



CU-25-7

Conditional Use Permit

Status: Active

Submitted On: 3/3/2025

Primary Location

1410 Little McCall Road
Guyton, GA 31312

Owner

COASTAL EROSION CONTROL
INC
1410 LITTLE MCCALL RD
GUYTON, GA 31312

Applicant



Ray Webb



912-772-4977



coastalgrass@windstream.net



1410 Little McCall Road
Guyton, GA 31312

Staff Review

🔒 Board of Commissioner Meeting Date*

05/06/2025

🔒 Notification Letter Description*

Rural business.

🔒 Property Location*

1410 Little McCall Road

🔒 Map #*

346

🔒 Parcel #*

15

🔒 Commissioner District*

3rd

🔒 Has Business License been applied for?*

Yes

🔒 Public Notification Letters Mailed

04/14/2025

🔒 Board of Commissioner Ads

04/16/2025

🔒 Request Approved or Denied

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Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Ray Webb

Applicant Email Address*

coastalgrass@windstream.net

Applicant Phone Number*

912-663-5959

Applicant Mailing Address*

869 Herbert Kessler Road

Applicant City*

Guyton

Applicant State*

Georgia

Applicant Zip Code*

31312

Property Information

Property Location*

1410 Little McCall Road Guyton, Ga

Present Zoning of Property*

AR-1

Map/Parcel Number*

03460015

Total Acres of Property*

30

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15B - Rural Business

Status of Business License?*

Applied for

Reason:*

Established company equipment yard

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

There is no plan for any future development. This company's goal is to not have any adverse effects on the surrounding area. There is a small handi house that contains a computer, desk and files. The property is a storage yard for equipment. There is an existing access road into the property. No wholesale/retail business will be conducted on the premises. No business or lighted signs will be installed. The property has a private well and septic tank system. A vegetative border (landscaping) is planned to be installed between this property and adjacent neighbors..

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):

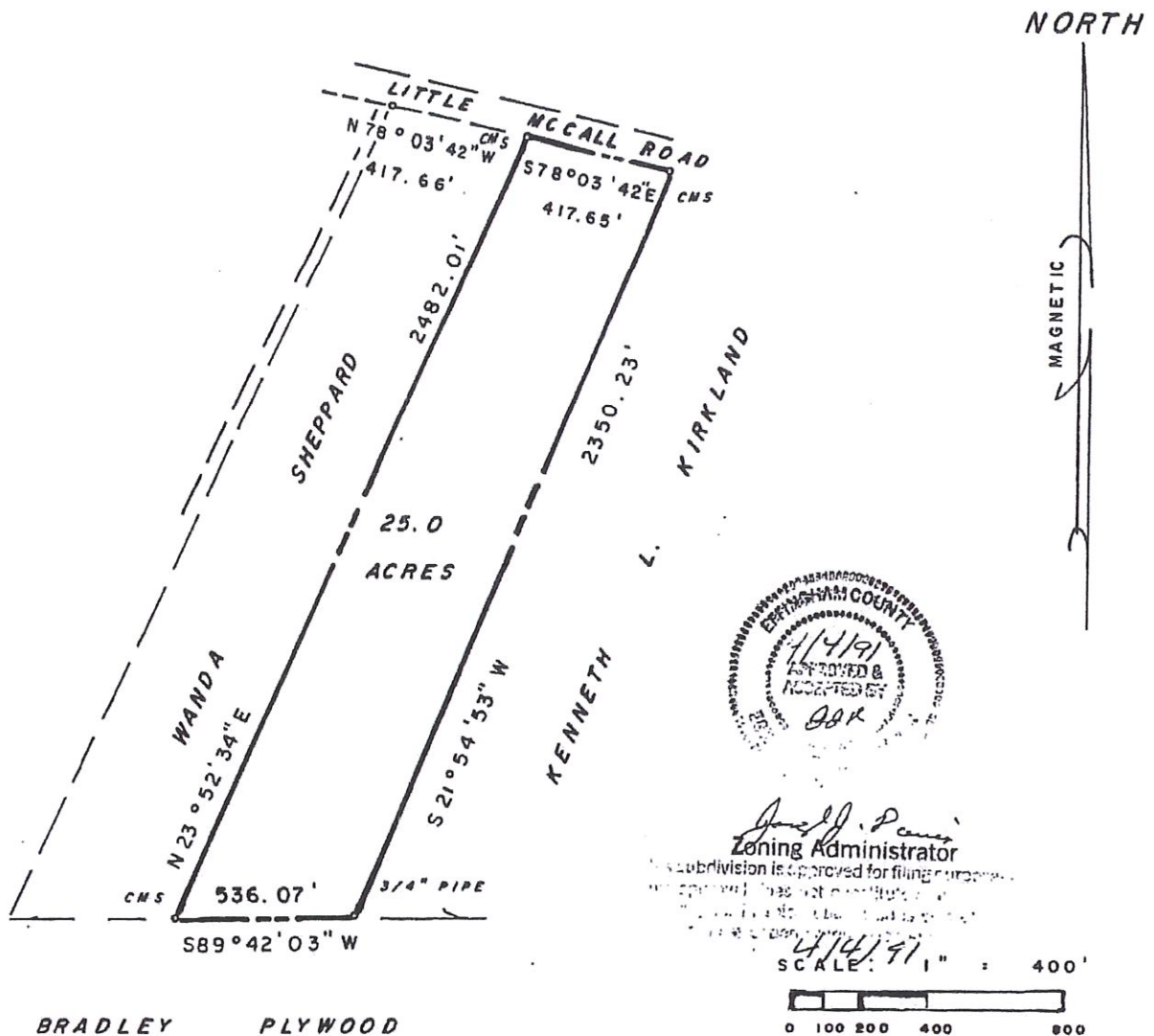
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed 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*

