

ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: 1-25-2022

Applicant/Agent: Shelley McCraw

Applicant Email Address: mccraw.shelley1@gmail.com

Phone # 904-466-9496

Applicant Mailing Address: 238 Griffin Lake Rd

City: Guyton State: Ga Zip Code: 31312

Property Owner, if different from above: Shelley McCraw
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Same as above

Phone # Same as above

Owner's Mailing Address: Same as above

City: _____ State: _____ Zip Code: _____

Property Location: 238 Griffin Lake Rd, Guyton, Ga

Present Zoning of Property AR-1 Tax Map-Parcel # 234-7 Total Acres 3

CONDITIONAL USE REQUESTED:

Section 3.15A – Residential Business
See Section 3.15A for requirements

Section 3.15B – Rural Business
See Section 3.15B for requirements

OTHER (provide relevant section of code): _____

Reason: mommy and me preschool classes -
music, story-time, Craft-time, Pre-K
and Kinder ready curriculum

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

Applicant Signature: Shelley McCraw Date 1-25-2022

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

7-13-2021, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2706 page 973-974

I hereby certify that I am the owner of the property being proposed for Conditional Use approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Shelley mms

Print Name Shelley McCraw

Owner's signature _____

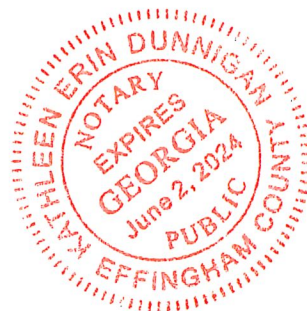
Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 25th day of January, 20 22.

Kathleen Erin Dunnigan
Notary Public, State of Georgia





Prepared by:
McManamy Jackson Hollis, LLC
415 Eisenhower Dr., No. 1
Savannah, GA 31406
(912)691-0943 phone
(912)691-0947 fax
1-2102549KBD

ePN Recorded Electronically
ID 7428341760
County Effingham
Date 7/13/21
Time 5:32 pm

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of July 1, 2021 by and between

James Travis Doyle
(Hereinafter referred to as the "Grantor"), and

Jared McCraw and Shelley McCraw
, as joint tenants with rights of survivorship
(hereinafter referred to as "Grantee")

(the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, containing 3.00 acres, more or less, and being more and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 22, Folio 78. Said map or plat is hereby incorporated into this description by reference and made a part hereof to better determine the metes, bounds, courses and distances of the property herein conveyed.

Said property containing improvements thereon currently known as **238 Griffin Lake Road, Guyton, GA 31312, PIN 02340007**,

(hereinafter referred to as the "Property")

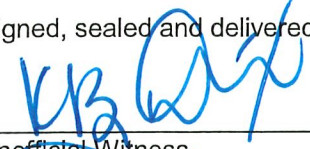
SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

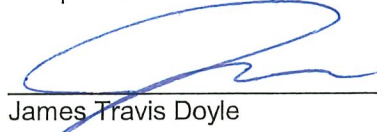
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered this 1st day of July, 2021, in the presence of:



Unofficial Witness

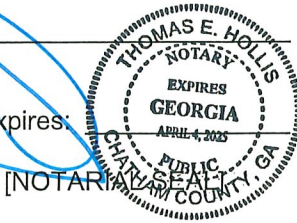


James Travis Doyle

Notary Public

My Commission Expires:

Exp: 04/04/25



RURAL BUSINESS

"Rural business" means an occupation or profession which is conducted either entirely or partially within a dwelling, which is carried on by a principal practitioner who at all times maintains said dwelling as his or her permanent residence, and which employs no more than one employee who does not reside therein.

