

CU-24-15

Conditional Use Permit

Status: Active

Submitted On: 5/31/2024

Primary Location

400 Earl Lain Road

Guyton, GA 31312

Owner

LOWRY MAX LYNN JR

400 EARL LANIN RD

GUYTON, GA 31312

Applicant Max Lowry 912-547-8086 mlljr6@yahoo.com 400 Earl Lain Road
Guyton, GA 31312

Staff Review

 **Planning Board Meeting Date***

07/09/2024

 **Board of Commissioner Meeting Date***

08/06/2024

 **Notification Letter Description***

a rural business for batting/catching lessons.

 **Property Location***

400 Earl Lain Road

 **Map #***

435

 **Parcel #***

20

 **Commissioner District***

2nd

 **Has Business License been applied for?***

Yes

 **Public Notification Letters Mailed**

06/17/2024

 **Planning Board Ads**

06/19/2024

 **Board of Commissioner Ads**

07/17/2024

🔒 Request Approved or Denied

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Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Max Lowry

Applicant Email Address*

mlljr6@yahoo.com

Applicant Phone Number*

912-547-8086

Applicant Mailing Address*

400 Earl Lain Road

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

400 Earl Lain Road

Present Zoning of Property*

AR-1

Map/Parcel Number*

435-20

Total Acres of Property*

5.0 Acres

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15B - Rural Business

Applied for

Reason:*

Batting & Catching Lessons

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

Attachment C - Site Plan Requirements

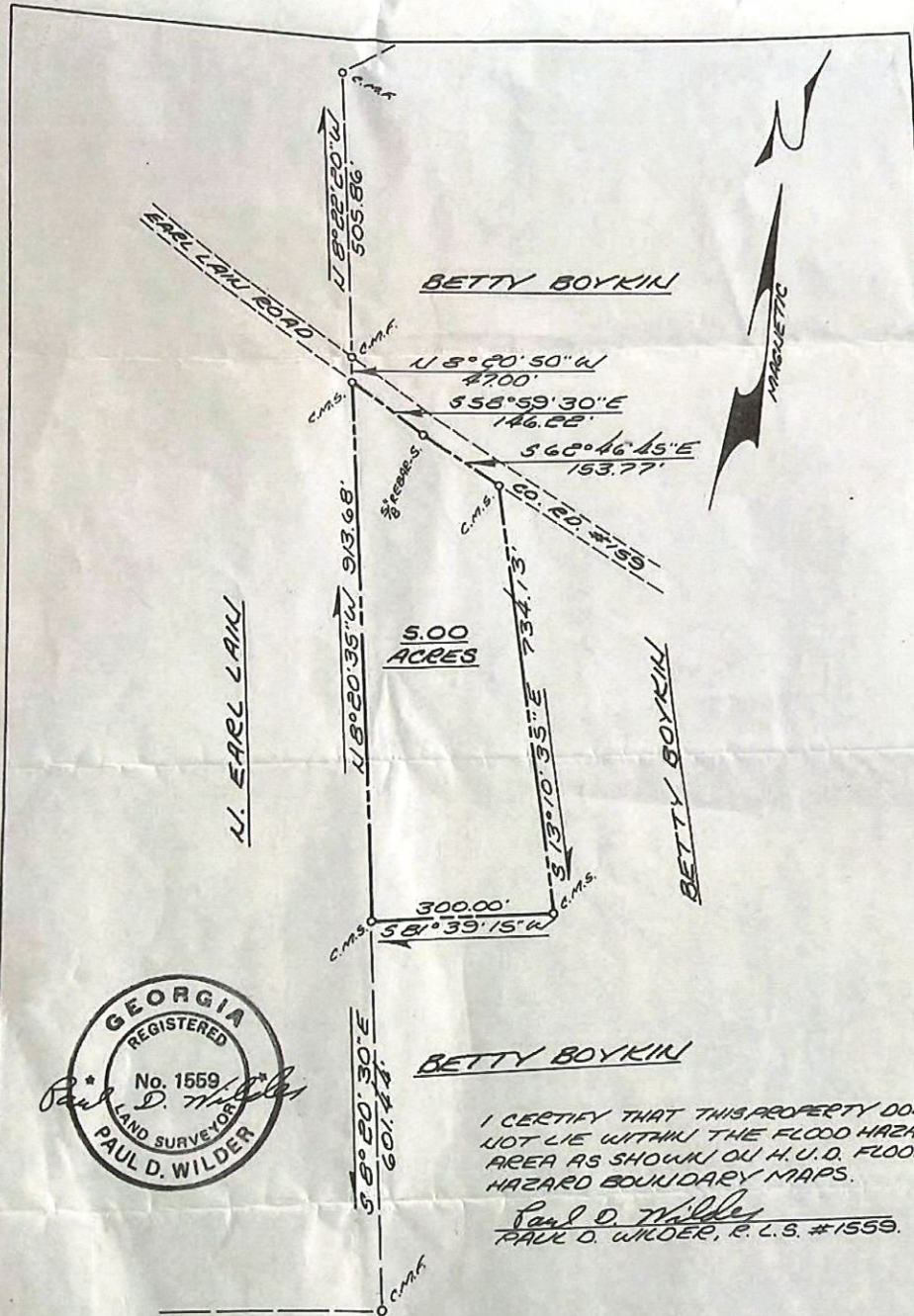
All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

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*

✔ Max Lowry
May 30, 2024



BETTY BOYKIN

I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD AREA AS SHOWN ON H. U. D. FLOOD HAZARD BOUNDARY MAPS.

