

City of Guyton, Georgia
PLANNING AND ZONING PUBLIC
HEARING
September 28, 2021, 6:00 PM



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

AGENDA

1. **Call to Order**
2. **Public hearing regarding request for variance – Parcel No. 02950053 to reduce parking spaces from 52 to 43. Property located at GA Hwy 17 Guyton. 1.18 acres**
3. **Consideration to Adjourn Meeting**

City of Guyton, Georgia
PLANNING AND ZONING MEETING
September 28, 2021, 7P.M.



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

AGENDA

- 1. Call to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. New Business**
 - a. Consideration of variance request for Parcel 02950053 to reduce parking from 52 to 43 spaces. Number of Acres: 1:18. The property is located on GA Hwy 17 in Guyton.
- 6. Consideration to Adjourn this meeting**

City of Guyton, Georgia

Established 1887

Working Together to Make a Difference

City of Guyton Variance Application

Applicant Name: TWIN RIVERS Capital / TRC Guyton LLC

Address: 656 Ellis Oak Ave Phone: 843-830-6538

Email: Collins@TWINRIVERSCap.com

Address or Location of Property: _____

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I/we the undersigned request in connection with the property hereinafter described:

Tax Map Parcel Number: Portion: 02950053 Number of Acres 1.18

Present Use of Property: VACANT - Ag

Proposed Use of Property: 10,500 SF Dollar Tree Store

The subject property is described as follows: VACANT Commercial Property

VARIANCE: Describe the unusual conditions of the property pertaining to size, shape, location or topography, which justify the variance (attach additional pages if necessary): Reduce

required parking spaces from 52 to 43 spaces.

Parcel size not large enough to support more than 43 spaces.

City of Guyton, Georgia

Established 1887

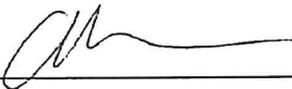
Working Together to Make a Difference

REQUIRED SUBMISSIONS

- Complete Variance Application
- Variance Application Fee of \$ 120.00
- Two (2) copies of the list of names and address of all abutting (adjacent) property owners of the property.
- Two (2) copies of a map or other accurate depiction of property, indicating property lines, structures, improvements, driveways and adjacent roadways.

DISCLOSURE

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple, of the above described property.

