



**Planning and Zoning Commission
Public Hearing and Regular Meeting
June 25, 2024 at 7:00 P.M.**

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

AGENDA

- 1. Call to Order**
- 2. Public Hearing**
 - ⊙ Variance at 5 Azalea Drive, Guyton, GA 31312 (Parcel Number G0110062)
 - ⊙ Special Use Permit for a Day Care Center at 18 Belvedere Drive, Guyton, GA 31312 (Parcel Number G0210192)
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
 - ⊙ Public Hearing & Regular Meeting 04/23/24
- 6. New Business**
 - ⊙ Consideration of a Variance at 5 Azalea Drive, Guyton, GA 31312
 - ⊙ Consideration of a Special Use Permit for a Day Care Center at 18 Belvedere 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
Planning and Zoning Commission
Public Hearing and Regular Meeting
April 23, 2024 — 7:00 PM

MINUTES OF MEETING

Call to Order — The City of Guyton’s Planning and Zoning Commission held a public hearing and regular meeting on April 23, 2024, at Guyton City Hall, 310 Central Boulevard, in Guyton. The meeting was called to order by Lon Harden at approximately 7:00 PM. Mike Gerwig and Diann Hicklen were also present at this meeting.

Administrative Staff Present — City Clerk Fabian Mann was 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. **Gerwig** seconded the motion. **Motion passed unanimously.**

03/05/24

Public Hearing & Special Called Meeting

Public Hearing Regarding Ordinance 2024-01

New Business

Consideration to recommend approval or disapproval of Ordinance 2024-01 to City Council — **Hicklen** made a motion to approve Ordinance 2024-01 to City Council. **Gerwig** seconded the motion. **Motion passed unanimously.**

Consideration to Adjourn — Hicklen made a motion to adjourn. **Gerwig** seconded the motion. **Motion passed unanimously.** The meeting adjourned at approximately 7:25 PM.

City of Guyton

Lon Harden, Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk

DRAFT

R-1

7

City of Guyton, Georgia

Established 1887

Working Together to Make a Difference

City of Guyton Variance Application

Applicant Name: Sean Bullaw / SB Thomas

Address: [REDACTED] Phone: [REDACTED]

Email: [REDACTED]

Address or Location of Property: 5 Azulea Dr.

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: _____ Number of Acres 1.314

Present Use of Property: Building residential house

Proposed Use of Property: Residential house

The subject property is described as follows: _____

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

Variance to build over setback line

City of Guyton, Georgia

Established 1887

Working Together to Make a Difference

REQUIRED SUBMISSIONS

- Complete Variance Application
- Variance Application Fee of \$ 120
- 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: 3/15/24

For Official City Use Only

Fee Paid: \$ 120 Date: 5/10

Received by (employee): Fabian M.

CURVE BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N65°05'16"E	119.88'	60.00'	183.13'	174°52'51"
LINE BEARING	HORIZ DIST				
L1	S38°18'37"E	15.88'			

FLOOD INFORMATION:
 FEMA FLOOD MAP (131030C0235E)
 EFFECTIVE DATE: (3/16/2015)
 THIS AREA IS NOT LOCATED IN
 A FLOOD HAZARD AREA

FLOOD ZONE:
 X AREA OF MINIMAL
 FLOOD HAZARD

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RIX DATA COLLECTOR AND A CARLSON BR94+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FIRM, OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS HEREON ARE TRULY AND CORRECTLY REPRESENTED AND THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL LAND SURVEYORS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCSA 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
7. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

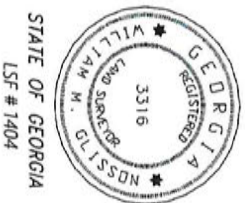
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FEES, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUBMITTAL OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLES WITH THE 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.