Paul D. Wilder
PAUL D. WILDER, R. L. S. #1559.

ERROR OF CLOSURE
 FIELD DATA // 14,299
 ANGULAR ERROR .02" PER Δ POINT
 PLAT CLOSURE // 2039.46
 ADJUSTED BY COMPASS RULE
 EQUIPMENT USED:
 05" THEODOLITE
 ELECTRONIC DISTANCE METER

PLAT OF	
5.00 ACRES DIVIDED FROM PROPERTY OF BETTY BOYKIN FOR JERRY O. STAPLETON	
LOCATION: G.M.D. 3, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 200 FEET	
DATE: SEPT. 11, 1956	FILE NO. 2069
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

400 Earl Lain Road / 435-20



5/31/2024

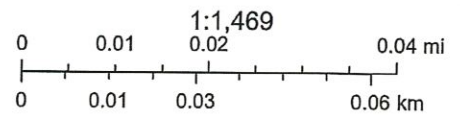
-  Addresses
-  Roads
-  Tax Parcels

FEMA Flood Zone

 A

Wetlands

 Freshwater Forested/Shrub Wetland



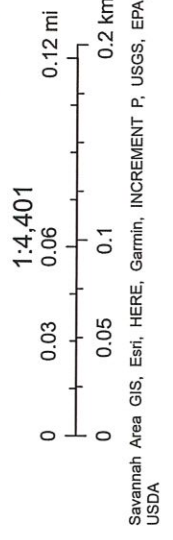
435-20



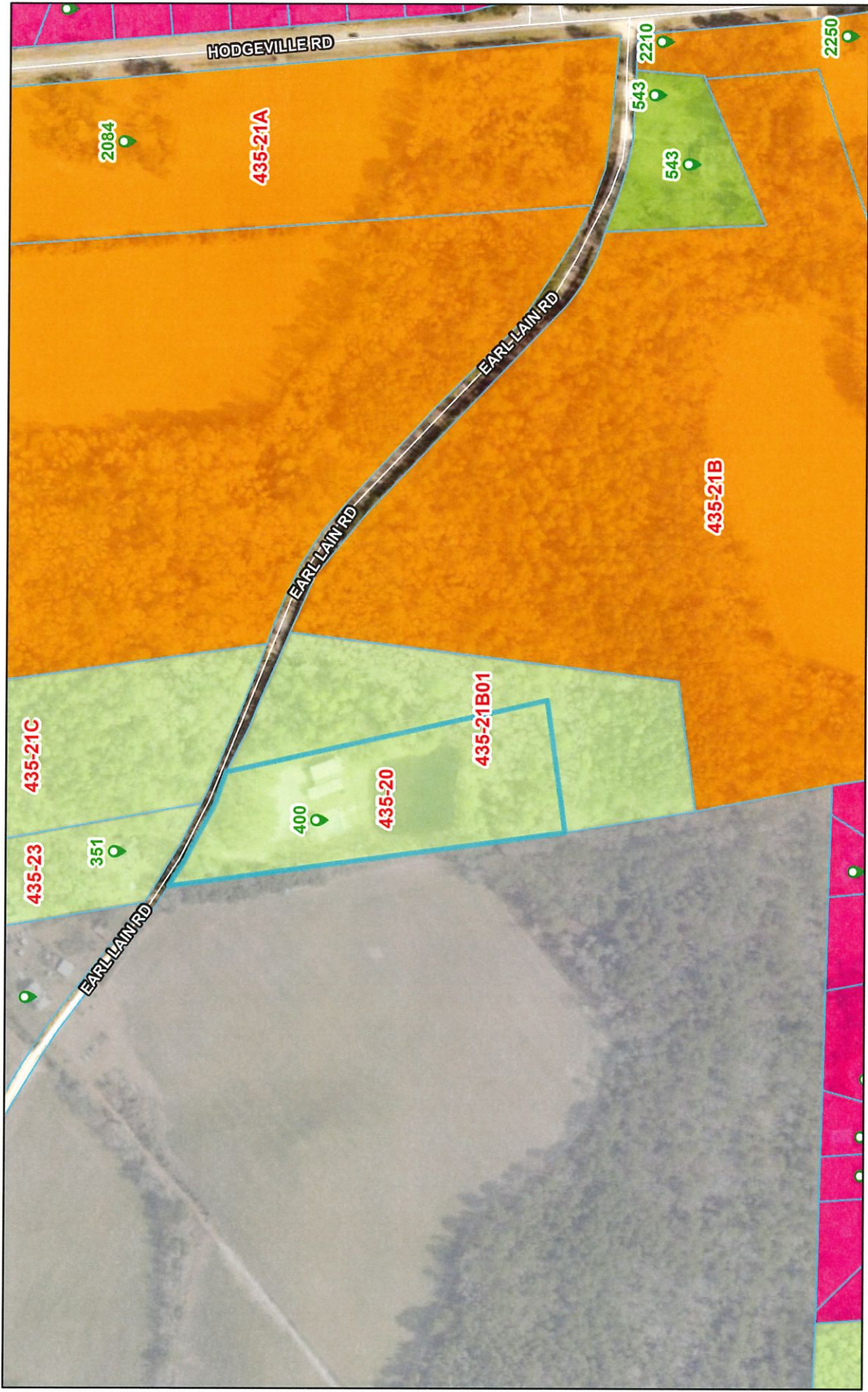
6/3/2024

📍 Addresses Tax Parcels

Roads Tax Parcel Labels



435-20



6/3/2024

1:4,401
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA