



Record No: CU-26-5

Conditional Use Permit

Status: Active

Submitted On: 2/9/2026

Primary Location

582 Harry Lindsay Road
Guyton, GA 31312

Owner

Corey Phillips
582 HARRY LINDSAY RD
GUYTON, GA 31312

Applicant

Corey Phillips



582 Harry Lindsay Rd
Guyton, GA 31312

Staff Review

Board of Commissioner Meeting Date*

03/17/2026

Notification Letter Description*

to allow for a residential business

Property Location*

582 Harry-Lindsay Road

Map #*

235

Parcel #*

22

Commissioner District*

3rd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

02/23/2026

Board of Commissioner Ads

02/25/2026

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Corey Phillips

Applicant Email Address*



Applicant Phone Number*



Applicant Mailing Address*

582 Harry Lindsay Rd

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

582 Harry Lindsay Rd

Present Zoning of Property*

AR-1

Map/Parcel Number*

235-22

Total Acres of Property*

14.62

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*	Status of Business License?*
Section 3.15A - Residential Business	Applied for

Reason:*

Gunsmithing Buiness that will have customers coming to the property

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

There will be a 30x56 metal building with ample gras parking. The road to the property is maintined by myself and is msotly asphalt millings from Harry Lindsay Rd all the way back to the propeosed shop site. There will propbaly be at most 1 customer a day but may be more depending on customer needs.

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.

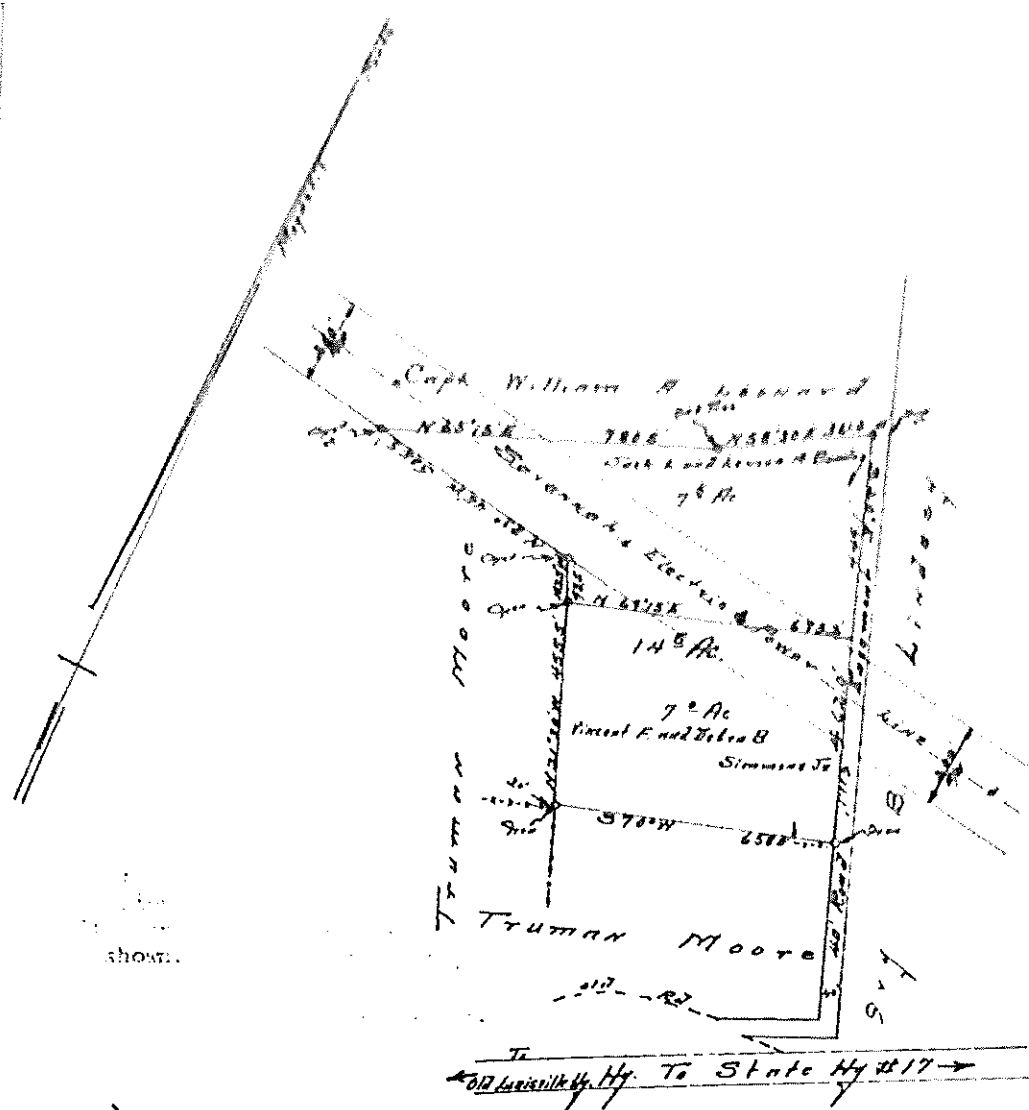
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

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*

✔ Corey Brandon Phillips

Jan 15, 2026



shown.

Paul Weitman

In my opinion this is a correct and accurate representation of the land plotted and the same prepared in conformity with the laws and standards required by the State of Georgia.

Paul Weitman
 County Surveyor

Paul Weitman, County Surveyor
 Effingham County Georgia
 Certified by Ben F. Yarbrough, Jr.
 Secretary of State

235-22

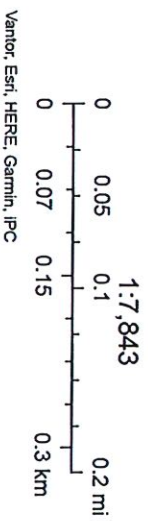


2/10/2026

World_Boundaries_and_Places
Roads
Parcels

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations



235-22



2/10/2026

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- Citations

