



## CU-25-15

### Conditional Use Permit

Status: Active

Submitted On: 7/20/2025





### Primary Location

541 Braves Field Drive  
Guyton, GA 31312

### Owner

CREWS TYLER DANIEL  
541 BRAVES FIELD DR GUYTON,  
GA 31312

### Applicant

 Tyler Crews  
 912-944-8184  
 luxe23detailing@outlook.com  
 541 Braves Field Dr  
Guyton, Georgia 31312

## Staff Review

### Board of Commissioner Meeting Date\*

08/19/2025

### Notification Letter Description\*

To allow for a residential business.

### Property Location\*

541 Braves Field Drive

### Map #\*

273C

### Parcel #\*

87

### Commissioner District\*

1st

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

Yes

### Public Notification Letters Mailed

07/21/2025

### Board of Commissioner Ads

07/30/2025

### Request Approved or Denied

—

## Applicant Information

Who is applying for the Conditional Use?\*

Property Owner

Applicant / Agent Name\*

Tyler Crews

Applicant Email Address\*

Luxe23detailing@outlook.com

Applicant Phone Number\*

9129448184

Applicant Mailing Address\*

541 Braves field dr

Applicant City\*

Guyton

Applicant State\*

Georgia

Applicant Zip Code\*

31312

## Property Information

Property Location\*

541 braves field dr

Present Zoning of Property\*

R1

Map/Parcel Number\*

273C-87

Total Acres of Property\*

.70

Water Connection\*

Public Water System

Name of Supplier\*

City of Guyton

Sewer Connection\*

Private Septic System

## Conditional Use Requested

Conditional Use\*

Status of Business License?\*

Section 3.15A - Residential Business

Need to apply

Reason:\*

I have a home occupation and want to switch to residential

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\*

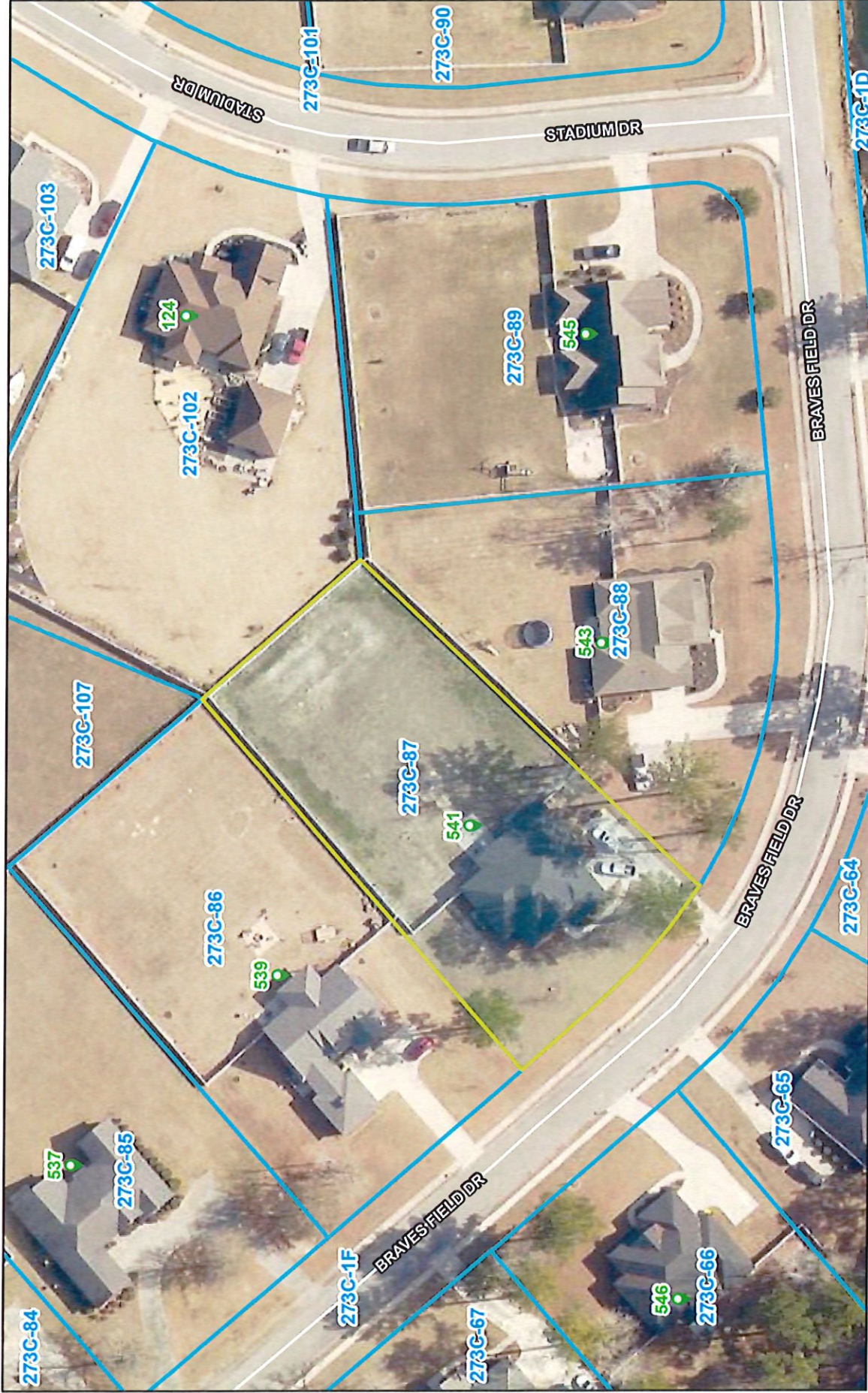
✓ Tyler Crews

Jul 18, 2025





273C-87



7/21/2025

1:1,003

0 0.01 0.01 0.02 mi  
0 0.01 0.02 0.04 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

- Addresses
- Parcels
- Roads
- Citations



# 273C-87



7/21/2025

- Addresses
- Parcels
- Zoning
- Citations
- R-1
- Roads

1:1,003

0 0.01 0.02 0.04 mi

0 0.01 0.02 0.04 km

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



Affidavit of Non-Disturbance  
STATE OF GEORGIA  
COUNTY OF EFFINGHAM

BEFORE ME, the undersigned Notary Public, personally appeared the undersigned affiant,  
who, being duly sworn, deposes and states as follows:

1. My name is Larry Rowe, Jr. I am over the age of 18 and competent to make this affidavit.
2. I reside at 554 Braves Field Dr., which is in the same neighborhood as the Mobile and home-based business known as Luxe 23 Detailing LLC, operated by Tyler Crews at 541 Braves Field Dr.
3. I have personal knowledge of the nature and operation of the aforementioned business as it is conducted from the residence.
4. I affirm that the operation of this detailing business does not create excessive noise, odors, or disruptions in our neighborhood.
5. I affirm that the business does not generate significant traffic or parking issues beyond what is typical in a residential area.
6. I have never experienced any nuisance or inconvenience as a result of the business activities conducted at the above-mentioned address.
7. In my opinion, the operation of Luxe 23 Detailing LLC does not detract from the residential character of the neighborhood or diminish the quality of life of the surrounding residents.
