

CU-24-4

Conditional Use Permit

Status: Active

Submitted On: 3/7/2024

Primary Location

2872 Noel C Conaway Road

Guyton, GA 31312



Owner

THE VENUE AT MILLER


CHAPEL LLC

P O BOX 39 POOLER, GA

31322

Applicant Rayanne Hammond 912-349-6443


exponentiallivingllc@gmail.com

 PO Box 39


Pooler, GA 31322

Staff Review **Planning Board Meeting Date***

04/09/2024

 **Board of Commissioner Meeting Date***

05/07/2024

 **Notification Letter Description ***


Event Venue

 **Map #***

418

 **Parcel #***


26A

 **Reason for Conditional Use***

Event Venue

 **Staff Description** **Commissioner District***

2nd

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

N/A

📧 Public Notification Letters Mailed

03/18/2024

📧 Planning Board Ads

03/20/2024

📧 Board of Commissioner Ads

04/17/2024

📧 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Tim Jones

Applicant Email Address*

exponentiallivingllc@gmail.com

Applicant Phone Number*

912-349-6443

Applicant Mailing Address*

po box 39

Applicant City*

pooler

Applicant State*

ga

Applicant Zip Code*

31322

Property Information

Property Location*

2872 Noel C Conaway Rd

Present Zoning of Property*

AR-1

Map/Parcel Number*

041800226A00

Total Acres of Property*

.88

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Need to apply

Detailed Description of Type of Business*

Event Venue

Reason:*

Event Venue

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.

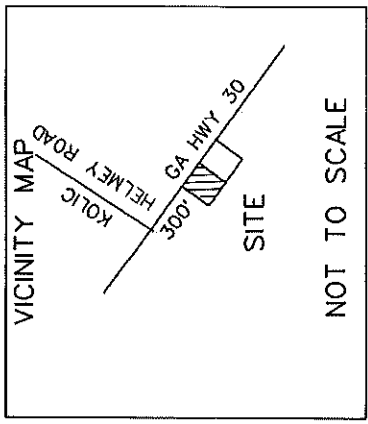
Signature*

 Tim Jones

Mar 7, 2024

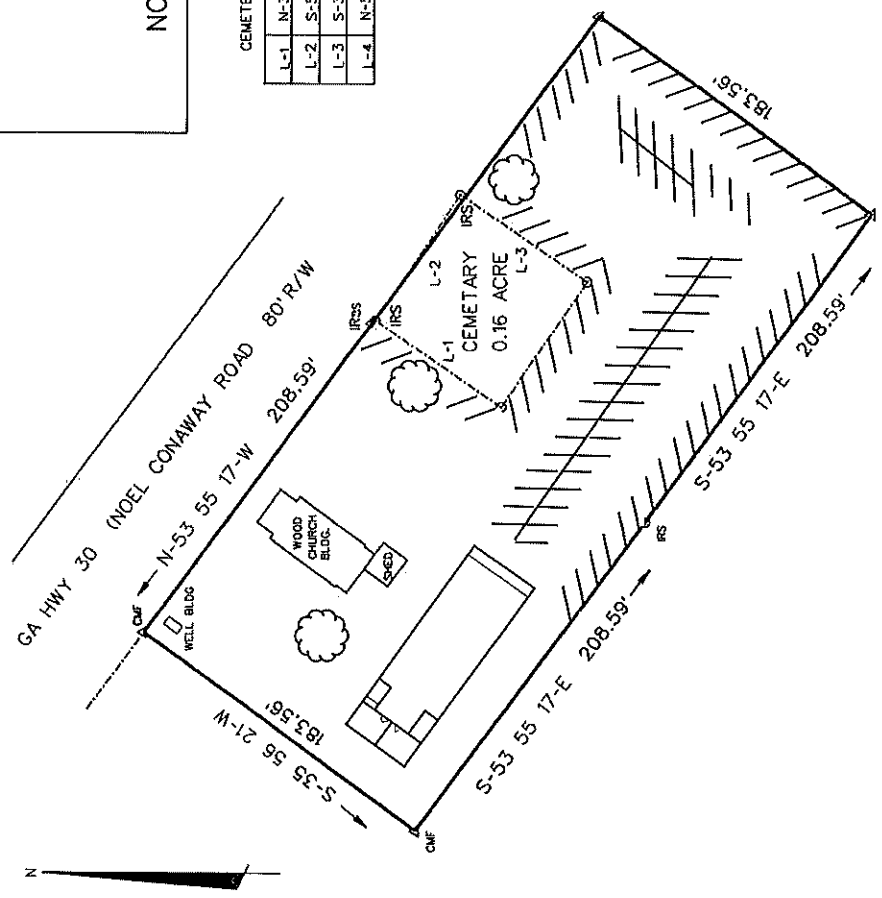
NOTE: SUBJECT PROPERTY IS A RATE MAP EFFINGHAM COUNTY, GEORGIA REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP EFFINGHAM COUNTY, GEORGIA REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE COUNTY TAX ASSESSORS FILE.



CEMETERY METES & BOUNDS

L-1	N-34 24 22-E	82.95'
L-2	S-56 13 21-E	82.91'
L-3	S-34 22 44-W	83.16'
L-4	N-56 04 29-W	82.95'



- LEGEND:
- IRF 3/4" REBAR FOUND
 - IR 3/8" REBAR SET
 - PL PROPERTY LINE
 - CMF CONC MON FOUND
 - N/F NOW OR FORMERLY
 - PP POWER POLE
 - EQUIP. USED TOTAL STATION
 - TOPCON 303
 - ERROR OF CLOSURE
 - 1:24,000 PLAT NOT ADJUSTED
- ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
STYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of this plat is based on the records of the public records of the county in which this plat is recorded. THE SURVEYOR'S RECROSSING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LEGAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR THE PURPOSES OF THIS PLAT. THE SURVEYOR'S WORK IS LIMITED TO THE INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT AND DOES NOT INCLUDE THE minimum technical standards for property surveys in the State of Georgia. The Surveyor's work is limited to the standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 47-9-47.

ADOLPH N. MICHELIS

 CA. REC. LS. LIC. NO. 1323 2-17-23 DATE:

3883633903
PARTICIPANT ID

BK:29 PG:521-521
P2023000029

FILED IN OFFICE
CLERK OF COURT
02/15/2023 03:37 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

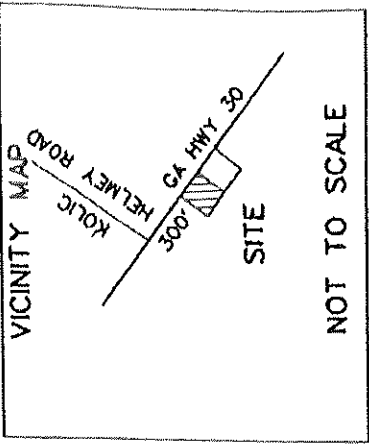
LEGEND:
 RF 1/4" IRIDIUM TOLLING
 RS 3/4" IRIDIUM SET
 PL PROPERTY LINE
 CLF CONC MON FOUND
 N/F NOW OR FORMERLY
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SURVEYORS CERTIFICATION

This plat is a representation of an existing parcel or parcels of land and does not constitute a warranty of any particular value or interest in any real property. The surveying instruments used for this survey were checked and found to be in compliance with the standards of the State of Georgia. The accuracy of this plat is based on the best available information and the surveyor's personal observations. The surveyor is not responsible for any errors or omissions in this plat, and the accuracy of this plat is not guaranteed. The surveyor is not responsible for any errors or omissions in this plat, and the accuracy of this plat is not guaranteed.

Adolph N. Michelis
 GA. SURV. LIC. NO. 1033 2-15-27 2017

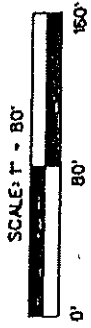
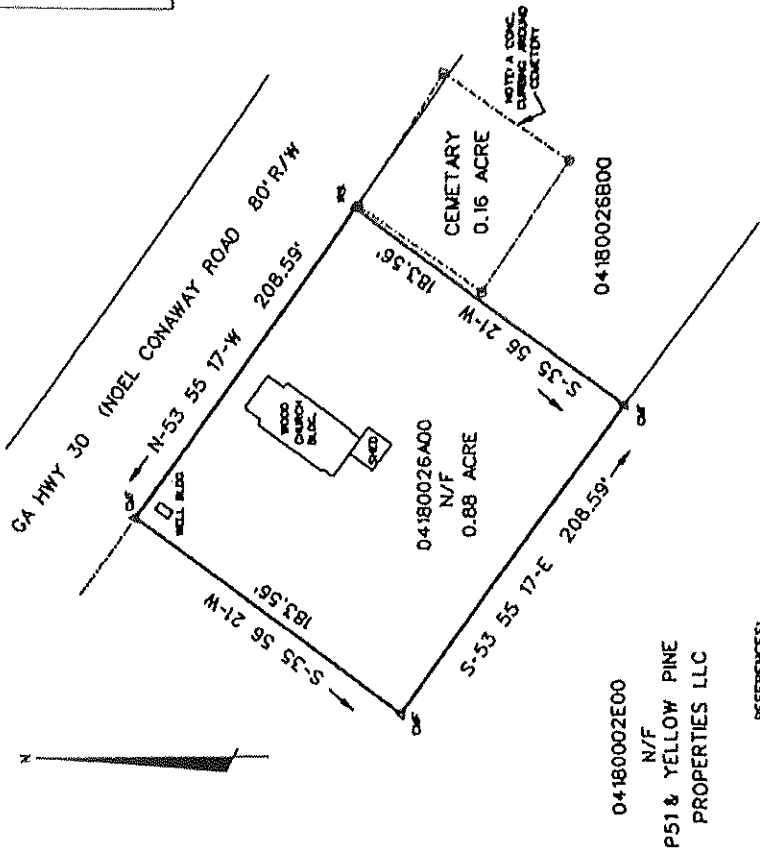
NOTE: SUBJECT PROPERTY IS A RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/7/2015. THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN)