Rural businesses are permitted as a conditional use only in Agricultural Residential (AR-1 and AR-2) districts, and a rural business may be permitted in said district only if it meets the following criteria:

- (a) Intent. A rural business shall be a small office or small-scale retail sales or service-type business which shall be secondary or incidental to the primary use of property for agricultural or residential purposes. Such business shall be primarily directed toward providing local or neighborhood service to the rural-residential area in which it is located. Rural businesses are intended to be of a smaller size, intensity, and scale than commercial uses which would be more commonly found in commercial or business zoning districts. Rural business activities may occur in an accessory structure detached from the principal residence or in a screened area outside of the dwelling. In addition, an applicant for a rural business must have established residency and be living in a residence upon the subject property prior to any application being filed for consideration by the zoning administrator. There are no restrictions on customers coming to the premises.
- (b) Each rural business must be reviewed by the planning board and approved by the board of commissioners before any activities in connection with the occupation begin. The planning board may recommend to the board of commissioners that conditions be imposed to insure the orderly operation of the proposed business and its compatibility with the surrounding properties. The board of commissioners may place reasonable conditions on the proposed use as deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties. The planning board and board of commissioners shall hold public hearings as provided in article IX of this ordinance.
- (c) Rural businesses shall be limited to no more than 1,000 square feet if in a structure, and 1,000 square feet of land if outside a structure. Should the use require both inside and outside area, the total area used may not exceed 1,000 square feet. If the rural business is to be conducted in the residence, no more than 45 percent of the heated floor space or 1,000 square feet, whichever is less, may be used for the business. The proposed size of the business shall be specified at the time that the application is submitted to the zoning administrator.
- (d) Any additions or alterations to the residence which will be used for the rural business must be of an architectural style in keeping with the surrounding residential and agricultural development. Any structure built to house the business must be located to the side or rear of the residence, unless it is at least 100 feet from the front property line and meets all applicable side and rear setbacks. The structure must be readily and easily usable for customary agricultural and residential uses.

(e) Any outside area in which the business is conducted, other than parking area, shall be completely enclosed in a manner that the business is not visible from surrounding property.

(f) Only one nonilluminated sign not to exceed 16 square feet is permitted, location to be approved by the zoning administrator. Said location must be at least 15 feet from all property lines.

(g) No more than two commercial ventures (home occupations, residential businesses, and/or rural businesses) shall be allowed in any residence at one time.

(h) Property on which the rural business is proposed must have frontage on a public road.

(i) Parking for customers/clients must be provided on-site, and the location of the parking approved by the zoning administrator.

(j) Days and hours of operation requiring access by the public, customers and/or clients shall be Monday through Saturday, daylight hours only.

(k) Rural business shall be located on property containing at least three acres of land.

(l) Uses permitted (as Rural Businesses):

1. Offices;

2. Beauty shops, barber shops;

3. Retail sales or services of a specialty nature, such as antique shops, specialty food shops, custom furniture stores, custom-made sporting goods shops, and meat cutting as a retail service to the public provided, however, that no slaughtering or wholesale meat cutting or processing is permitted;

4. Small repair shops for appliances, machinery, farm equipment, or automobiles with the following limitations:

a. Repair shops shall not create noise, noxious odors, or any hazard which would adversely affect the health, safety, or welfare of the adjoining property owners or the neighborhood in general;

b. Repair shops shall operate during daylight hours only;

c. No more than two vehicles shall actually be serviced, actively worked on, or repaired at any one time. Any pieces of machinery equipment or vehicles stored for service or awaiting pick-up after servicing shall be parked within an area reserved for that purpose (maximum 1,000 square feet) and designated at the time of approval by the board of commissioners. The storage area must be located to the side or rear of the shop building unless normal operation would generate large amounts of vehicular traffic.

(m) Uses not permitted as rural businesses:

1. Any use which clearly is out of scale or character with an agricultural or residential area.

(Ord. of 12-14-99(2), § 3; Amend. of 12-14-04(1))

APPENDIX C - ZONING ORDINANCE, ARTICLE III. GENERAL PROVISIONS, SECTION 3.15B

Music Together®

Select a Section



What Is Music Together®?

Music Together is an early childhood music and movement program for children from birth through age eight—and the grownups who love them! First offered in 1987, our music classes help little ones develop their innate musicality—and much, much more.

We've Done Our Homework

Our early childhood music curriculum has decades of **research** behind it, in both music education and child development. We know what we're talking about, and we're good at what we do! And because we recognize that children learn through play, we make everything we do in class engaging and fun.

We're All About Family

We also know that young children learn best from the powerful role models in their lives. That's where you grownups come in! Our family music classes show parents, teachers,

and caregivers how to help their children become confident music-makers just by having fun making music themselves.



We're All About Community

Music Together brings families of all kinds together in a warm, supportive environment where everyone feels comfortable singing, dancing, and jamming. Creating lasting family and community bonds through music is a huge part of our programs.

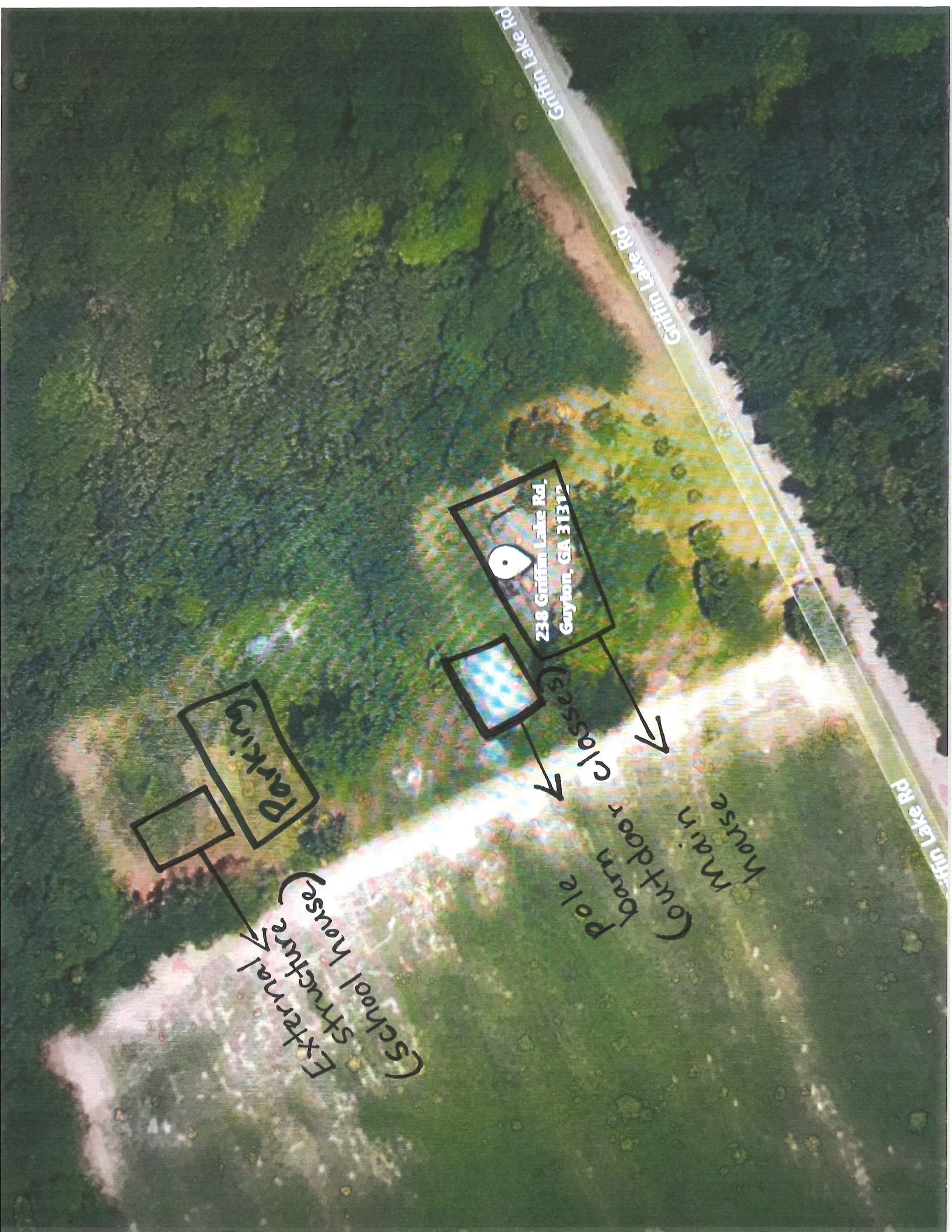
We're Worldwide

Our classes can be found in more than 3,000 locations in over 40 countries. No matter where they live, all Music Together families sing and dance to the **same music** in the same fun, informal class setting that is the hallmark of our program.

