



CU-25-11

Conditional Use Permit

Status: Active

Submitted On: 6/16/2025

Primary Location

2517 Low Ground Road
Guyton, GA 31312

Owner

RAINEY DANIEL C AND HILL
JESSICA WYNETTE
2517 LOW GROUND RD GUYTON,
GA 31312

Applicant

 Jessica Hill- Rainey
 912-655-7408
 jesswarren04@gmail.com
 2517 low ground rd
Guyton, GA 31312

Staff Review

🏠 Board of Commissioner Meeting Date*

07/15/2025

🏠 Notification Letter Description*

Rural Business for a esthetician business.

🏠 Property Location*

2517 Low Ground Road

🏠 Map #*

372A

🏠 Parcel #*

8

🏠 Commissioner District*

4th

🏠 Has Business License been applied for?*

N/A

🏠 Public Notification Letters Mailed

06/23/2025

🏠 Board of Commissioner Ads

06/25/2025

🏠 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Jessica Hill-Rainey

Applicant Email Address*

Jesswarren04@gmail.com

Applicant Phone Number*

9126557408

Applicant Mailing Address*

2517 Low Ground Rd

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

2517 Low Ground rd Guyton GA 31312

Present Zoning of Property*

AR2

Map/Parcel Number*

372a-8

Total Acres of Property*

1.20

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15B - Rural Business

Status of Business License?*

Need to apply

Reason:*

I would like to start a solo esthetician business once I am licensed. I will graduate in August 2025. This business will be by appointment only and I will have off street parking for the client.

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*

✓ Jessica Wynette Hill-Rainey
Jun 16, 2025

[illegible]

M. A. ALROUKH

[illegible]W. HANING : AND'S OF
NIM A. HIRSHEN

REFERENCES:

1. SURVEY OF 100.0 ACRES LOCATED IN THE 10TH CAL. DISTRICT FOR ED. ATTWOODER DATED SEPTEMBER 1960.
2. SURVEY FOR MRS. LUDICA HEINE MORGAN, PREPARED BY MR. ROBERT C. BELL, DATED MARCH 21, 1977, AUGUST MARCH 11, 1978.
3. SUBDIVISION SURVEY FOR WOLAND OAK ESTATE, PREPARED BY MR. WARREN E. POTTHUSER DATED DECEMBER 8, 1968.
4. PLAT OF 3.0 ACRES DIVIDED FROM PROPERTY OF HEAL ATTWOODER, 10TH CAL. DISTRICT, DATED SEPTEMBER 3, 1967, PREPARED BY PAUL C. WILDER.

ARCAD 808,400.13 sq.ft. (19.94 ac.)
E.O.C. PLAT: 1/INFINITY
EQUIPMENT USED: TOPCON
E.O.C. FIELD: 1/INFINITY
ADJUSTMENT METHOD: COMPASS
FIELD WORK PERFORMED ON: DECEMBER

1. EXISTING LAND USE:
WOODLANDS/AGRICULTURAL/WILD/OUTSTANDING RESERVE
2. PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF GEORGIA. DEPT. OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR VIOLATION OF FEDERAL AND STATE LAWS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
3. BASED ON AN OBSERVATION, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE C, GROUP 2, 200' X 100' FLOOD HAZARD. THE REMAINDER IS LOCATED IN FLOOD ZONE A (CLAY, 28.00'). AS DETERMINED BY C.F.A. FLOOD INSURANCE RATE MAP, SEP. 3, 1982. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
4. FIELD WORK ON BOUNDARY LINE PERFORMED BY DAC ENGINEERING SERVICES. ENTIRE PRESENT TRACT NOT SURVEYED.
5. ZONING: R-1
6. SETBACKS:
FRONT YARD = 35 FEET
ACR. YARD = 75 FEET
SIDE YARD, STREET = 25 FEET
7. OWNER: J. C. LUCAS

IN MY PROFESSIONAL OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

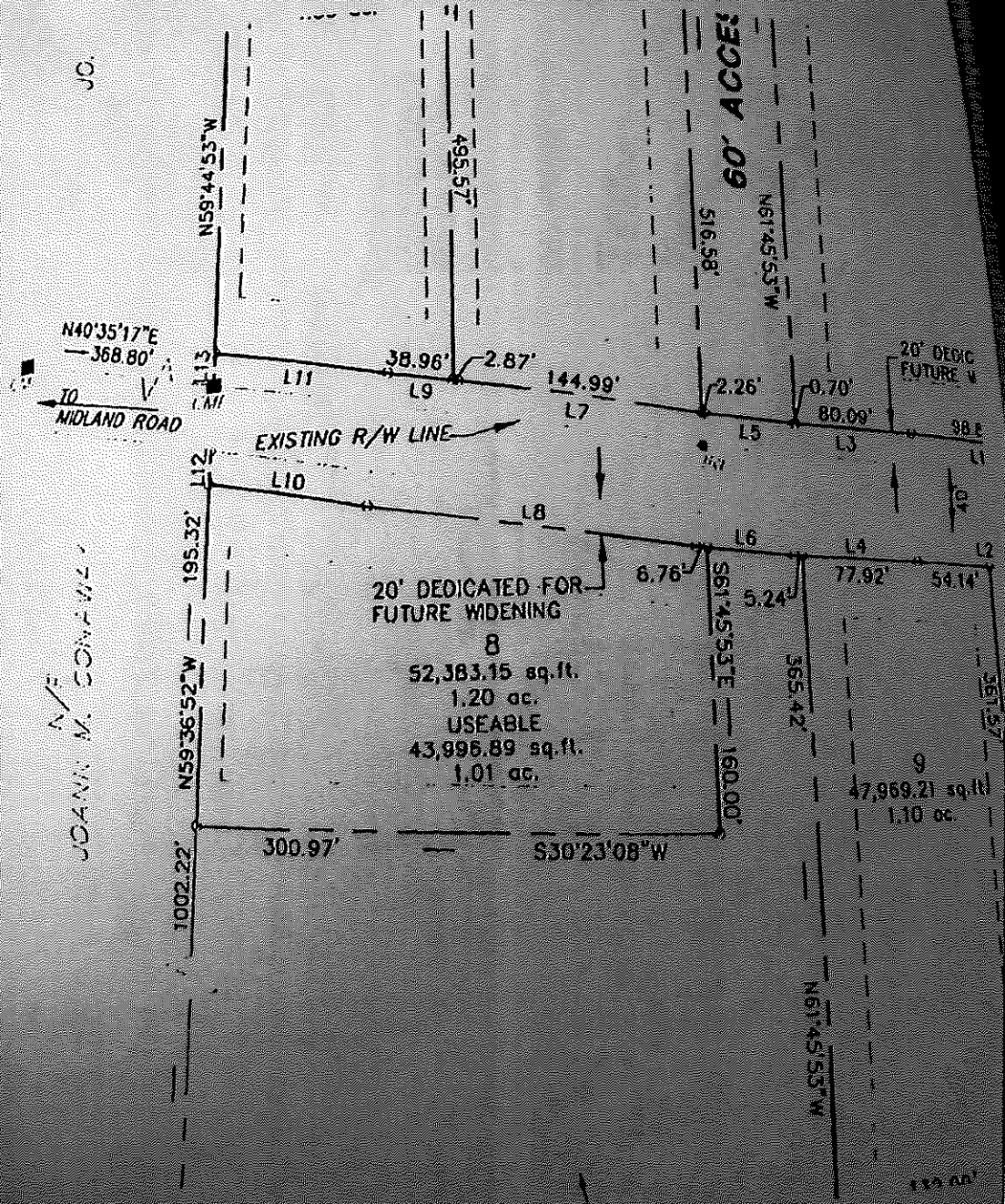