8. I am providing this affidavit voluntarily and without coercion, in support of any zoning or permit applications required for Tyler Crews to legally continue operating his business from home.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

Date: 7-18-25

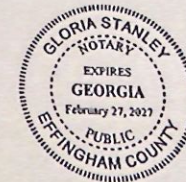
Sworn to and subscribed before me

on this 18 day of July 2025

Gloria Stanley

Notary Public

My Commission Expires: 2-27-27





**Affidavit of Non-Disturbance**  
STATE OF GEORGIA  
COUNTY OF EFFINGHAM

BEFORE ME, the undersigned Notary Public, personally appeared the undersigned affiant, who, being duly sworn, deposes and states as follows:

1. My name is Eton Knox. I am over the age of 18 and competent to make this affidavit.
2. I reside at 539 Graves Field Drive which is in the same neighborhood as the Mobile and home-based business known as Luke 23 Detailing LLC, operated by Tyler Crews at 541 Graves Field Dr.
3. I have personal knowledge of the nature and operation of the aforementioned business as it is conducted from the residence.
4. I affirm that the operation of this detailing business does not create excessive noise, odors, or disruptions in our neighborhood.
5. I affirm that the business does not generate significant traffic or parking issues beyond what is typical in a residential area.
6. I have never experienced any nuisance or inconvenience as a result of the business activities conducted at the above-mentioned address.
7. In my opinion, the operation of Luke 23 Detailing LLC does not detract from the residential character of the neighborhood or diminish the quality of life of the surrounding residents.
8. I am providing this affidavit voluntarily and without coercion, in support of any zoning or permit applications required for Tyler Crews to legally continue operating his business from home.

FURTHER AFFIANT SAYETH NAUGHT.

Eton Knox  
Signature of Affiant

Date: 7/20/25

Sworn to and subscribed before me  
on this 20 day of July, 2025  
Justin Stanley  
Notary Public  
My Commission Expires 2/21/27





Affidavit of Non-Disturbance  
STATE OF GEORGIA  
COUNTY OF EFFINGHAM

BEFORE ME, the undersigned Notary Public, personally appeared the undersigned affiant, who, being duly sworn, deposes and states as follows:

1. My name is Christopher White, I am over the age of 18 and competent to make this affidavit.
2. I reside at 542 Bruce Field Rd which is in the same neighborhood as the Mobile and home-based business known as Luxe 23 Decaling LLC, operated by Tyler Crews at 541 Bruce Field Dr.
3. I have personal knowledge of the nature and operation of the aforementioned business as it is conducted from the residence.
4. I affirm that the operation of this detailing business does not create excessive noise, odors, or disruptions in our neighborhood.
5. I affirm that the business does not generate significant traffic or parking issues beyond what is typical in a residential area.
6. I have never experienced any nuisance or inconvenience as a result of the business activities conducted at the above-mentioned address.
7. In my opinion, the operation of Luxe 23 Decaling LLC does not detract from the residential character of the neighborhood or diminish the quality of life of the surrounding residents.
8. I am providing this affidavit voluntarily and without coercion, in support of any zoning or permit applications required for Tyler Crews to legally continue operating his business from home.