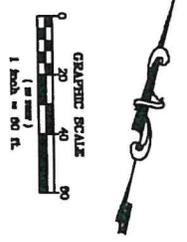
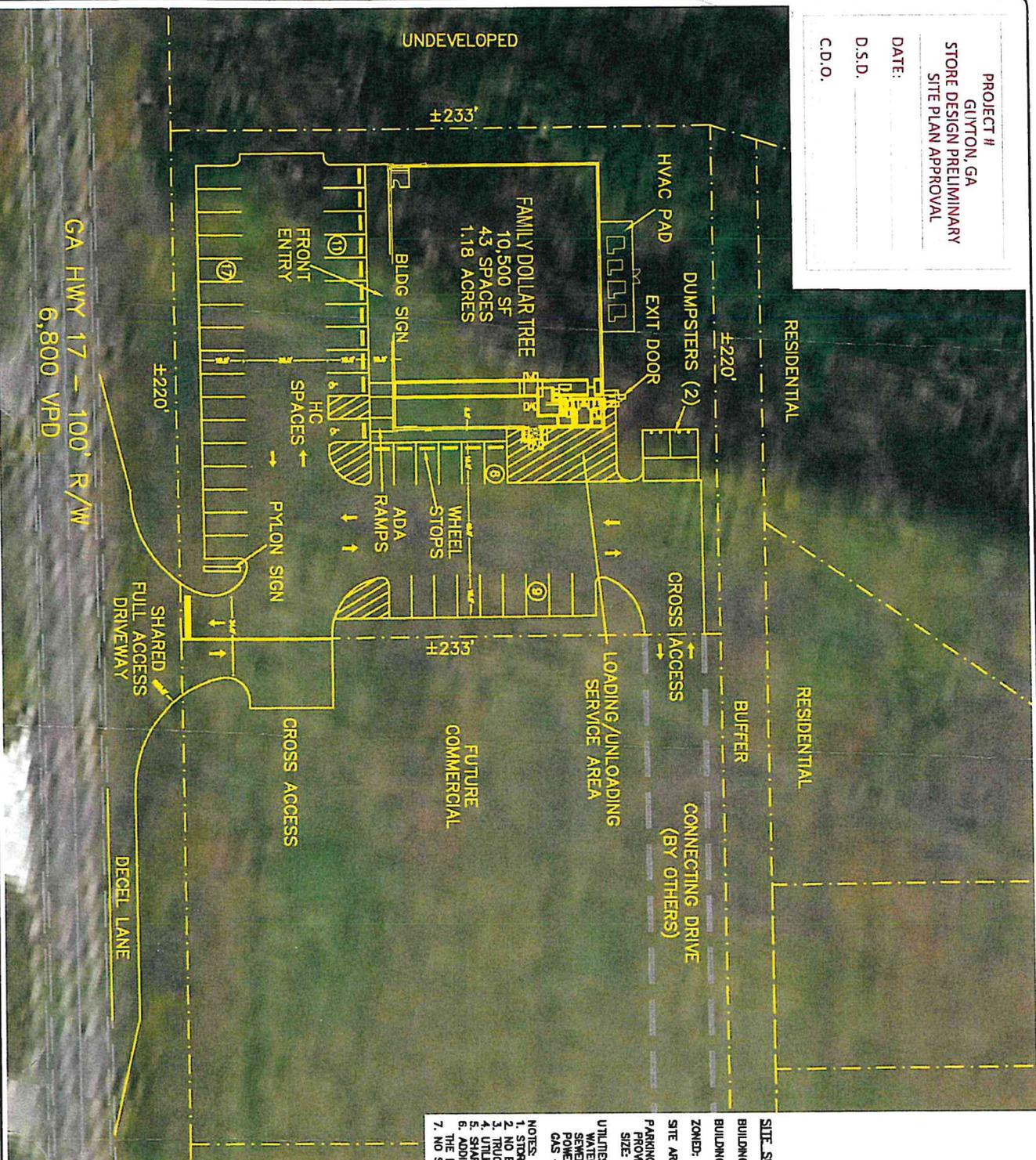
Signature of Applicant:  (L.S.) Date: 7/14/2021

For Official City Use Only

Fee Paid: \$ 120.00 Date: 2 Aug 21

Received by (employee): 

PROJECT #
 GUYTON, GA
 STORE DESIGN PRELIMINARY
 SITE PLAN APPROVAL
 DATE:
 D.S.D.
 C.D.O.

