



**City of Guyton, Georgia  
Planning and Zoning  
Public Hearing and Regular Meeting  
May 26, 2026 at 7:00 P.M.**

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

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**AGENDA**

- 1. Call to Order**
- 2. Public Hearing**
- 3. Consideration to move from Public Hearing to Regular Meeting**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**  
Public Hearing and Regular Meeting 9.30. 2025
- 6. Consideration to approve rezoning for Parcel G0120009, 7.43 acres, Magnolia Street, Guyton, Ga. 31312. Resident desires to rezone property from Residential (R-1) to Commercial (C-1) to establish 80 to 90 covered recreational storage units.**
- 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 Special Called Meeting  
September 30, 2025 — 7:00 PM

MINUTES OF MEETING

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**Call to Order** — The City of Guyton Planning and Zoning Commission held a public hearing and special meeting on September 30, 2025, at Guyton City Hall, 310 Central Boulevard, in Guyton. The meeting was called to order by Lon Harden at approximately 7:00 PM. Diann Hicklen and Mike Gerwig and Keawanna Green were present.

**Administrative Staff Present** — City Manager Bill Lindsey was present.

**Guest Present** — The guest sign-in sheets are filed in the Office of the City Clerk.

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**Public Hearing**

No public comments were made.

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**Consideration to move from public hearing to special called meeting – Hicklen** made a motion to move from the public hearing to the special called meeting. **Green** seconded the motion. **Motion passed unanimously.**

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**Consideration to Approve the Agenda — Hicklen** made a motion to approve the agenda. **Green** seconded the motion. **Motion passed unanimously.**

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**Consideration to Approve the Minutes — Hicklen** made a motion to approve the minutes. **Gerwig** seconded the motion. **Motion passed unanimously.**

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8.26.25                      Public Hearing & Regular Meeting

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**New Business**

- A. Consideration to approve variance for Parcel G0020050, 103 Samuel Rahn Rd., Guyton, Ga. 31312.** – A motion was made by Hicklen and seconded by Green to approve the requested variation. The motion was adopted, with one member opposed.
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**Consideration to Adjourn — Hicklen** made a motion to adjourn. **Green** seconded the motion. **Motion passed unanimously.** The meeting adjourned at approximately 7:10 PM.

City of Guyton

\_\_\_\_\_  
Lon Harden, Chairperson

Attest:

\_\_\_\_\_  
Moses Walker, City Clerk

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: Timber Creek Reserve Land Development, LLC  
a. Address: PO Box 647, Waynesboro, Ga, 30830  
b. Phone #: [REDACTED]

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: \_\_\_\_\_  
a. Address: \_\_\_\_\_  
b. Phone #: ( \_\_\_\_\_ ) \_\_\_\_\_
3. ADDRESS OR LOCATION OF PROPERTY: Magnolia Street, 7.43 ac, PLT 30/147  
a. Tax Map Parcel Number: G0120009 # of Acres 7.43
4. EXISTING USE OF PROPERTY:  
Vacant property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. PRESENT ZONING (check correct box; if unsure, check with city clerk)
- |   |                              |                              |                              |                              |                              |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-2 | <input type="checkbox"/> R-3 | <input type="checkbox"/> R-4 | <input type="checkbox"/> MH  | <input type="checkbox"/> R-5 |
| <input type="checkbox"/> C-1            | <input type="checkbox"/> C-2 | <input type="checkbox"/> C-3 | <input type="checkbox"/> I-L | <input type="checkbox"/> I-G |                              |

6. PROPOSED ZONING (check correct box)
- |                              |   |                              |                              |                              |                              |
|------------------------------|---|------------------------------|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-2            | <input type="checkbox"/> R-3 | <input type="checkbox"/> R-4 | <input type="checkbox"/> MH  | <input type="checkbox"/> R-5 |
| <input type="checkbox"/> C-1 | <input checked="" type="checkbox"/> C-2 | <input type="checkbox"/> C-3 | <input type="checkbox"/> I-L | <input type="checkbox"/> I-G | <input type="checkbox"/> 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://gpublic.net/ga/effingham/>), or Effingham County's GIS maps (@<http://effingham.binarybus.com/>)

NAME	TAX MAP PARCEL #	ADDRESS
Shelia Reese Harden	G0120008	P.O. Box 222, Guyton, Ga 31312
Church New Hope AME The Trustees of the Property of New Hope	G0120006	101 Brogdon Road Guyton, Ga 31312
Church New Hope Meth AME & Cemetary	G0120005	105 Brogdon Road Guyton, Ga 31312
Church of Christ Upon the Rock of the Apostolic Faith, Inc. A Florida Corporation	G0120002	Rt. 1 Box 736 Newington, Ga 30446
Julia Poythress	G0120001	605 Impala Court Statesboro, Ga 30458
Ollie Mae Williams	G0130004	P.O. Box 211 Guyton, Ga 31312
Tiffany N Zetter	G0130003A00	816 Dilmus Jackson Street Guyton, Ga 31312
Jamen H. Mainor	G0130003	526 Harriett Street Hampton, VA 23666
Town of Guyton	G0050001A00	P.O. Box 99 Guyton, Ga 31312

Attach additional pages if necessary

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

Proposing 80 to 90 covered recreational storage units.