FURTHER AFFIANT SAYETH NAUGHT.

Christopher White

Signature of Affiant

Date: 7-21-2025

Sworn to and subscribed before me

on this 20 day of July, 2025

Alvin Strickland

Notary Public

My Commission Expires 2/28/27





**Affidavit of Non-Disturbance**  
STATE OF GEORGIA  
COUNTY OF EFFINGHAM

BEFORE ME, the undersigned Notary Public, personally appeared the undersigned affiant, who, being duly sworn, depose and state as follows:

1. My name is Isaac Bowdick, I am over the age of 18 and competent to make this affidavit.
2. I reside at 5411 Beaver Creek Field Dr which is in the same neighborhood as the Mobile and home-based business known as Luxe 23 Detailing LLC, operated by Tyler Crews at 5411 Beaver Field Dr.
3. I have personal knowledge of the nature and operation of the aforementioned business as it is conducted from the residence.
4. I affirm that the operation of this detailing business does not create excessive noise, odors, or disruptions in our neighborhood.
5. I affirm that the business does not generate significant traffic or parking issues beyond what is typical in a residential area.
6. I have never experienced any nuisance or inconvenience as a result of the business activities conducted at the above-mentioned address.
7. In my opinion, the operation of Luxe 23 Detailing LLC does not detract from the residential character of the neighborhood or diminish the quality of life of the surrounding residents.
8. I am providing this affidavit voluntarily and without coercion, in support of any zoning or permit applications required for Tyler Crews to legally continue operating his business from home.

FURTHER AFFIANT SAYETH: NAUGHT.

Signature of Affiant

Date: 7-20-2025

Sworn to and subscribed before me  
on this 20 day of July, 2025

Martin Bradley  
Notary Public

My Commission Expires 2/21/27





**Affidavit of Non-Disturbance**  
STATE OF GEORGIA  
COUNTY OF EFFINGHAM

BEFORE ME, the undersigned Notary Public, personally appeared the undersigned affiant, who, being duly sworn, depose and states as follows:

1. My name is Carney Cole. I am over the age of 18 and competent to make this affidavit.
2. I reside at 546 Braves Field Dr. which is in the same neighborhood as the Mobile and home-based business known as Luxe 23 Decaling LLC, operated by Tyler Crews at 541 Braves Field Dr.
3. I have personal knowledge of the nature and operation of the aforementioned business as it is conducted from the residence.
4. I affirm that the operation of this detailing business does not create excessive noise, odors, or disruptions in our neighborhood.
5. I affirm that the business does not generate significant traffic or parking issues beyond what is typical in a residential area.
6. I have never experienced any nuisance or inconvenience as a result of the business activities conducted at the above-mentioned address.
7. In my opinion, the operation of Luxe 23 Decaling LLC does not detract from the residential character of the neighborhood or diminish the quality of life of the surrounding residents.
8. I am providing this affidavit voluntarily and without coercion, in support of any zoning or permit applications required for Tyler Crews to legally continue operating his business from home.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

Date: 7/20/25

Sworn to and subscribed before me

on this 20 day of July, 2025

Monica Bradley

Notary Public

My Commission Expires 2/27/27





**Affidavit of Non-Disturbance**  
STATE OF GEORGIA  
COUNTY OF EFFINGHAM

BEFORE ME, the undersigned Notary Public, personally appeared the undersigned affiant, who, being duly sworn, depose and state as follows:

1. My name is Josh Pharis, I am over the age of 18 and competent to make this affidavit.
2. I reside at 548 Graves Field Dr. which is in the same neighborhood as the Mobile and home-based business known as Luxe 23 Detailing LLC, operated by Tyler Crews at 541 Braves Field Dr.
3. I have personal knowledge of the nature and operation of the aforementioned business as it is conducted from the residence.
4. I affirm that the operation of this detailing business does not create excessive noise, odors, or disruptions in our neighborhood.
5. I affirm that the business does not generate significant traffic or parking issues beyond what is typical in a residential area.
6. I have never experienced any nuisance or inconvenience as a result of the business activities conducted at the above-mentioned address.
7. In my opinion, the operation of Luxe 23 Detailing LLC does not detract from the residential character of the neighborhood or diminish the quality of life of the surrounding residents.
8. I am providing this affidavit voluntarily and without coercion, in support of any zoning or permit applications required for Tyler Crews to legally continue operating his business from home.

FURTHER AFFIANT SAYETH NAUGHT.

AK BL  
Signature of Affiant

Date: 7/30/25

Sworn to and subscribed before me  
on this 18 day of July, 2025  
Abbie Straley  
Notary Public  
My Commission Expires: 2-27-27