CHARLES W. TUTEN, JR.
GA. REG. L.S. NO. 2345

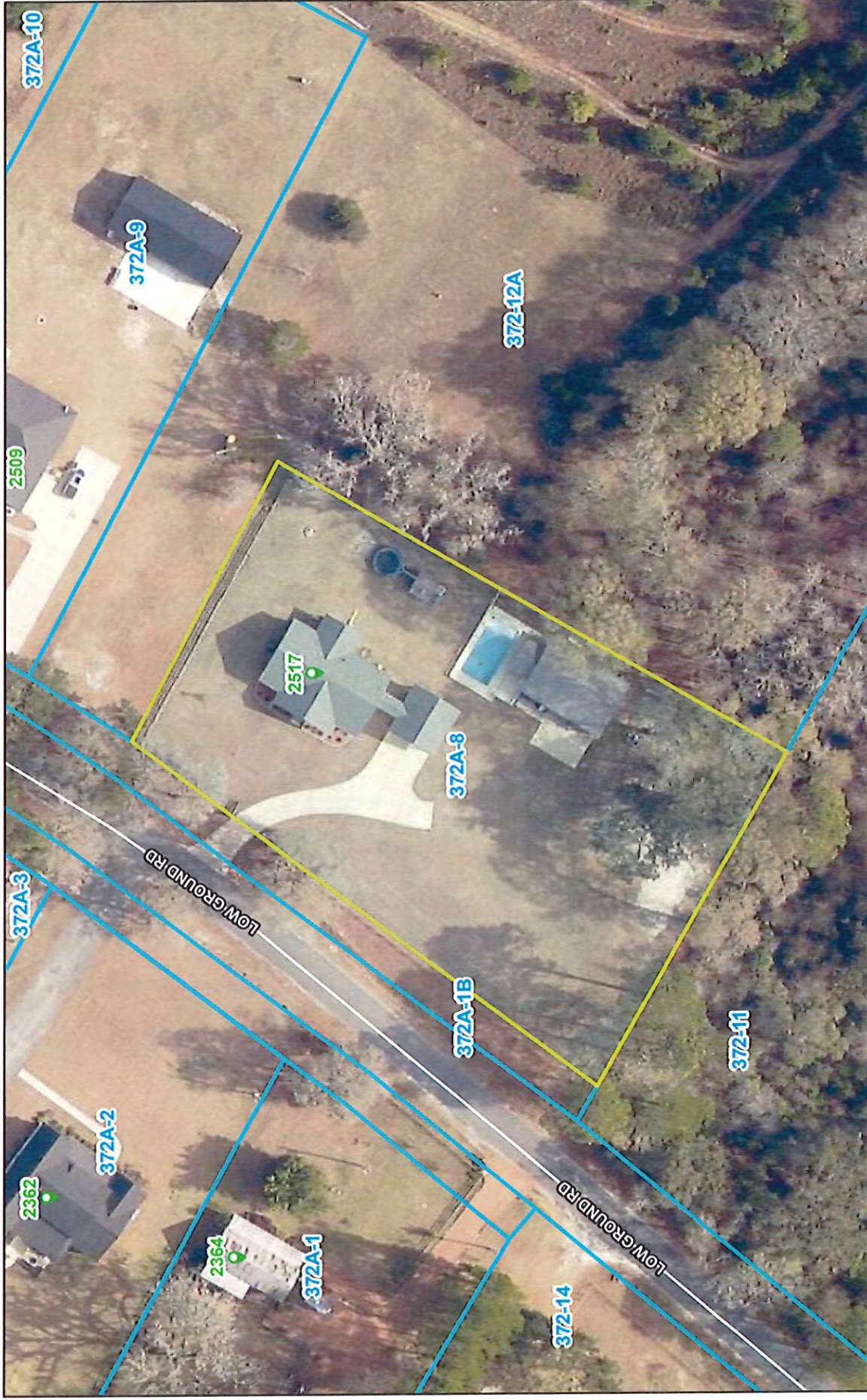
12/9/2005 2:59:37 PM EST

JOANNA M. CONRAD

JO.