Secured perimeter with gated entrance and vegetation buffer. Interior and perimeter lighting and area under video surveillance.

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
- Parking
- Loading areas
- Easements
- Utilities
- Existing zoning and future land designation

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.

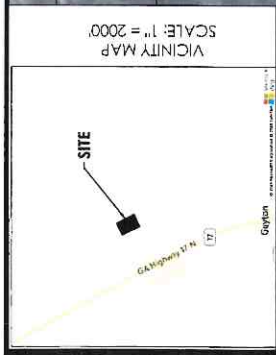
PLEASE NOTE:

- 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 4-14-26

LANDOWNER or AGENT  
Signature:  (L.S.)



SPACE DIMENSIONS	COLOR	QUANTITY
12' X 50'		51
12' X 45'		28
12' X 40'		28

- LEGEND:**
- WATER UTILITY LINE
  - SEWER UTILITY LINE
  - GAS UTILITY LINE
  - PROPOSED PERIMETER FENCE
  - CURRENT FENCE
  - PROPOSED SLIDING GATE
  - PROPOSED DETENTION POND

**CONCEPTUAL PLAN**  
**SB HOMES RV & BOAT PARKING STORAGE FACILITY**  
 EFFINGHAM COUNTY, GA  
 MARCH 17, 2026

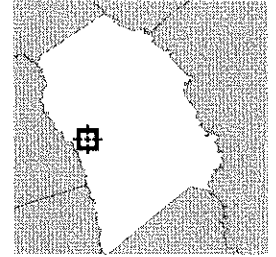


**THOMAS HUTTON**  
 16241 Coopers Hwy, 47 South • Suite H  
 Statesboro, GA 30438 • 912.234.4300  
 www.thomashutton.com

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**Overview**



**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	G0120009	<b>Owner</b>	TIMBER CREEK RESERVE LAND DEVELOPMENT LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		P O BOX 647	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	02-Guyton		WAYNESBORO, GA 30830	7/22/2025	\$215000	LM	Q
	Guyton			7/18/2022	\$180000	LM	Q
<b>Acres</b>	7.43	<b>Physical Address</b>	MAGNOLIA ST				
		<b>Fair Market Value</b>	\$211333				

Note: Not to be used on legal documents.

Date created: 4/1/2026

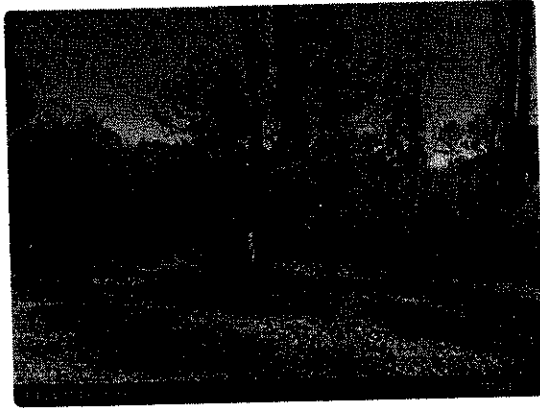
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Developed by  **SCHNEIDER**  
GEO SPATIAL

**Valuation**

	2025	2024	2023	2022	2021
Previous Value	\$157,090	\$157,090	\$91,137	\$85,978	\$84,292
Land Value	\$211,333	\$157,090	\$157,090	\$91,137	\$85,978
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$211,333	\$157,090	\$157,090	\$91,137	\$85,978

**Photos**



No data available for the following modules: Assessment Appeals Process, Mobile Home Tax Notice, Assessment Notice, CUVA / FLPA Notices, Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits, Sketches.

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 SCHNEIDER  
 GEOSPATIAL

- (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.
- (Ord. No. 2022-05, § 1, 5-10-2022)

**Sec. 610. C-2, Highway Commercial District.**

*District Intent.* The intent of this district is to provide areas for commercial uses which primarily render a service or cater to the traveling public, including tourists, vacationers, truckers, commuters, and local residents. The regulations applying to this district are designed to:

- (1) Encourage the location of high traffic volume uses in an attractive and well-designed manner.
- (2) Ensure adequate and properly designed means of ingress and egress while considering and providing for overall safe and adequate traffic flow on the highways.
- (3) Discourage encroachment by industrial, residential or other uses which may be incompatible with the specialized character of this district.

