



**Record No: CU-
26-15**

Conditional Use
Permit

Status: Active

Submitted On: 4/15/2026


Primary Location


2265 Georgia Highway
119 South
Guyton, GA 31312

Owner

THOMPSON RANDAL
JAMES AND CLAIRE M
2265 HWY 119 S GUYTON,
GA 31312

Applicant

 Randal Thompson

 2265 Hwy 119 S
Guyton, Ga 31312

Staff Review

Board of Commissioner Meeting Date* 

05/19/2026

Notification Letter Description* 

Residential Business

Stipulations 

Property Location* 

2265 GA Hwy 119 South

Map #* 


320

Parcel #* 


50D

Commissioner District* 

3rd

Has Business License been applied for?* 


Yes

Public Notification Letters Mailed 

04/27/2026

Board of Commissioner Ads 

04/29/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Randal Thompson

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

2265 hwy 119 s

Applicant City*

Guyton

Applicant State*

ga

Applicant Zip Code*

31312

Property Information

Property Location*

2265 hwy 119 s

Present Zoning of Property*

AR-2

Map/Parcel Number*

320-50D

Total Acres of Property*

1.51

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15A - Residential Business

Status of Business License?*

Applied for

Reason:*

Equipment exceeds minimum

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

exceeds minimum of home occupation

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*

✓ Randal James Thompson

Apr 13, 2026

Participant ID: 5636975629
 BK: 29 PG: 785-785
 Filed and Recorded
 02-08-2024 02:33 PM
 DOC# P2024-000041
Jason E. Bragg
JASON E. BRAGG
 CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY
 THIS AREA RESERVED FOR
 CLERK OF SUPERIOR COURT

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THIS PLAT COMPLIES WITH THE CURRENT OGSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APPLIANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL. THIS APPROVAL IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

Steve Canella
 SIGNING AUTHORITY TITLE
 2/7/24
 DATE

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
Steve Canella 2/7/24
 ZONING ADMINISTRATOR DATE

1. ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA. SEE MAP PANEL 13103G02530 DATED 12/17/2010.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. ALL LOTS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 320-500.
7. THIS PROPERTY IS CURRENTLY ZONED AR-2.
8. 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 AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
9. THESE LOTS ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR ACCEPTED AS A PUBLIC ROAD UNLESS SUCH ROAD, AT THE PROPERTY OWNER'S EXPENSE, IS BROUGHT IN COMPLIANCE WITH COUNTY STANDARDS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING, BUT NOT LIMITED TO, PAVING. THESE LOTS MAY NOT BE RE-SUBDIVIDED UNTIL SAID ROAD, AT THE SUBDIVIDER'S EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.

EQUIPMENT USED:
 COCOMA ZOOB55 2" TOTAL STATION
 CARLSON BRX7 GPS RECEIVER
 ON THE EGPS NETWORK
 ANGULAR ERROR = 2" PER
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE = 1/427,775
 FIELD CLOSURE = 1/56,410

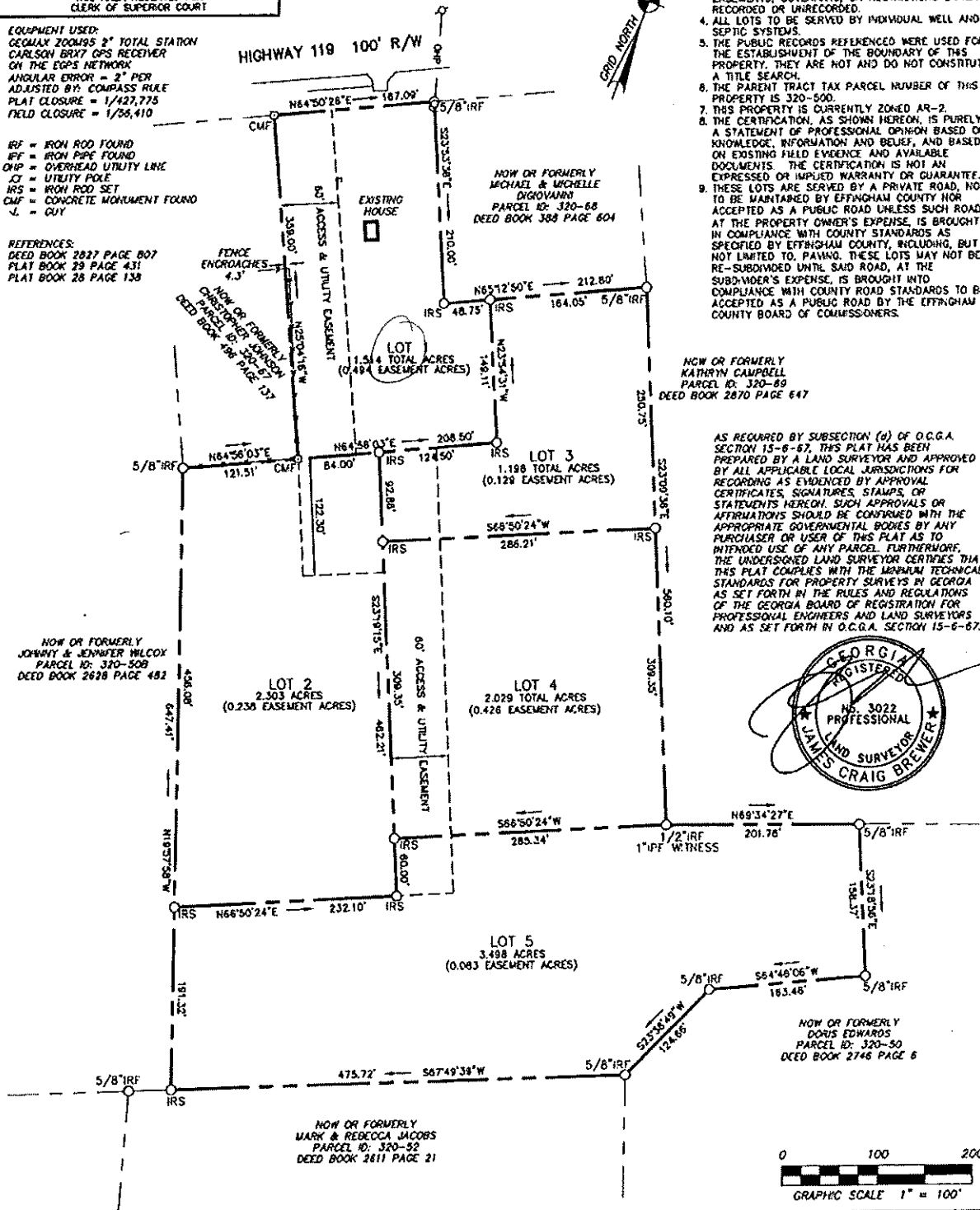
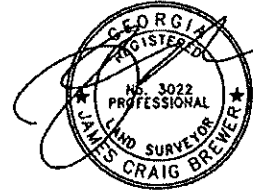
IRF = IRON ROD FOUND
 IFF = IRON PIPE FOUND
 OHP = OVERHEAD UTILITY LINE
 UP = UTILITY POLE
 IRS = IRON ROD SET
 CMP = CONCRETE MONUMENT FOUND
 -L- = GUY

REFERENCES:
 DEED BOOK 2827 PAGE 807
 PLAT BOOK 29 PAGE 431
 PLAT BOOK 28 PAGE 138

NOW OR FORMERLY
 MICHAEL & MICHELLE
 DIGIOVANNI
 PARCEL ID: 320-68
 DEED BOOK 388 PAGE 604

NOW OR FORMERLY
 KATHY CAMPBELL
 PARCEL ID: 320-89
 DEED BOOK 2870 PAGE 647

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



| | |
|---------------|----------|
| PROJECT # | 2024089 |
| FIELD | 4/23/23 |
| DRAWING | 12/12/23 |
| LAST REVISION | 1/27/24 |
| DRAWN BY | CS |

A MINOR SUBDIVISION SURVEY OF
**LOTS 1, 2, 3, 4, & 5, FORMERLY A 10.56 ACRE PORTION
 OF DORIS JANE EDWARDS PROPERTY**
 10TH O.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
 PREPARED FOR
MARK & REBECCA JACOBS

BREWER
 LANDSURVEYING
 P.O. Box 441
 Pooler, GA 31322
 info@brewersurvey.com
 Phone (912) 856-2105
 www.BrewerSurvey.com

ITAL STATION
RECEIVER

PER
S RULE
7,775
1,410

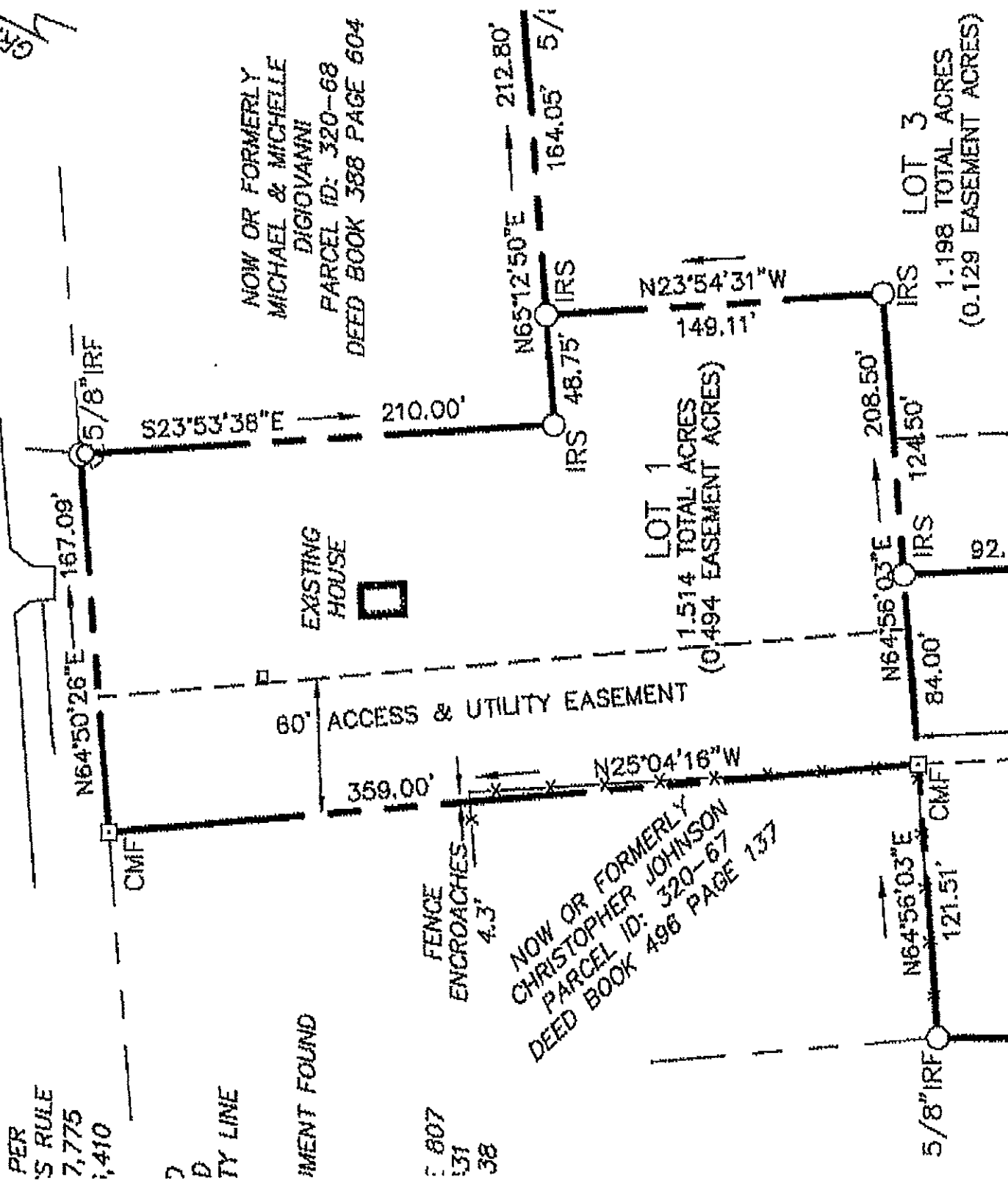
D
D
TY LINE

IMENT FOUND

607
31
38

HIGHWAY 119 100' R/W

GRID



NOW OR FORMERLY
MICHAEL & MICHELLE
DIGIOVANNI
PARCEL ID: 320-68
DEED BOOK 388 PAGE 604

NOW OR FORMERLY
CHRISTOPHER JOHNSON
PARCEL ID: 320-67
DEED BOOK 496 PAGE 137

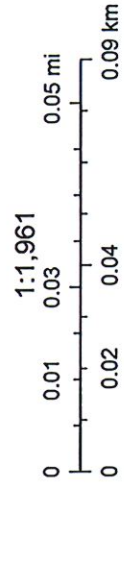
LOT 1
1.514 TOTAL ACRES
(0.494 EASEMENT ACRES)

LOT 3
1.198 TOTAL ACRES
(0.129 EASEMENT ACRES)

320-50D



4/17/2026



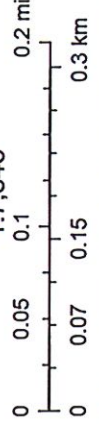
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