✓ Ray Darwin Webb III
Feb 20, 2025



PROPERTY SURVEY

FOR

FRANK SIMMONS

LOCATED IN THE 10TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

DATE: MARCH 25, 1991

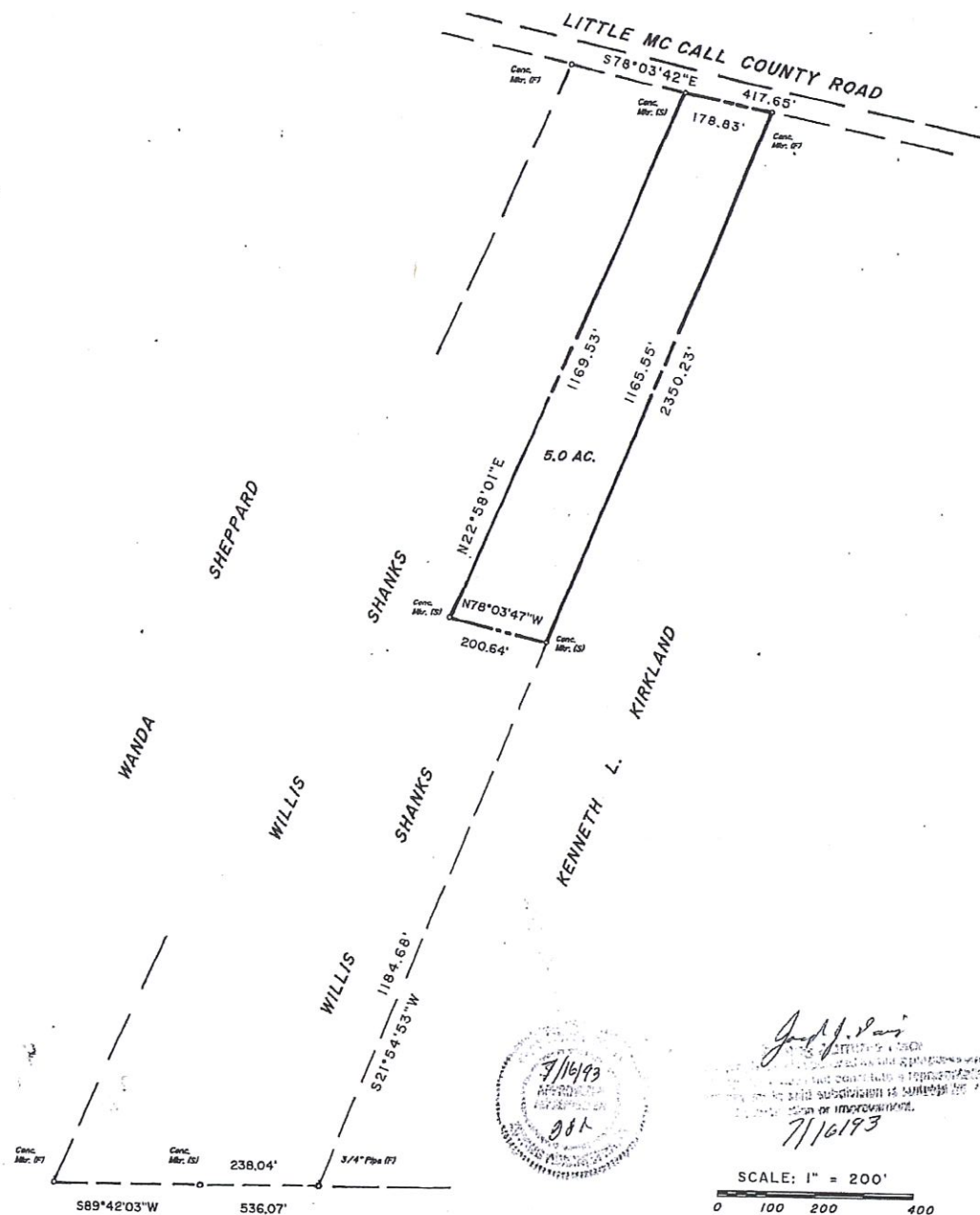
BY:

Warren E. Poynthress
WARREN E. POYNTHRESS
R. L. S. 1953

EQUIPT: LIETZ
SDM3E

FIELD E.O.C.-
1/14, 792

ANGULAR - 00" / PT.
PLAT E.O.C. - 1/333739



Joseph J. Davis
7/16/93



PROPERTY SURVEY
FOR
RONALD S. & KAREN S.
WEBB

LOCATED IN THE 10TH C.M.D.,
EFFINGHAM COUNTY, GEORGIA

DATE: JULY 5, 1993
BY:
Warren E. Poynthress
WARREN E. POYNTHRESS
R.L.S. 1953

EQUIP: LIETZ SDM3E
FIELD E.O.C. - 1/137,532
ANGULAR - 03" / PT.
PLAT E.O.C. - 1/137,532

Roads Parcels Citations

0 0.05 0.1 0.2 mi

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

