

City of Guyton, Georgia
PLANNING AND ZONING PUBLIC HEARING
August 24, 2021 at 6:00 P.M.



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 rezoning** - Parcel No. G0010037 requesting zoning of the property to be changed from R-1 to C-1. This property is approximately 1.26 acres located at 108 Central Blvd. Guyton, GA 31312.
- 3. Consideration to adjourn this meeting**

City of Guyton, Georgia
PLANNING AND ZONING MEETING
August 24, 2021 at 7:00 P.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 recommendation of rezoning of 108 Central Blvd. from R-1 to C-1
- 6. Consideration to Adjourn this meeting**

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: CLAUDETTE A GRIFFIN
a. Address: 108 CENTRAL BLVD
b. Phone #: () 912.772.3377

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: T. MARSHALL REISER
a. Address: 506 CENTRAL BLVD
b. Phone #: () 404.502.8114

3. ADDRESS OR LOCATION OF PROPERTY: 108 CENTRAL BLVD
a. Tax Map Parcel Number: G0010037 # of Acres 1.26 AC
PARCEL 1

4. EXISTING USE OF PROPERTY:
RESIDENTIAL

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
CHRISTOPHER MATHERS	G0010038	110 CENTRAL BLVD
MAGAN KLOCK	G0010049	110 LYNN BONDS
PINE STREET BAPTIST	G0010048	107 PINE STREET
CLAUDETTE RAHN	G0010036	106 CENTRAL BLVD

Attach additional pages if necessary

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

PROFESSIONAL OFFICE

SUBDIVISION OF CURRENT PARCEL INTO TWO PARCELS REQUESTED

FRONT PARCEL (1.26 AC) WILL BE COMMERCIAL
BACK PARCEL (.67 AC; FACING PINE STREET) WILL REMAIN RESIDENTIAL

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 - *Front + Back*
- Parking - *Side + Back*
- Loading areas - *N/A*
- Easements - *N/A*
- Utilities - *Front*
- Existing zoning and future land designation - *R1 → C1+R1*

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.

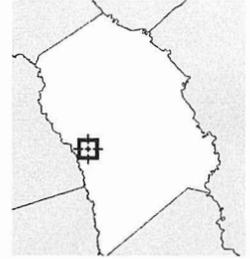
DATE 06.02.2021

LANDOWNER or AGENT

Signature: *Tom Rios* (L.S.)



Overview



Legend

-  Parcels
-  Roads

Parcel ID	G0010037	Owner	GRIFFIN CLAUDETTE A	Last 2 Sales			
Class Code	Residential		P O BOX 128	Date	Price	Reason	Qual
Taxing District	02-Guyton		GUYTON, GA 31312	7/2/2020	0	U	U
	Guyton	Physical Address	108 CENTRAL BLVD	2/25/2003	0	UI	U
Acres	1.85	Assessed Value	Value \$244734				

(Note: Not to be used on legal documents)

Date created: 6/2/2021
 Last Data Uploaded: 6/2/2021 1:32:10 AM

Developed by  **Schneider**
 GEOSPATIAL

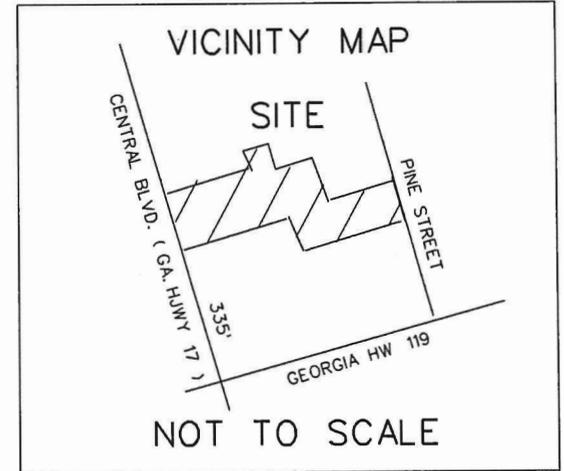
NOTE: SUBJECT PROPERTY IS A SURVEY OF MAP & PARCEL G001-037 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA. REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

REFERENCES:
PB-21 PAGE 138
PB-33 PAGE 88B



LEGEND:

- IRF 5/8" REBAR FOUND
- IRS 5/8" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE

EQUIP. USED TOTAL STATION
TOPCON 303

ERROR OF CLOSURE
1:24,000 PLAT NOT ADJUSTED

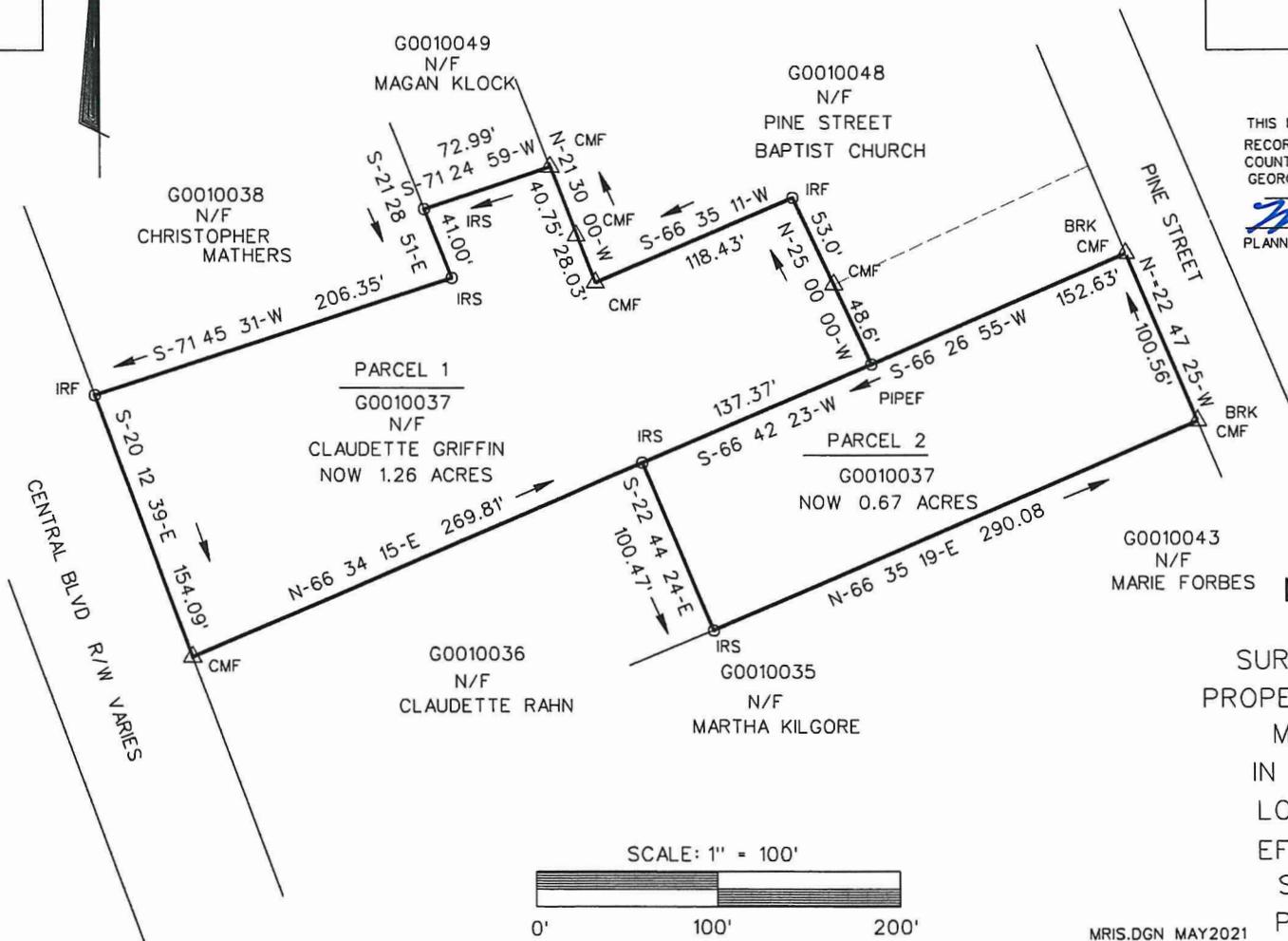
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SALVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Adolph N. Michelis
GA. REG. LS LIC. NO. 1323 DATE: 5-18-21

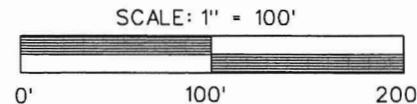


THIS PLAT IS APPROVED TO BE ENTERED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT EFFINGHAM CTY. COUNTY, GEORGIA BY THE PLANNING DIRECTOR OF GUYTON, GEORGIA ON: 21 May 2021
Michelle P. Pelt
PLANNING DIRECTOR OF GUYTON DATE

MINOR SUBDIVISION

SURVEY FOR
MARSHALL REISER

SURVEY OF 1.93 ACRES, THE PROPERTY OF CLAUDETTE A GRIFFIN MAP & PARCEL G0010036 IN THE CITY OF GUYTON GA. LOCATED IN THE 10TH. G.M.D. EFFINGHAM COUNTY, GEORGIA SURVEYED 11 MAY 2021 PLAT DRAWN 12 MAY 2021



MRIS.DGN MAY2021