320-50D



4/17/2026

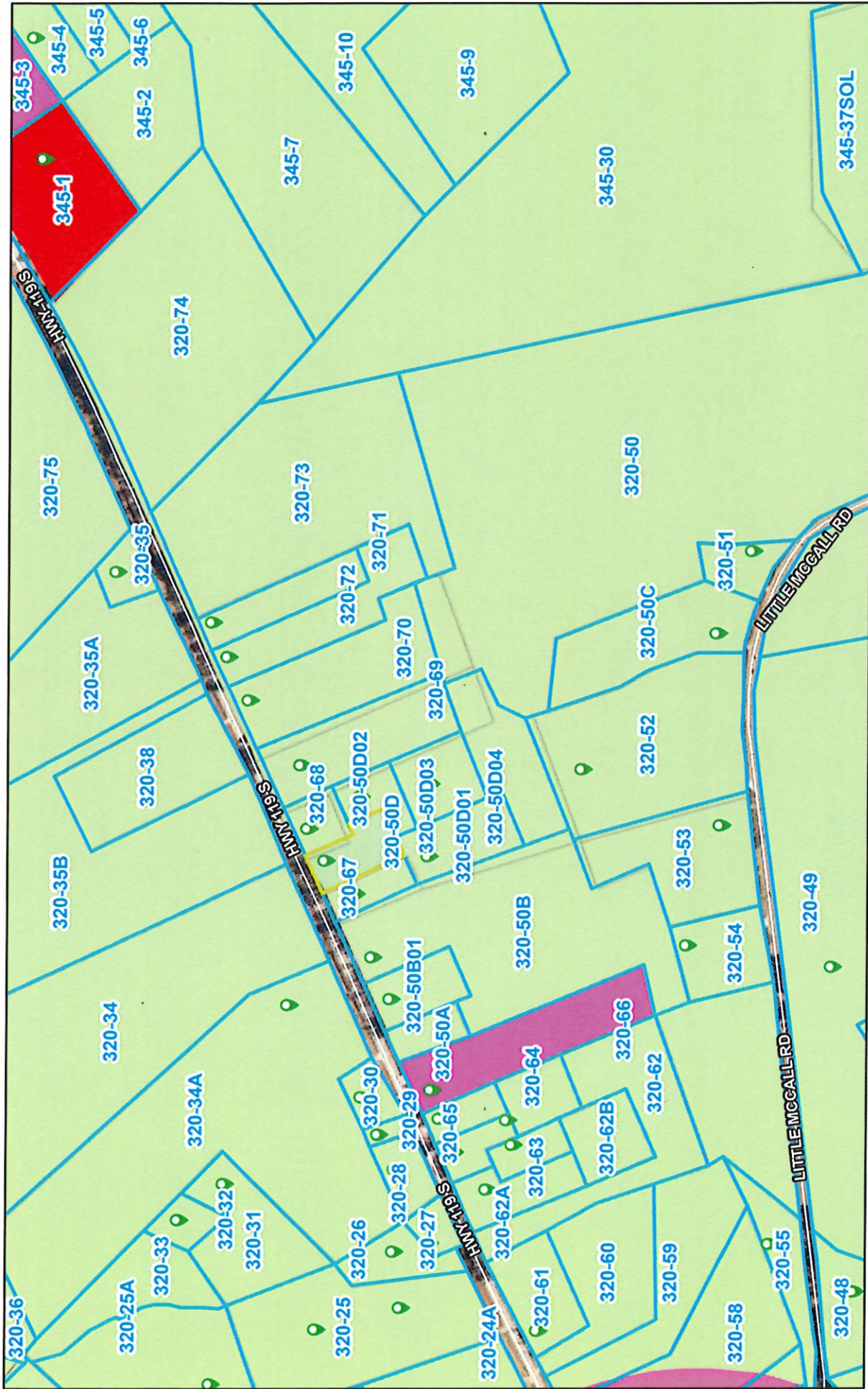
1:7,843



- Addresses
- Parcels
- Zoning
- AR-1
- AR-2
- B-2
- R-1
- Citations

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

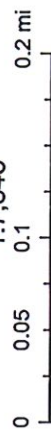
320-50D



4/17/2026

| | | | | | |
|--|-----------|--|---------------------------|--|--------------------------|
| | Addresses | | Character Areas | | Assembly Area |
| | Roads | | Development-Suburban Node | | Commercial |
| | Parcels | | FLUM Areas | | Agricultural-Residential |
| | | | | | Citations |

1:7,843



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