



**Record No: CU-
26-26**

Conditional Use
Permit

Status: Active

Submitted On: 5/21/2026

Primary Location

1447 Georgia Highway 17
South
Guyton, GA 31312

Owner

Beverly G Boyles, Debra
Griner Usher, Donna
Thayer, Joan Griner
Scarborough, Hubert
Thad Griner Jr, Terry Allen
Griner
1447 HWY 17 S GUYTON,
GA 31312

Applicant

 Michele Shuman

 135 BLANDFORD XING
Rincon, GA 31326

Staff Review

Board of Commissioner Meeting Date* 

06/16/2026

Notification Letter Description* 

to allow for a residential business

Stipulations 

Property Location* 

1447 GA Hwy 17 South

Map #* 

296

Parcel #* 

46

Commissioner District* 

1st

Has Business License been applied for?* 

N/A

Public Notification Letters Mailed 

05/29/2026

Board of Commissioner Ads 

05/27/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

Michele Shuman

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

135 Blandford Xing

Applicant City*

Rincon

Applicant State*

GA

Applicant Zip Code*

31326

Property Owner Information

Owner's Name*

Beverly Boyles

Owner's Email Address*

[REDACTED]

Owner's Phone Number*



Owner's Mailing Address*

1772 Central Ave

Owner's City*

Guyton

Owner's State*

GA

Owner's Zip Code*

31312

Property Information

Property Location*

1447 Georgia Highway 17 South

Present Zoning of Property*

AR-1

Map/Parcel Number*

296-46

Total Acres of Property*

.79

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15A - Residential Business

Status of Business License?*

Need to apply

Reason:*

We are seeking permission to put a small financial planning practice in the garage of this property. Most of our business is conducted remotely with only about 5 clients coming to the office per week.

How does request meet criteria of Section 7.1.6 (see Attachment C):

The proposed structure we will be using is the 20X30 existing garage on the property. Parking will be in the existing driveway and in the side yard. Please see Attached Site Plan.

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

✓ Michele L Shuman

May 21, 2026

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP EFFINGHAM COUNTY, GEORGIA COMMUNITY PANEL NO. 130078 025 B, EFFECTIVE MARCH 18, 1987, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOODPLAIN

LEGEND:
 RF 3/4" REBAR FOUND
 IRS 1/2" 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 EXCEEDS
 1/10,000 PLAT NOT ADJUSTED

REFERENCES:
 PB-1 PAGE 73
 PLT CAB D109 F-1
 DEED 310 PG 257
 DEED 1338 PG 5

296A-4
 PINEORA BAPTIST
 CHURCH



Adolph N. Michelis
 ADOLPH N. MICHELIS R.L.S.
 GA Reg. L.S. # 1323
 ADOLPH N. MICHELIS & ASSO.
 730 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972

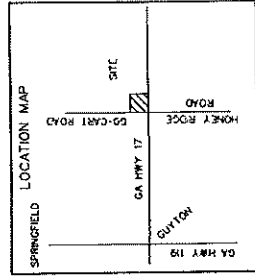
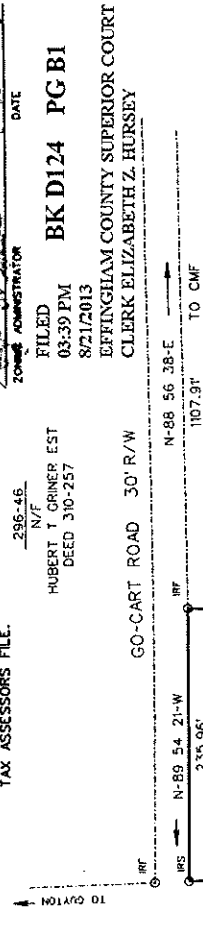
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

NOTE: SUBJECT PROPERTY IS A PORTION OF MAP & PARCEL 296 -46 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

296-46
 N/F
 HUBERT T. GRINER EST
 DEED 310-257

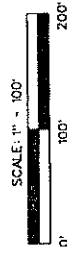
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
[Signature]
 DATE 8-21-2013

FILED BK D124 PGB1
 8/21/2013
 EFFINGHAM COUNTY SUPERIOR COURT
 CLERK ELIZABETH Z. HURSEY



NOT TO SCALE

SURVEY FOR
 HUBERT T. GRINER EST.
 SURVEY OF 0.79 ACRES OF THE
 THE LANDS OF THE
 HUBERT T. GRINER EST
 LOCATED IN THE 10TH. G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 19 AUG 2013
 PLAT DRAWN 20 AUG 2013



HYC.DOK AUG2013

01

E

IRF

etc

GO-CART ROAD

IRS

N-89 54 21-W

IRF

151.73'

S-01 11 03-E



Courtyard

Sketch

235.96'

20x30
Business

296-46

0.79 AC

N-89 00 05-E

222.68'

IRS

N-03 57 00-E

147.78'

JBW P.

IRF

23.35'

296A-3

JOHN M BECK

PLAT 1 PG 73

EXISTING FENCE

GEORGIA HWY 17 60' R

140.0'

296-46



5/28/2026

1:980
0 0.01 0.01 0.02 0.02 mi
0 0.01 0.01 0.02 0.04 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

296-46

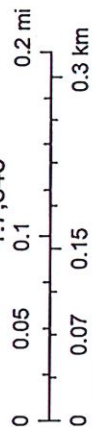


5/28/2026

1:7,843

ECBOC, Esri, HERE, Garmin, INCREMENT P, Internap, USGS, METI/
NASA, EPA, USDA

1:7,843



ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

- Legend:

 - Addresses (Green location pin icon)
 - Roads (Blue line icon)
 - Parcels (Black outline icon)
 - Character Areas
 - Parks-Recreation (Orange square)
 - FLUM Areas (Light Green square)
 - Agricultural-Residential (Light Green square)
 - Assembly Area (Pink square)
 - Commercial (Red square)
 - Public-Institutional (Blue square)
 - Utility (Orange square)
 - Citations (Blue square)

May 21, 2026

Dear Effingham County Planning and Zoning,

We have a contract on 1447 S HWY 17, Guyton GA. We are asking for Conditional Use to use/convert a portion of the property (the existing detached garage approximately a 20X 30 space) as a financial planning office. I understand that this is a non conforming property and will require a variance as it is not a full 5 acre lot as is required for AR-. The Subject property is .79 acres and zoning was never updates on this parcel.

My family has lived in Effingham since 2002. I am a financial planner for Thrivent and have had my business in Effingham for 10 years since 2016. My current office is located at 272 S. Columbia Ave. My son Dalton Shuman is learning the business and will be taking over when I retire in about 10 years. Our practice is very small and most of our business is conducted via zoom. We have between 3 to 5 clients that come to our office per week. And a typical week only consists of office appointments Tuesday-Thursday.

The office we envision turning the garage into looks and feels like a home and will blend into the neighborhood nicely. We have spoken to most of the neighbors (the ones that would answer their doors and that live locally and we were well received with what we are wanting to bring to their community.) We Like this space because my Son can reside in the house and we can have our business out back which will provide a complete separation of the two.

My practice has been searching for a property to relocate the office to where there will be little impact to the surrounding neighbors. We identified and like this property because it is located on a major road and the street that our drive accesses, Go-Cart Rd, has B-3 Zoning already established directly across the street from it.

We appreciate your time and graciously ask that you approve our request for conditional use for the property located at 1447 S HWY 17, Guyton, GA so our business can continue to prosper within Effingham County as is has for the last 10 years.

Regards,

Michele L Shuman