WILLIAM MARK GLISSON RLS #3316



GRAPHIC SCALE 1" = 60'

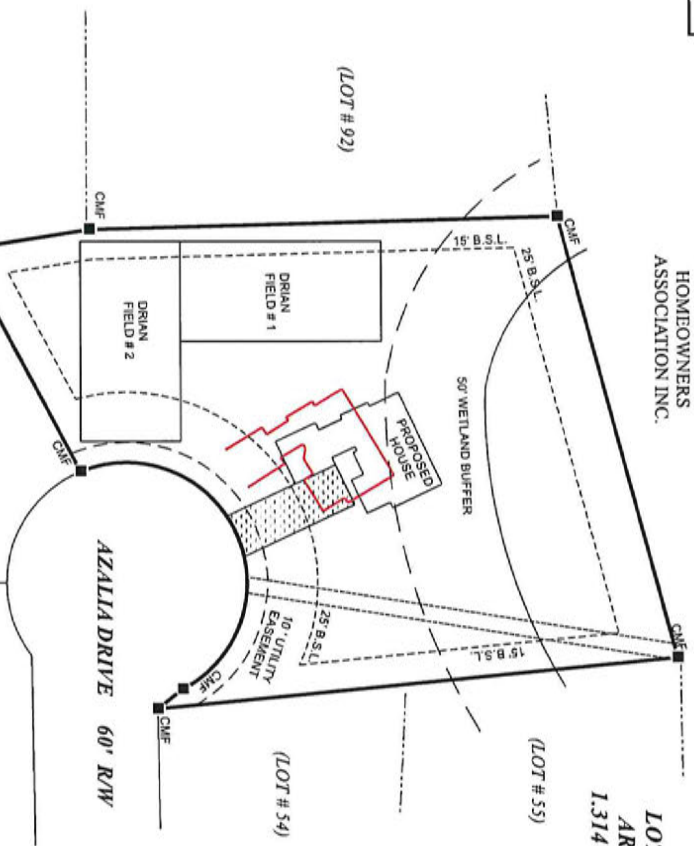
DATE



STATE OF GEORGIA
 LSF # 1404

ASBUILT OF LOT # 62, OLDE TOWN WHITESVILLE PLANTATION, 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LOT # 62
 AREA =
 1.314 ACERS



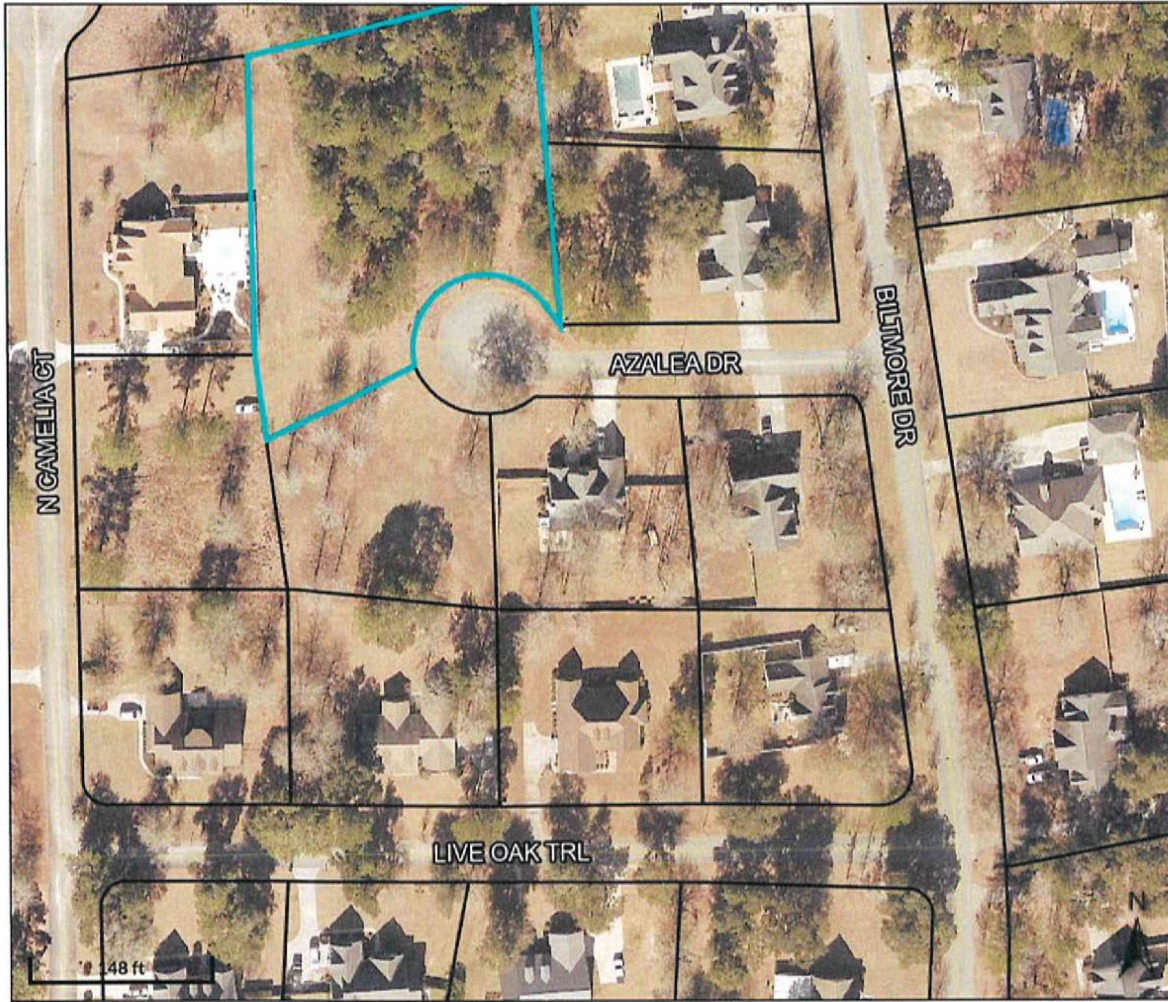
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
 WMGLISSON@BELLSOUTH.NET