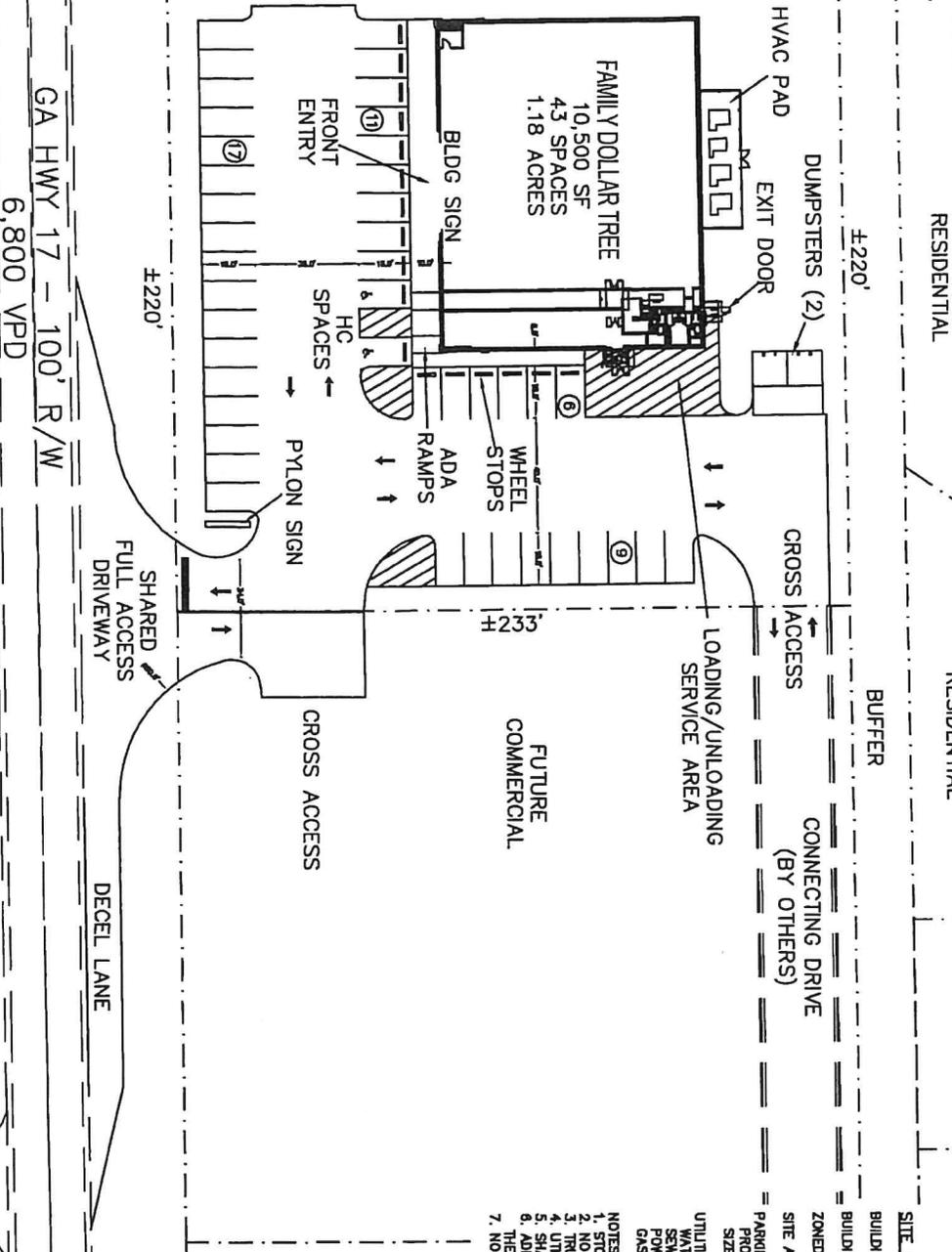


- SITE SUMMARY**
 BUILDING: TRADITIONAL
 BUILDING AREA: 10,500 SF
 ZONING: R-1
 SITE AREA: 1.18 AC
 PARKING SUMMARY:
 PROVIDED: 43 SPACES
 SIZE: 10 X 18
- UTILITIES:**
 WATER - AVAILABLE
 SEWER - 3 PHASE AVAILABLE
 GAS - AVAILABLE
- NOTES:**
 1. STORMWATER MANAGEMENT IS NOT REQUIRED
 2. NO BOLLARDS IN FRONT OF STORE
 3. TRUCK PATH USED WB-67
 4. UTILITY EASEMENTS NOT KNOWN
 5. SHARED FULL ACCESS POINT PROVIDED
 6. ADDITIONAL (BY OTHERS) GROSS ACCESS PROVIDED IN THE REAR (BY OTHERS)
 7. NO SIGNIFICANT GRADE CHANGE

<p>PROJECT FAMILY DOLLAR TREE GA HWY 17 GUYTON, GA</p>	<p>DEVELOPER TRC GUYTON, LLC 656 ELLIS OAK AVE SUITE 201 CHARLESTON, SC 29412 843-722-9925</p>	<p>DESIGNER SDG ENGINEERING P.O. BOX 880983 MARLETTA, GA 30068 678-560-4181</p>
<p>DATE 07-12-21</p>		
<p>DRAWING TITLE AERIAL PLAN</p>		

PROJECT #
 GUYTON, GA
 STORE DESIGN PRELIMINARY
 SITE PLAN APPROVAL

DATE:
 D.S.D.
 C.D.O.