CEMETERY METES & BOUNDS

L-1	N-34 74 22-E	82.95'
L-2	S-56 13 21-E	82.97'
L-3	S-34 72 44-W	83.96'
L-4	N-56 04 29-W	82.95'

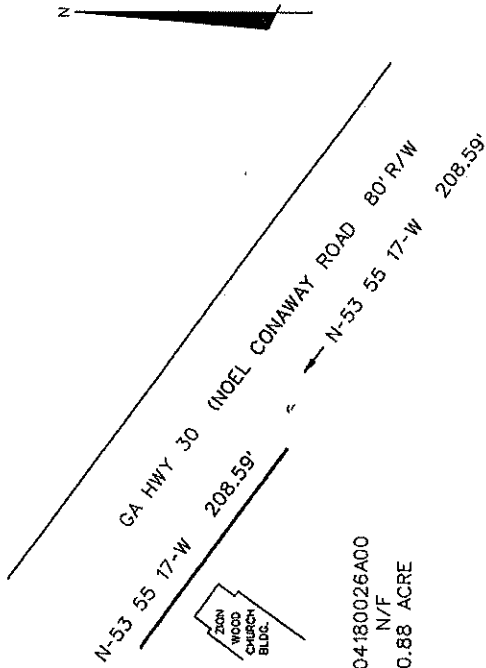
A RETRACEMENT SURVEY
 SURVEY FOR
CHRISTOPHER LEWIS & TIMOTHY JONES JR.
 RETRACEMENT SURVEY
 MAP & PARCEL 04180026A00
 A 0.88 ACRE PARCEL
 LOCATED IN THE 9TH G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 06 FEB 2023
 PLAT DRAWN 06 FEB 2023



REFERENCES:
 PB-1879 PAGE 222
 PB-1879 PAGE 261
 PCB 030 P-1
 PCB 857 E

Z. CHUDSON FEBRUARY 2023

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CEMETERY METES & BOUNDS

L-1	N-34.24.22-E	82.95'
L-2	S-56.13.21-E	82.91'
L-3	S-34.22.44-W	83.16'
L-4	N-56.04.29-W	82.95'

A RETRACEMENT SURVEY

SURVEY FOR
 ZION LUTHERN CHURCH
 OF EFFINGHAM CO

RETRACEMENT SURVEY
 MAP & PARCEL 041800026B00

A 0.88 ACRE PARCEL
 SHOWING LOCATION OF EXISTING
 0.16 ACRE CEMETERY
 LOCATED IN THE 9TH.G.M.D.
 EFFINGHAM COUNTY, GEORGIA

SURVEYED 06 FEB 2023
 PLAT DRAWN 06 FEB 2023

ZLCH2.DGN FEB2023



041800026E00
 N/F
 P51 & YELLOW PINE
 PROPERTIES LLC

REFERENCES:
 PB-1 eye PAGE 222
 PB-F PAGE 261
 PCAB D50 F-1
 PCAB B37 E

LEGEND:

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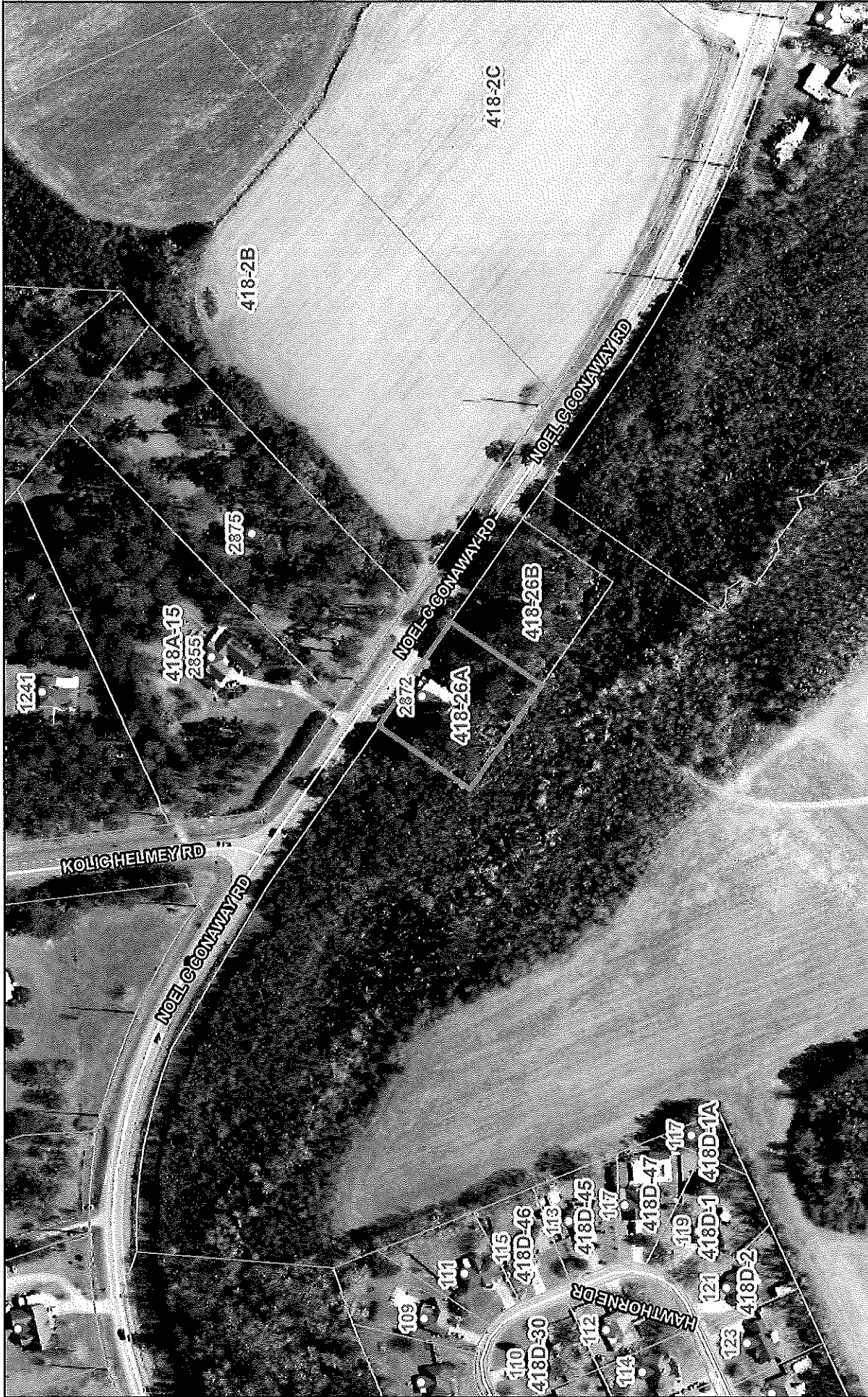
SURVEYORS CERTIFICATION

This plat is a statement of an existing parcel or parcels of land and does not constitute a retracement survey. It is subject to any changes in any real property boundaries. The recording information of the documents, maps, plats, or other instruments referred to herein for parcels or parcels are stated herewith. ANY LOCAL, JURISDICTIONAL, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY OF THE SURVEYING RECORDS, OR THE LAND. Furthermore, the undersigned has not conducted a survey for property survey in accordance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Rule 48-2-1-1 (b)(6).