A. *Uses Permitted.* The following uses shall be permitted in the C-2, Highway Commercial District:

- (1) All uses permitted in the C-1, Central Business District;
- (2) Retail and wholesale business and service establishments, including shopping centers that conduct business entirely within an enclosed building;
- (3) Commercial recreation facilities, including bowling alleys, roller or ice skating rinks, theaters (not including drive-ins) and the like;
- (4) Hotels, tourist homes and motels;
- (5) Transportation terminal;
- (6) Public utility, installation or sub-installation, including water towers, but specifically excluding waste treatment, processing or storage;
- (7) Churches;
- (8) Accessory uses and structures;
- (9) Travel Trailer Parks (which also must comply with the requirements of Section 715 of this Ordinance).

- B. *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) Outdoor sales of new or secondhand automobiles, manufactured or modular homes, boats, and other such items, provided the lot is graded, surfaced and drained for disposal of all surface water and provided the ingress and egress is provided to the outdoor sales area;
  - (2) Drive-in restaurants, provided that outside lighting and advertisement arrangements are directed away from adjoining residential districts (if any) and parking surface areas are separated from adjoining residential districts (if any) by a suitable planting screen, fence, or wall at least six (6) feet in height;
  - (3) Mini-warehouse developments, provided that no business activities other than the rental of storage units is conducted on the premises and, further, provided that all storage on the property shall be kept within an enclosed building;
  - (4) Cable television towers/satellite dishes, provided that all adjoining property which is zoned R-1, R-2, R-3, R-4, R-5, MH, PD, or MU under the City of Guyton Zoning Ordinance be separated from such Towers/satellite dishes by a visual barrier, with a height of not less than five (5) feet nor more than seven (7) feet. Such barrier shall be opaque and shall prevent the free passageway and obstruct the view between such towers/satellite dishes and all adjoining properties which are zoned R-1, R-2 R-3, R-4, R-5, MH, PD, or MU;
  - (5) Liquor Stores.
- C. *Area Regulations.* Unless otherwise specified in this ordinance, uses permitted in the C-2, Highway Commercial District shall conform to the following regulations:
- (1) Minimum lot area: 7,500 square feet;
  - (2) Minimum lot width at building line: 75 feet;
  - (3) Minimum front yard setbacks from State Route 17: 40 feet; minimum setback from other public;
  - (4) Rights-of-way: 25 feet;
  - (5) Minimum side yard setback: from property line 7 feet, unless property is adjacent to a residential district where 15 feet is required; 25 feet from street rights-of-way;
  - (6) Minimum rear yard setback: 7 feet, unless property is adjacent to a residential district where 15 feet is required;
  - (7) Maximum building height: 45 feet.

D. *Other Requirements.*

- (1) Uses permitted in C-2 Districts shall meet the standards set forth in Article Eight pertaining to off-street parking and/or loading requirements.
- (2) Signs permitted in C-2 Zoning Districts shall meet the requirements set forth in applicable ordinances and regulations.
- (3) Any type of business in a C-2 Zoning District must conduct all its business inside an enclosed building and/or inside an aesthetically pleasing barrier which will shield the business activity from the view of passing motorists and surrounding property owners. No such barrier shall be constructed without the written approval of the Planning and Zoning Commission. All finished products of such repair business shall be kept inside an enclosed building or behind such barrier.

(Ord. No. 2022-05, § 2, 5-10-2022)

**Sec. 611. C-3, Office-Apartment District.**

*District Intent.* The purpose of this district is to provide and protect an environment suitable for a mixture of high-density residential uses in a variety of dwelling types, other than single-family and two-family dwellings; selected office, institutional and commercial uses; and such other uses as may be necessary to, and compatible with, apartment and office surroundings.

A. *Uses Permitted.* The following uses shall be permitted in the C-3, Office Apartment District:

- (1) Animal care facilities and veterinary offices, including clinics, kennels, and animal hospitals and/or boarding facilities;
- (2) Communications: radio and television broadcasting stations;
- (3) Commercial recreation and entertainment: tennis centers, club facilities;
- (4) Community facilities: assembly halls, civic centers, recreation centers, local government public uses, including schools, libraries, parks, playgrounds and fire stations;
- (5) Dwellings: condominiums, townhouses, apartments;
- (6) Restaurants, excluding drive-in or drive-through fast food facilities;
- (7) Lodging: hotels, motels, boardinghouses;
- (8) Religious facilities: churches, synagogues, temples, mosques and other places of public worship;
- (9) Retail trade facilities, incidental and conducted totally within office buildings, institutional uses, motels, hotels and apartments, provided such incidental uses amount to less than ten (10) percent of the building's net floor area and, further, provided that every public entrance to such incidental use shall be from a lobby, hallway or other interior portion of the primary structure, excepting restaurants;