SURVEY FOR:
S B HOMES

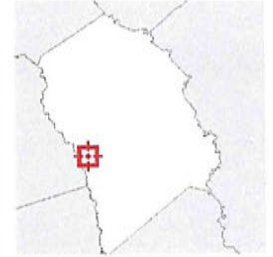
REVISION DATE: 01/19/2024
 MOVED HOUSE
 REFERENCES:
 1. DB 2615 PG 677
 2. PB C75 PG C1

COUNTY: EFFINGHAM	STATE: GEORGIA
G.M.D.: 10th	OLDE TOWN, WHITESVILLE SUBD-PLANTATION
DATE: 10/23/2023	SCALE: 1" = 60'
FILE NUMBER: 23402	DRAWN BY: KJ
TOTAL AREA: 1.314 ac.	LOT: 62
FIELD SURVEY DATE: 10/10/2023	





Overview



Legend

- Parcels
- Roads

Parcel ID	G0110062	Owner	S B HOMES LLC	Last 2 Sales			
Class Code	Residential		2929 WYATT PL	Date	Price	Reason	Qual
Taxing District	02-Guyton		LOUISVILLE, GA 30434	8/11/2020	\$560000	QQ	U
	Guyton	Physical Address	AZALEA DR	8/11/2020	0	QZ	U
Acres	1.31	Assessed Value	Value \$75000				

(Note: Not to be used on legal documents)

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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: Tachaha Williams

Applicant Mailing Address: [REDACTED]

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

Street Address of Property: 18 Belvedere Dr.

Describe the requested special use: im requesting to be able to continue to use my home for my in home daycare (6 kids) im trying to obtain my state business license and I need to be able to be zoned I have all other required documents and credentials needed to obtain my business

(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)

[Signature]
Applicants Signature

5-10-2024
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: G0210192 Current Zoning: R-1

Code Section Affected: _____

Invoice Number: _____ Amount: \$120 Date Paid: _____

Planning & Zoning Public Hearing Date: _____

Notification sent: _____ Planning and Zoning Decision: _____



Legend
 □ Parcels
 Roads

Parcel ID	G0210192	Owner	BENTLEY MAURIO SR AND WILLIAMS	Last 2 Sales			
Class Code	Residential		TACHAKA AVONTE	Date	Price	Reason	Qual
Taxing District	02-Guyton		18 BELVEDERE DR	7/8/2022	0	U	U
	Guyton		GUYTON, GA 31312	6/29/2022	\$356800	FM	Q
Acres	0.28	Physical Address	18 BELVEDERE DR				
		Assessed Value	Value \$379373				

(Note: Not to be used on legal documents)

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