Use our **Class Locator** to find a list of classes in your neighborhood!

Download Our App

Connect with Us



Griffin Lake Rd

Griffin Lake Rd

Griffin Lake Rd

238 Griffin Lake Rd,
Guyton, GA 31312

Parking

External
structure

School house

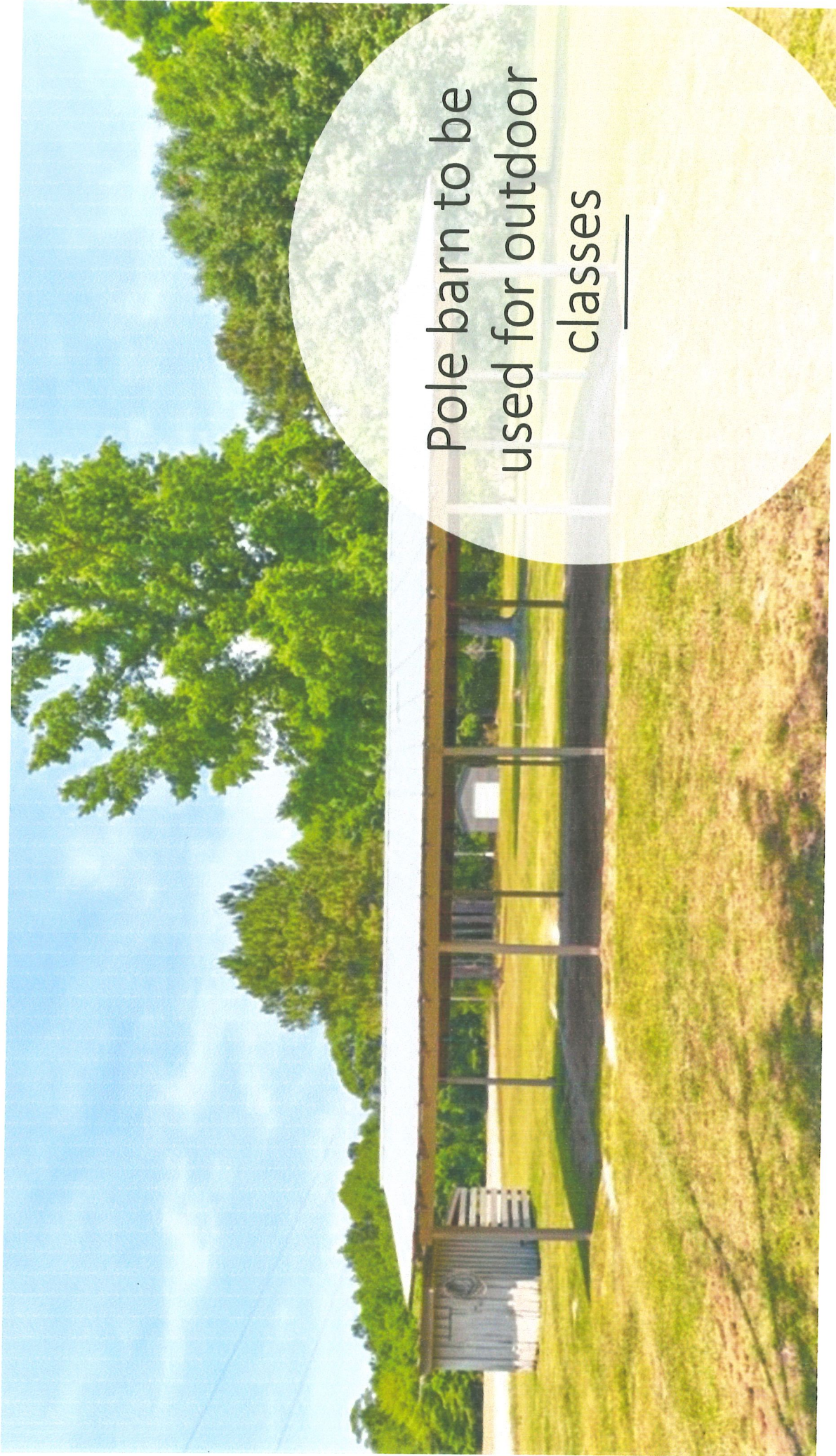
