of the City Zoning Ordinance).
- A completed application must be filed at least thirty-two (32) days prior to the Planning Commission meeting at which the request will be heard.

I hereby **acknowledge** that I have read this application and understand the contents. I also state that the above information is correct.

DATE 4-26-2022

LANDOWNER or AGENT

Signature:  (L.S.)

PRELIMINARY  
NOT FOR  
CONSTRUCTION



ENGINEERING &  
LAND SURVEYING  
40 JOE KENNEDY BLVD  
STATESBORO, GA 30458  
(912)489-7112 OFFICE  
(912)489-7125 FAX  
NORTHWINDS III  
2500 NORTHWINDS PKWY,  
SUITE 300  
ALPHARETTA, GA 30009  
(404)593-1618 OFFICE  
www.maxred.com

NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF ALL CONSTRUCTION STAKES AND SHALL BE RESPONSIBLE FOR THE SAME. HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT ANY DISCREPANCY OR WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME. COPYRIGHT © 2022 BY MAXWELL-REDDICK AND ASSOCIATES ALL RIGHTS RESERVED.

REVISIONS

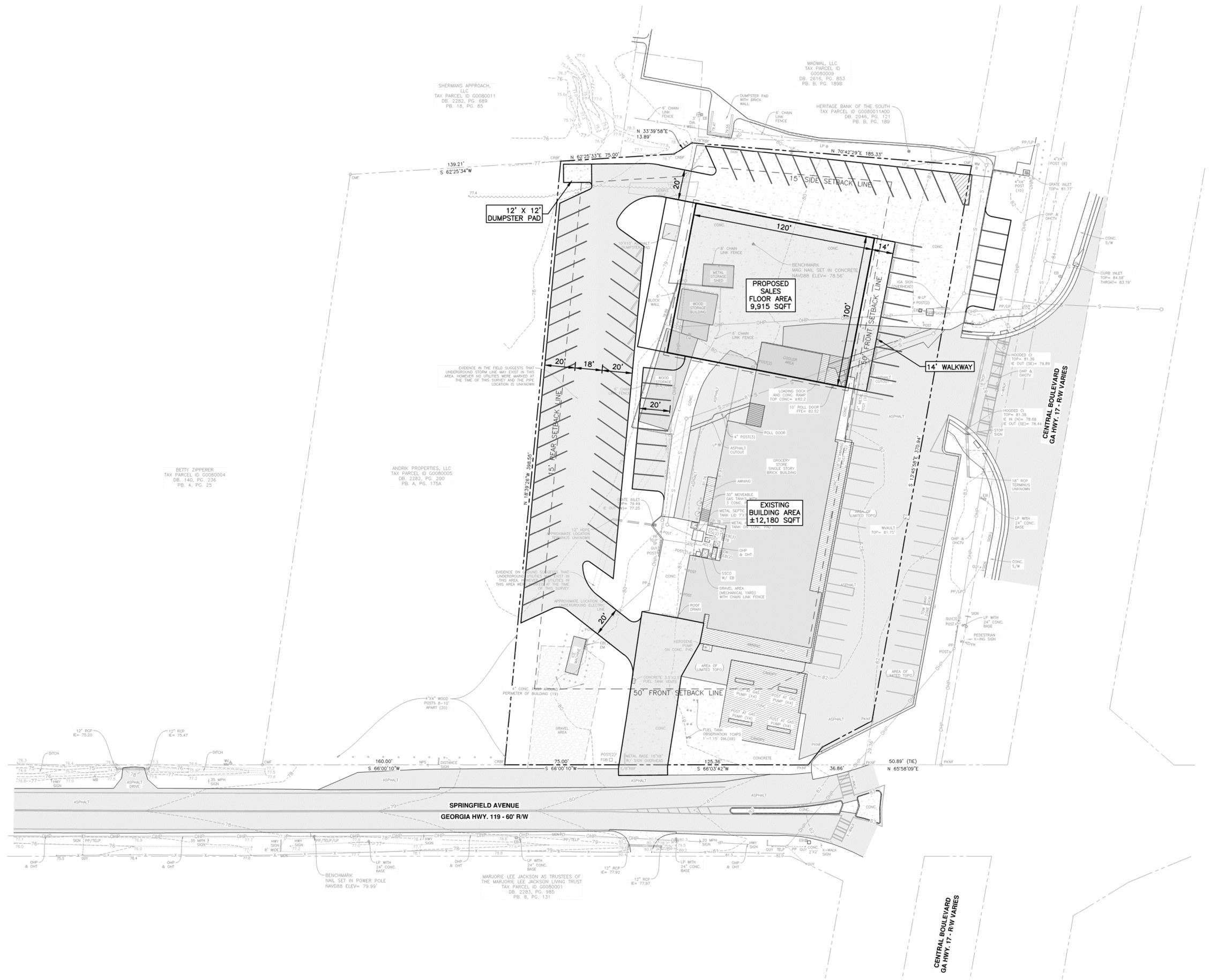
NO.	DATE	DESCRIPTION

KEN'S IGA (GUYTON, GA)  
CENTRAL BLVD. / SPRINGFIELD AVE.  
GUYTON, GA  
CONCEPTUAL SITE PLAN

DESIGNED	DRAWN BY	CHECKED

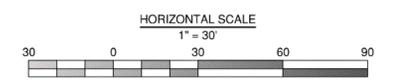
DATE: APR. 07, 2022  
JOB NO.: 2022-041  
SCALE: AS SHOWN

DRAWING NUMBER  
**C1.0**  
SHEET NUMBER



**NOTES:**

<b>SITE AREA:</b>	
C-1 ZONED AREA:	±1.663
R-1 ZONED AREA:	±0.668
TOTAL AREA:	±2.33 ACRES
<b>SITE ZONING:</b>	
EXISTING ZONING:	C-1 AND R-1
<b>BUILDING SETBACKS (RECD C-1):</b>	
FRONT:	50 FT
SIDE:	15 FT
REAR:	15 FT
<b>PARKING LOT SUMMARY:</b>	
EXISTING BUILDING AREA:	±12,180 SQFT
PROPOSED BUILDING SALES AREA:	±9,915 SQFT
TOTAL BUILDING AREA:	±22,095 SQFT
1 PARKING SPACE / 200 SQFT FLOOR AREA	
±22,095 SQFT / 200 SQFT = 110 PARKING SPACES RECD	
<b>EXISTING PARKING SPACES:</b>	32 SPACES
<b>PROPOSED PARKING SPACES:</b>	82 SPACES
<b>TOTAL PARKING SPACES:</b>	114 SPACES



Z:\Maxwell-Reddick & Associates\labor\2022\2022-041\_Kens IGA - Guyton\Expansion\Engineering\Design\Conceptual\Drawings\KENS IGA GUYTON\_CONCEPT 3\_PLOT DATE: 4/7/2022 4:24 PM

CITY OF GUYTON

STATE OF GEORGIA

ORDINANCE NO. 2022-06

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF GUYTON, GEORGIA, AS AMENDED; TO REZONE FROM R-1 ZONING CLASSIFICATION TO C-1 ZONING CLASSIFICATION CERTAIN REAL PROPERTY OWNED BY 1004 KENS GUYTON IGA, LLC AND KNOWN AS PARCEL NO. G0080-00000-005A00, LOCATED AT 0 SPRINGFIELD AVE, GUYTON, GA 31312; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the duly elected governing authority of Guyton, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

**WHEREAS**, the Mayor and Council have authority to amend the zoning classification of parcels from time to time;

**NOW, THEREFORE**, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON, GEORGIA IN A REGULAR MEETING ASSEMBLED AND PURSUANT TO LAWFUL AUTHORITY THEREOF, AS FOLLOWS:

SECTION 1. The Zoning Ordinance and Official Zoning Map of the City of Guyton, Georgia, as amended, shall be amended so that the approximately 0.668 acre parcel described below, presently owned by 1004 Kens Guyton IGA, LLC, known as Parcel No. G0080-00000-005A00, and located at 0 Springfield Ave, Guyton, Georgia 31312, be rezoned from its present “R-1” zoning classification to a zoning classification of “C-1”:

All that certain lot, tract, or parcel of land situate, lying, and being in the 10<sup>th</sup> G.M. District of Effingham County, Georgia, in the City of Guyton, containing 0.668 acres, more or less, and being designated as Parcel “A”, as shown on that certain plat of survey prepared for Ken Nesmith, by John A. Dotson, Registered Land Surveyor, dated October 5, 2015 and recorded in Plat Book D164, Page A, Effingham County Records, which plat of survey is by reference incorporated herein as a part of this description.

SECTION 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall become effective upon the date of adoption.

SECTION 4. The City Manager of the City of Guyton or her designee is hereby instructed to amend the Official Zoning Map of the City of Guyton to reflect the re-zoning reflected herein.

SO ORDAINED, this \_\_\_ day of \_\_\_\_\_, 2022.

CITY OF GUYTON

\_\_\_\_\_  
Hon. Russ Deen, Mayor

Attest: \_\_\_\_\_  
Meketa Hendricks-Brown, Interim City Clerk