SITE SUMMARY

BUILDING: TRADITIONAL

BUILDING AREA: 10,500 SF

ZONED: R-1

SITE AREA: 1.18 AC

PARKING SUMMARY:
 PROVIDED: 43 SPACES
 SIZE: 10'x18'

UTILITIES:
 WATER - AVAILABLE
 SEWER - AVAILABLE
 POWER - 3 PHASE AVAILABLE
 GAS - AVAILABLE

- NOTES:**
1. STORMWATER MANAGEMENT IS NOT REQUIRED
 2. NO BOLLARDS IN FRONT OF STORE
 3. TRUCK PATH USED WB-87
 4. UTILITY EASEMENTS NOT KNOWN
 5. SHARED FULL ACCESS POINT PROVIDED
 6. ADDITIONAL CROSS ACCESS PROVIDED IN THE REAR (BY OTHERS)
 7. NO SIGNIFICANT GRADE CHANGE



PROJECT
 FAMILY DOLLAR TREE
 GA HWY 17
 GUYTON, GA

DEVELOPER
 TRC GUYTON, LLC
 656 ELLIS OAK AVE
 SUITE 201
 CHARLESTON, SC 29412
 843-722-9925

ENGINEER
 SDG ENGINEERING
 P.O. BOX 680963
 MARIETTA, GA 30068
 678-560-4161

DATE: 07-12-21
 DRAWING TITLE: SITE PLAN



Collins Moe | Development Manager
 Twin Rivers Capital, LLC
 656 Ellis Oak Ave, Suite 201 | Charleston, SC 29412
 Direct: 843.973.8284 | Cell: 843.830.6538
 Office: 843.722.9925 x 23 | Fax: 843.722.9947
www.twinriverscap.com | collins@twinriverscap.com
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before the 1960s, which is when parents began putting children at the center of attention in the family and worrying about how they felt concerning nearly everything.

Prior to that most tumultuous decade, children—myself, for example—were simply raised, synonyms of which are reared and brought up. Since then, children have been “parented.” Paradoxically, many of them have been parented by people who were simply raised, which attests to the power of the media.

Pre-1960s parents were focused on preparing children for functional citizenship, period. They were not trying to make their children happy, nor were they promoting high achievement. Ironically, if suicide is a fairly reliable indicator, child mental health in the age of mere childrearing was ten

parents, ever.

And yet we were much, much, much more emotionally resilient than today’s typical teenage snowflakes.

nersen as a single parent, mind you. Her husband, the children’s ersatz father, puts off nothing but white noise in the background.

CITY OF GUYTON PUBLIC NOTICE

On Tuesday, September 28, 2021, at 6:00 p.m. the Planning and Zoning Committee of the City of Guyton will hold a public hearing followed by a regular meeting at 7:00 p.m.

The public hearing will be held to receive public comments on the following item:

Request for Variance - Parcel No. 02950053 requesting variance for a portion of the property to reduce parking spaces from 52 to 43 spaces. Number of Acres: 1.18. This property located on GA Hwy 17 in Guyton, GA 31312.

The public hearing and meeting will be held in the Guyton Gymnasium located at 505 Magnolia Street Guyton, GA 31312.

REVISED BOARD RE



The Effingham County Board of Commissioners will hold a Retreat at the King & Prince Resort. The Board will discuss various topics of county government. The retreat is being moved to the Effingham County Administration Center, 601 North Laurel Springfield, Georgia. The retreat will be held on Tuesday, September 28, 2021, from 9:00 am – 5:00 pm and Saturday, October 2, 2021, from 9:00 am – 5:00 pm. COVID protocols shall be adhered to. Stephanie Johnson, County Administrator

For the safety and protection of our staff and citizens, Effingham County

City of Rincon

THE RINCON CITY GOVERNING AUTHORITY HEREBY ANNOUNCES THAT THE MILLAGE RATE MEETING WILL BE HELD AT THE CITY OF RINCON COUNCIL CHAMBERS LOCATED AT 107 W. 17TH STREET