

City of Guyton, Georgia
PLANNING AND ZONING PUBLIC HEARING
July 27, 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 rezoning partial of the property to be changed from R-1 to C-1. The Applicant requests that approximately 1.26 acres of the property change from Residential zoning designation R-1 to Commercial zoning designation C-1., and the .26 acres will remain residential zoning designation R-1. This property is approximately 1.85 acres located at 506 Central Blvd.
- 3. Consideration to adjourn this meeting**

City of Guyton, Georgia
PLANNING AND ZONING MEETING
July 27, 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:

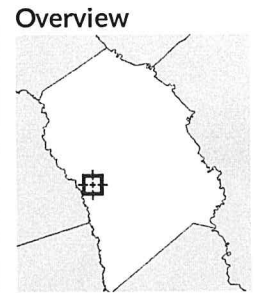
- In granting a rezoning request, the Planning Commission may prescribe appropriate conditions as (Section 1105(2)(g)(4) of the City Zoning Ordinance).
- A completed application must be filed at least thirty-two (32) days prior to the Planning Commission meeting at which the request will be heard.

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 Rice (L.S.)



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) | | | | | | | |

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Developed by  **Schneider**
 GEOSPATIAL

clarity across the county. It is not to help the police and our food," said Pelote, who added that he tried about the possibility of retirement people opposed to cooperating in enforcement.

has lived in Guyton for many years and has fond memories of simpler days with neighbors looking out for each other. "I remember when I was a kid a lady would walk with a strap over her head and clear the ball court when we'd be carrying on late," he said. "There are rules and we make sure they are followed." Pelote has been erected to mark Guyton's neighborhood Watch area. They say, the police. "Breletic said. "We don't just a sign," Breletic said. "We don't need people to call 911." Pelote said his rifle with more concerns about crimes than actual wrongdoing. "It's a great neighborhood," Breletic said in May 11 city council vote. "It's just our people are using it as a cut-

increase visibility, especially at street corners. Children frequently ride bikes in the streets. Seniors citizens also like to walk in the area for exercise.

Breletic is looking into improving street lighting in the neighborhood, too. "A lot of the lighting over there is completely dull," he said May 11. "It's using the old-fashioned yellow lighting, which is good that it doesn't attract bugs but it's not very good for lighting. (Replacing it) would be a cost for the council and I would come back before the council and explain what that cost would be before anything would be done whatsoever." Neighborhood Watch has unanimous support from the Guyton City Council. Mayor Russ Deen and Councilmembers Marshall Reiser, Hursula Pelote, Michael Johnson and Joseph Lee attended the June 12 gathering. "I think it's a great idea, a great improvement for our city," Reiser said before the vote that kicked off the program.

Cordero Dunston, Mockingbird Drive - bond violation

tractor stole several valuable items from her home's garage.

Office reports at www.effinghamherald.net.

City of Guyton PUBLIC NOTICE

On Tuesday, July 27, 2021, at 6:00 p.m. the Planning and Zoning Committee of the City of Guyton will hold a Public Hearing at 6:00 p.m., with a regular meeting immediately following the close of the Public Hearing at 7:00 p.m.

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

- Request for Rezoning - Parcel No. G0010037 requesting rezoning partial of the property to be changed from R-1 to C-1. The Applicant requests that approximately 1.26 acres of the property change from Residential zoning designation R-1 to Commercial zoning designation C-1, and the .26 acres will remain residential zoning designation R-1. This property is approximately 1.85 acres located at 506 Central Blvd.
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WOMEN REMOVING STUMP

*spend your money
on what you want*



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PUBLIC NOTICE

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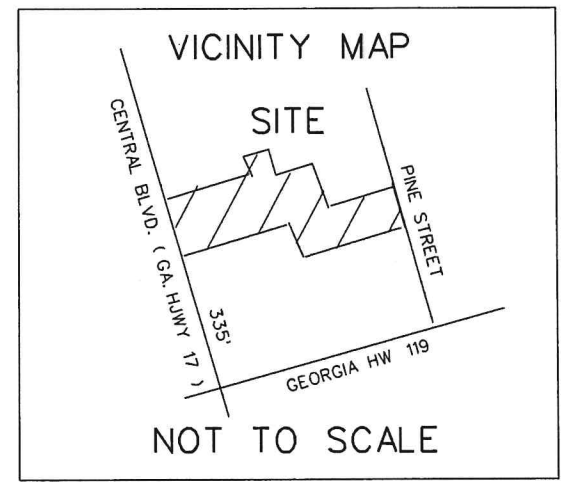
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NOTE: SUBJECT PROPERTY IS A SURVEY OF MAP & PARCEL G001-037 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

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 _____

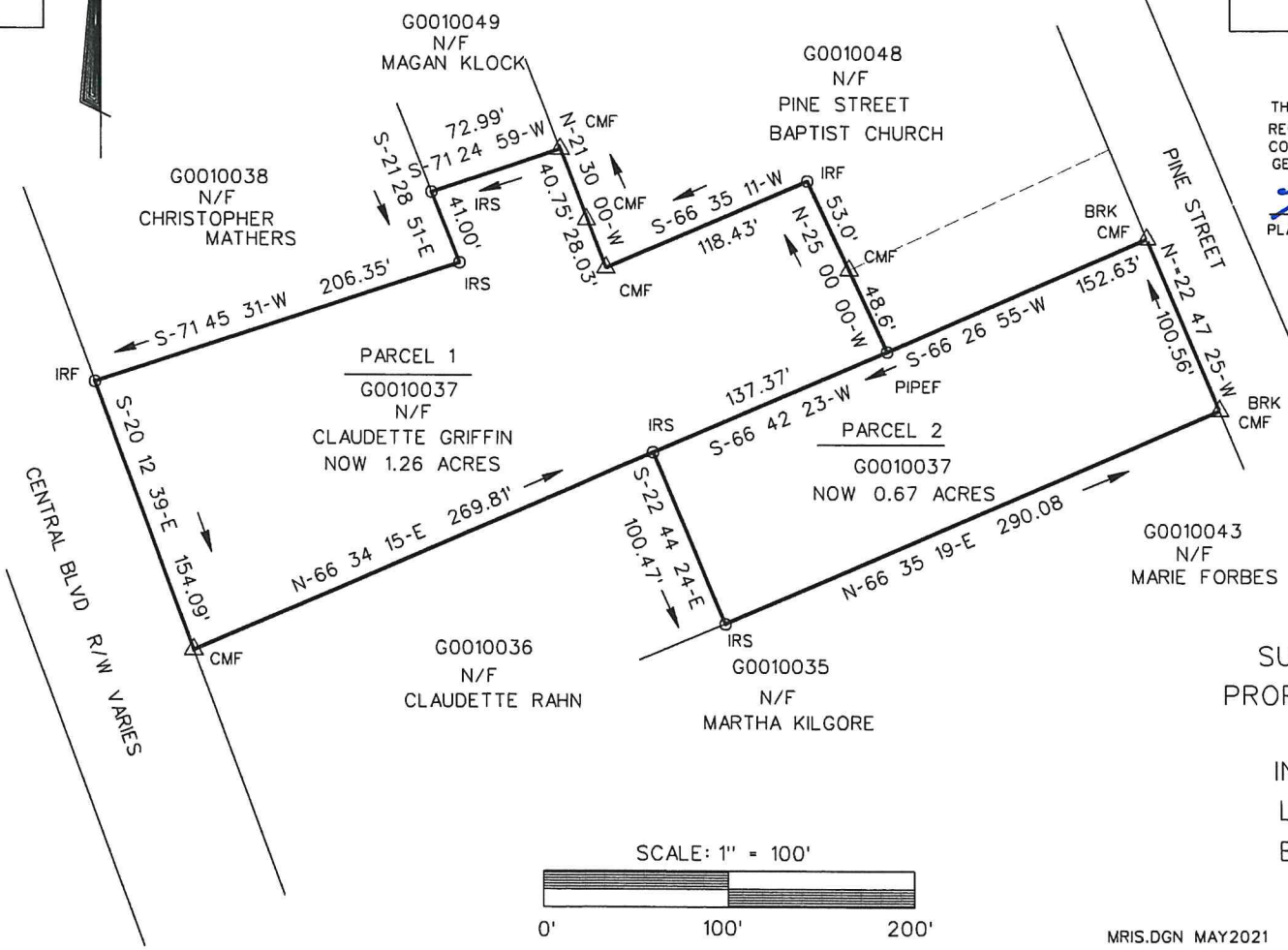
REFERENCES:
PB-21 PAGE 138
PB-33 PAGE 88B



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
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

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 July 2021
Marie Forbes
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

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 5-18-21 DATE: