



**Planning and Zoning Commission
Public Hearing and Special Called Meeting
November 19, 2024 at 7:00 P.M.**

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

AGENDA

- 1. Call to Order**
- 2. Public Hearing Regarding Ordinance 2024-09**
 - ☉ Amending C-1 (Central Business District) to make liquor stores a permitted use
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. New Business**
 - ☉ Consideration to recommend approval or disapproval of Ordinance 2024-09 to City Council
- 6. 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
STATE OF GEORGIA**

ORDINANCE NO. 2024-09

AN ORDINANCE BY THE MAYOR AND COUNCIL FOR THE CITY OF GUYTON TO AMEND THE CITY OF GUYTON, GEORGIA ZONING ORDINANCE; TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

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

WHEREAS, the Mayor and Council are authorized to amend the City of Guyton, Georgia Zoning Ordinance from time to time and where necessary to maintain adequate regulations;

WHEREAS, the duly elected governing authority of the City of Guyton, Georgia hereby resolve to amend the City of Guyton, Georgia Zoning Ordinance; and

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON, in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

Section 1. The City of Guyton, Georgia Zoning Ordinance Article 6 – Intent of Land Use Districts and Specific Land Use District Regulation, Section 609 – C-1, Central Business District shall be amended and restated to read as follows:

Sec. 609. C-1, Central Business District.

District Intent. The C-1 Central Business District is intended to protect and promote suitable areas for business and commercial uses which benefit from proximity to each other; to encourage the eventual elimination of uses inappropriate to a central business area; and to encourage the intensive development of centralized business center for the City of Guyton.

[A.--C. Reserved.]

D. Uses Permitted. The following uses shall be permitted in the C-1, Central Business District:

- (1) Generally recognized retail business which supply commodities on the premises and without outdoor display of goods, including, but not limited to, groceries, drugs, clothing, or hardware;
- (2) Personal service establishments which perform services on the premises, including, but not limited to, repair shops (radio, television, shoes, upholstery, etc.) and beauty parlors or barber shops;

- (3) Offices available for the transaction of general business but excluding retail and manufacturing uses, including, but not limited to, banks, loan companies, insurance offices and real estate offices;
- (4) Professional services, including the following: medical, offices dentists, legal and similar allied professions;
- (5) Public offices, such as Post Offices, city administration, museums and similar governmental offices;
- (6) Private clubs, fraternal organizations and lodge halls;
- (7) Restaurants, grills, delicatessens, and similar eating establishments for full service and takeout, but not including drive-in types;
- (8) Hotels and boardinghouses;
- (9) Accessory uses and structures;
- (10) Liquor Stores.

E. *Special Permit Uses.* The following uses may be permitted in accordance with the provisions contained in Article Ten and if additional conditions which may be required are met:

- (1) Automobile repair shop;
- (2) Convenience Stores;
- (3) Gas station;
- (4) Entertainment Facilities, such as movie theaters, game halls, and civic centers;
- (5) Feed and Grain Sale and Storage;
- (6) Hotels;
- (7) Laundromats and dry cleaners;
- ~~(7.1) Liquor Stores;~~
- (8) Motels;
- (9) Parking lots (private and public), not including those areas required by Article Eight, Off-Street [Automobile and Vehicle] Parking and Loading;
- (10) Public and private schools and religious institutions;
- (11) Restaurants with drive through facility;
- (12) Shopping Centers;
- (13) Small engine repair shop;
- (14) Truck Terminals;
- (15) Vending Machine Structures;
- (16) Waterfront facilities pertaining to traditional fishing, shrimping, and boating activities;
- (17) Wholesale Business, such as a warehouse and bulk sales facilities;
- (18) Public utility installations and buildings, including water towers, electric transformer stations, and water and sewage pumping stations, provided that no open storage is permitted at the site; the area is fenced in by a wall or fence at least six feet in height; and landscaped strip not less than five (5) feet in width is planted and maintained.

F. *Area Regulations.* Unless otherwise specified in this ordinance, uses permitted in the C-1, Central Business District shall conform to the following requirements:

- (1) Minimum lot area: 4,000 square feet;
- (2) Minimum lot width: 50 feet;
- (3) Minimum front yard setback: 50 feet;
- (4) Minimum side yard: none, unless the parcel is adjacent to a residential district, in which case the minimum side yard shall be fifteen (15) feet;
- (5) Minimum rear yard: none, unless the parcel is adjacent to a residential district, in which case the minimum rear yard shall be fifteen (15) feet;
- (6) Maximum percentage of lot coverage: 100%;
- (7) Maximum building height: 45 feet;
- (8) Off-street parking and loading requirements as provided in Article Eight.

Section 2. If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

Section 3. This ordinance shall become effective immediately upon its adoption by the City Council.

Section 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Approved this the _____ day of _____, 2024.

CITY OF GUYTON

ANDY HARVILLE, Mayor

ATTEST:

FABIAN MANN, City Clerk