Adolph N. Michelis
 GA REG. LS. LIC. NO. 3323 2-13-23 DATE:

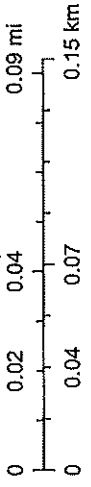
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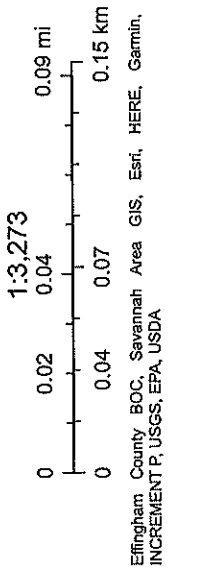
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- Tax Parcels
- Roads
- Efn_fin_cache
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

418-26A

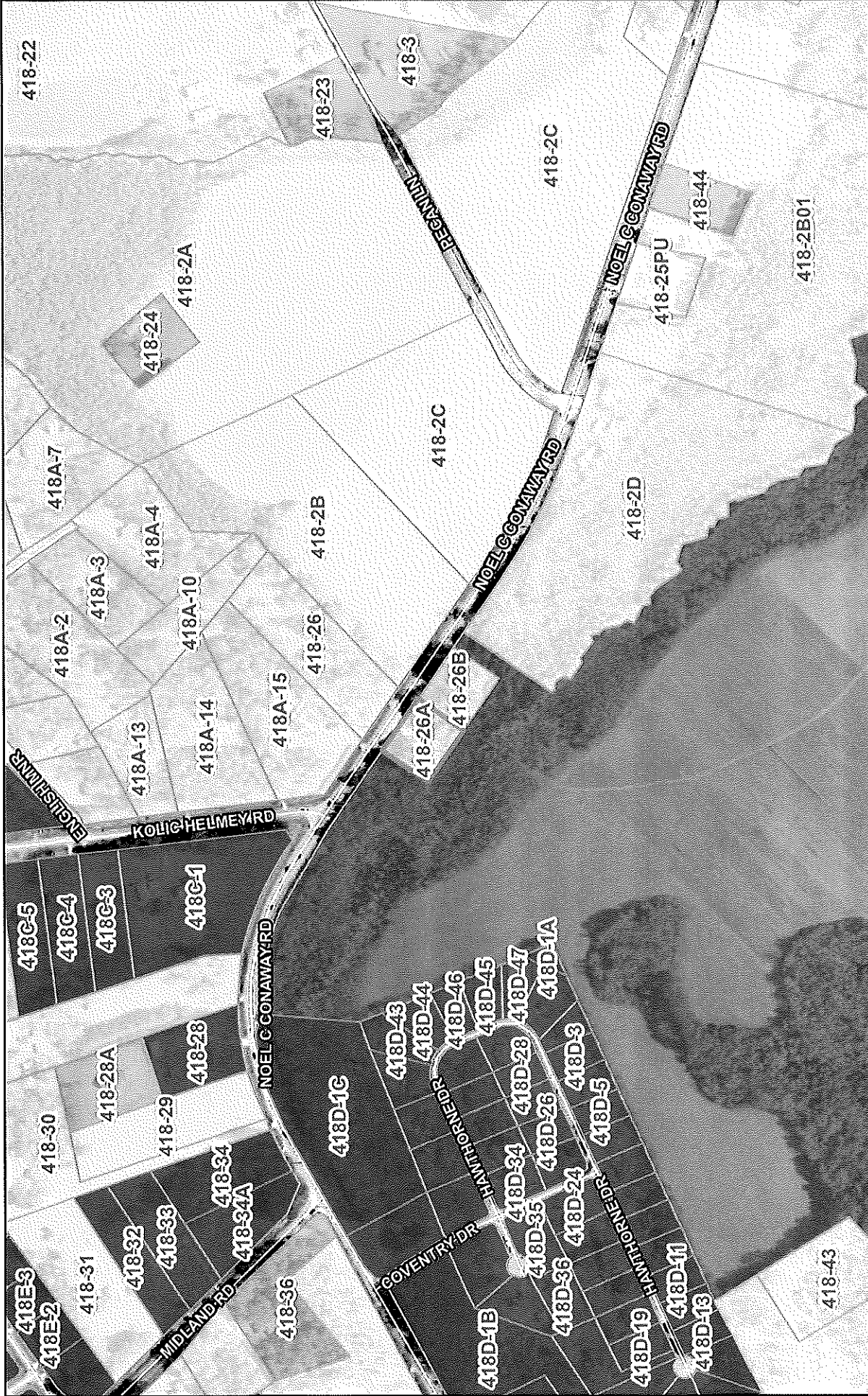


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3/7/2024

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418-26A



3/7/2024

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 - AR-2
 - R-1
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 - Blue: Band_3

1:6,545
 0 0.04 0.09 0.15 0.18 mi
 0 0.07 0.15 0.3 km
 Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin,
 INCREMENT P, USGS, EPA, USDA