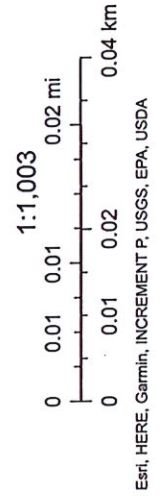


372A-8

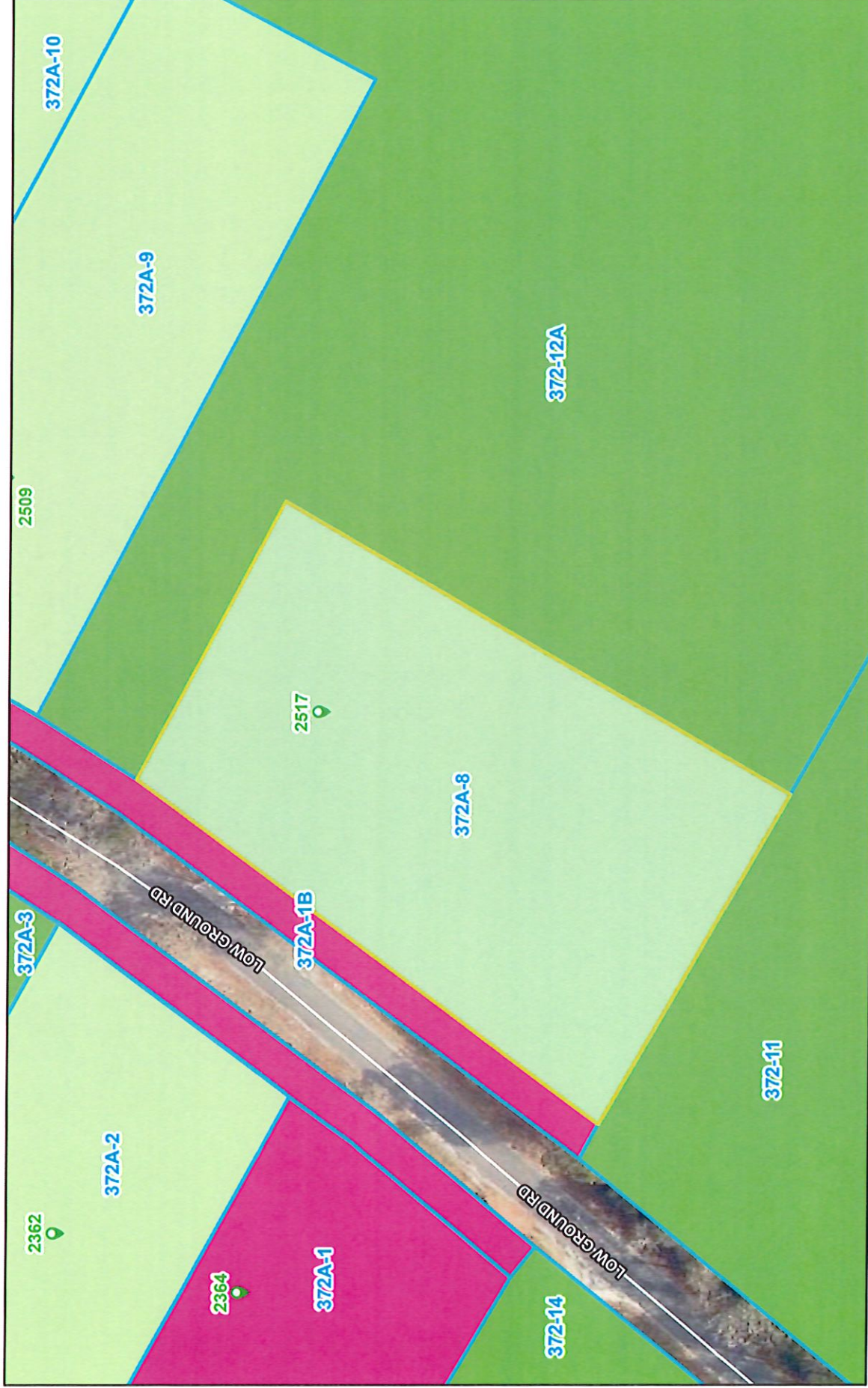


6/18/2025

-  Addresses
-  Parcels
- Roads
- Citations



372A-8



6/18/2025

- Addresses
- Parcels
- Citations
- Roads
- Zoning
- AR-1
- AR-2
- R-1