outdoor classes

Pole
barn

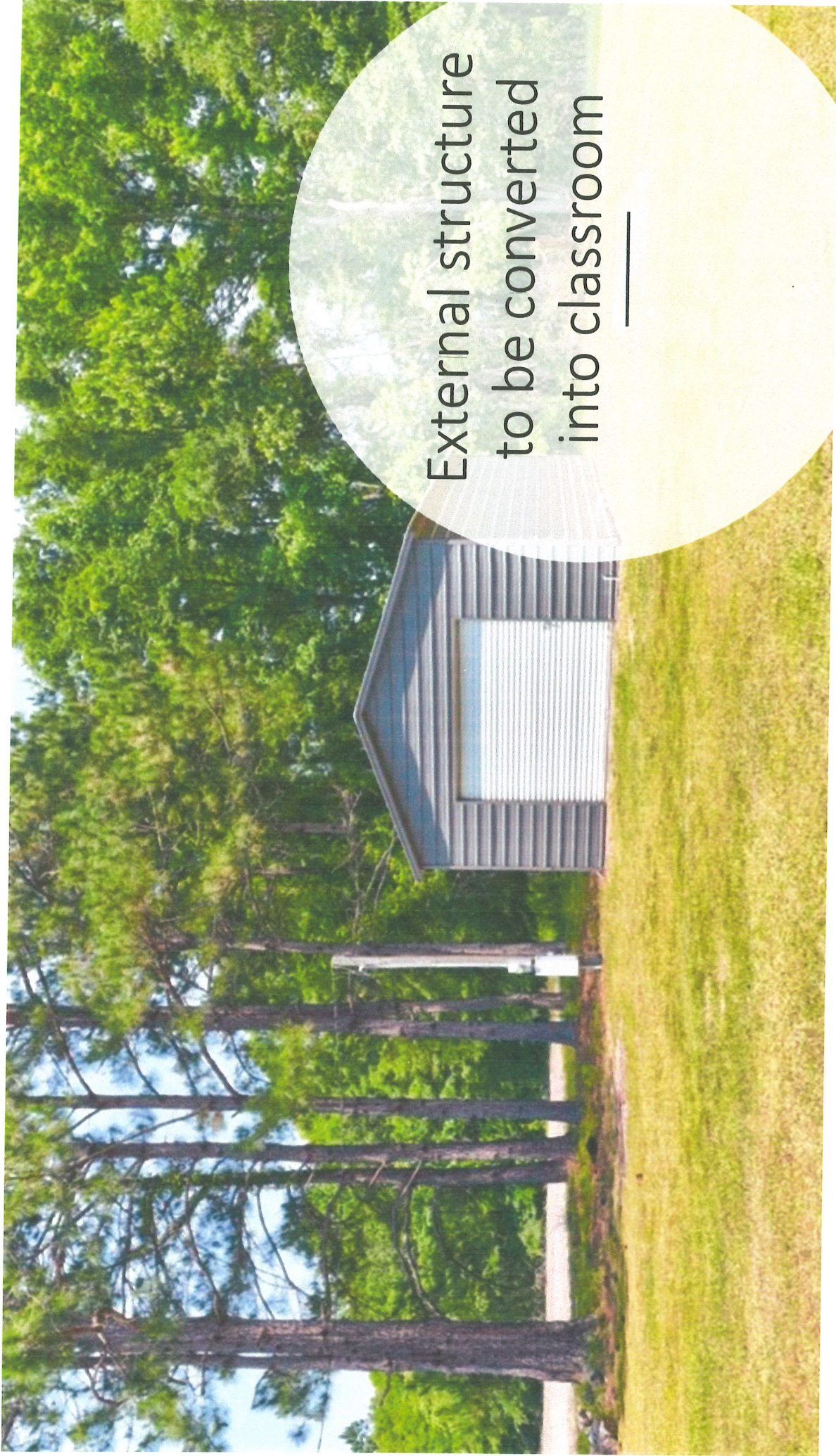
main
house



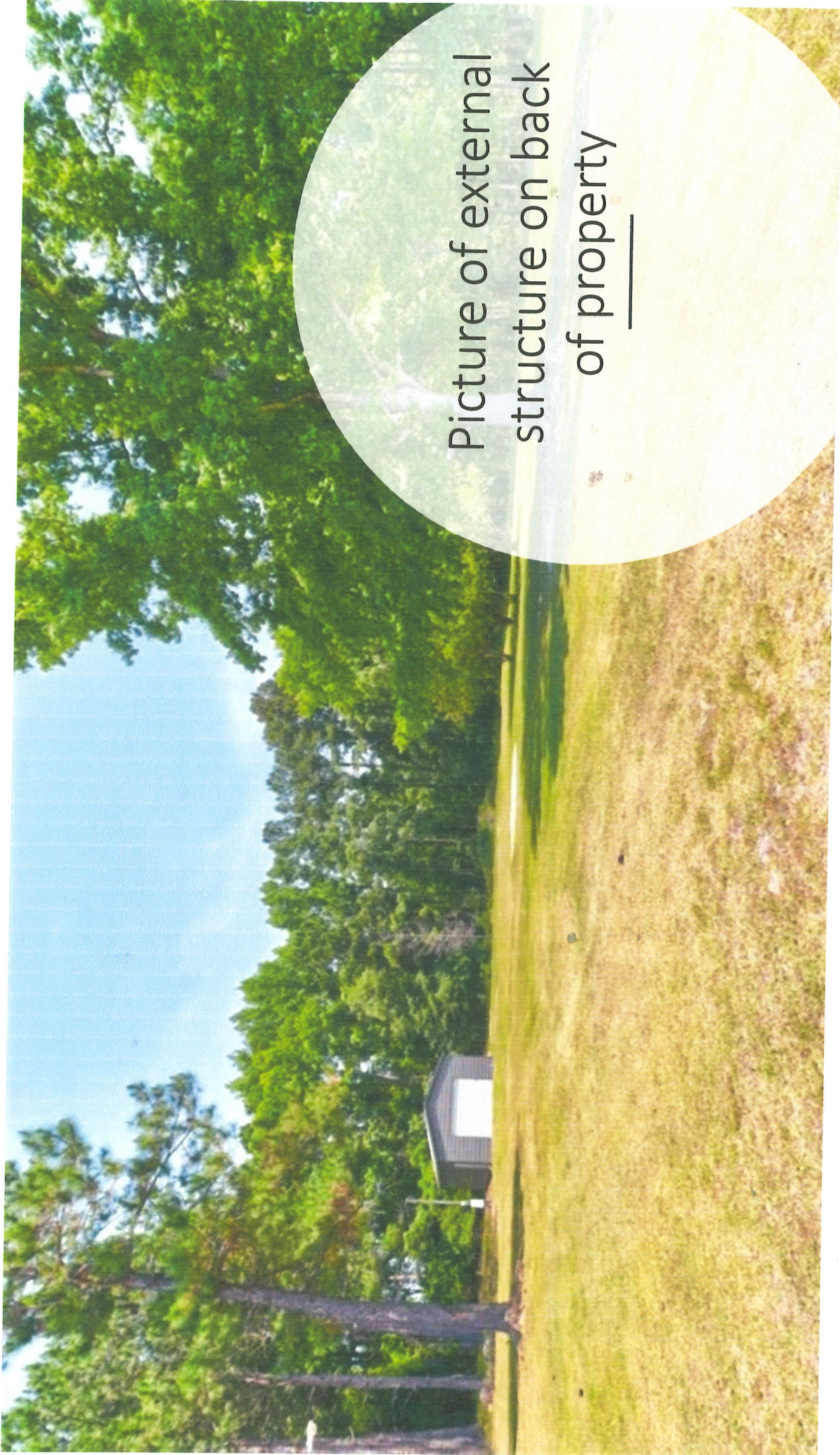
Picture of main residence with pole barn and external structure to be converted _____



Pole barn to be
used for outdoor
classes



External structure
to be converted
into classroom



Picture of external
structure on back
of property

Katie Dunnigan

From: Audrey Davy <audreyl.davy@gmail.com>
Sent: Monday, March 21, 2022 6:51 AM
To: Zoning Information
Subject: EXTERNAL:238 Griffin Lake Rd Guyton Ga

To whom it may concern,

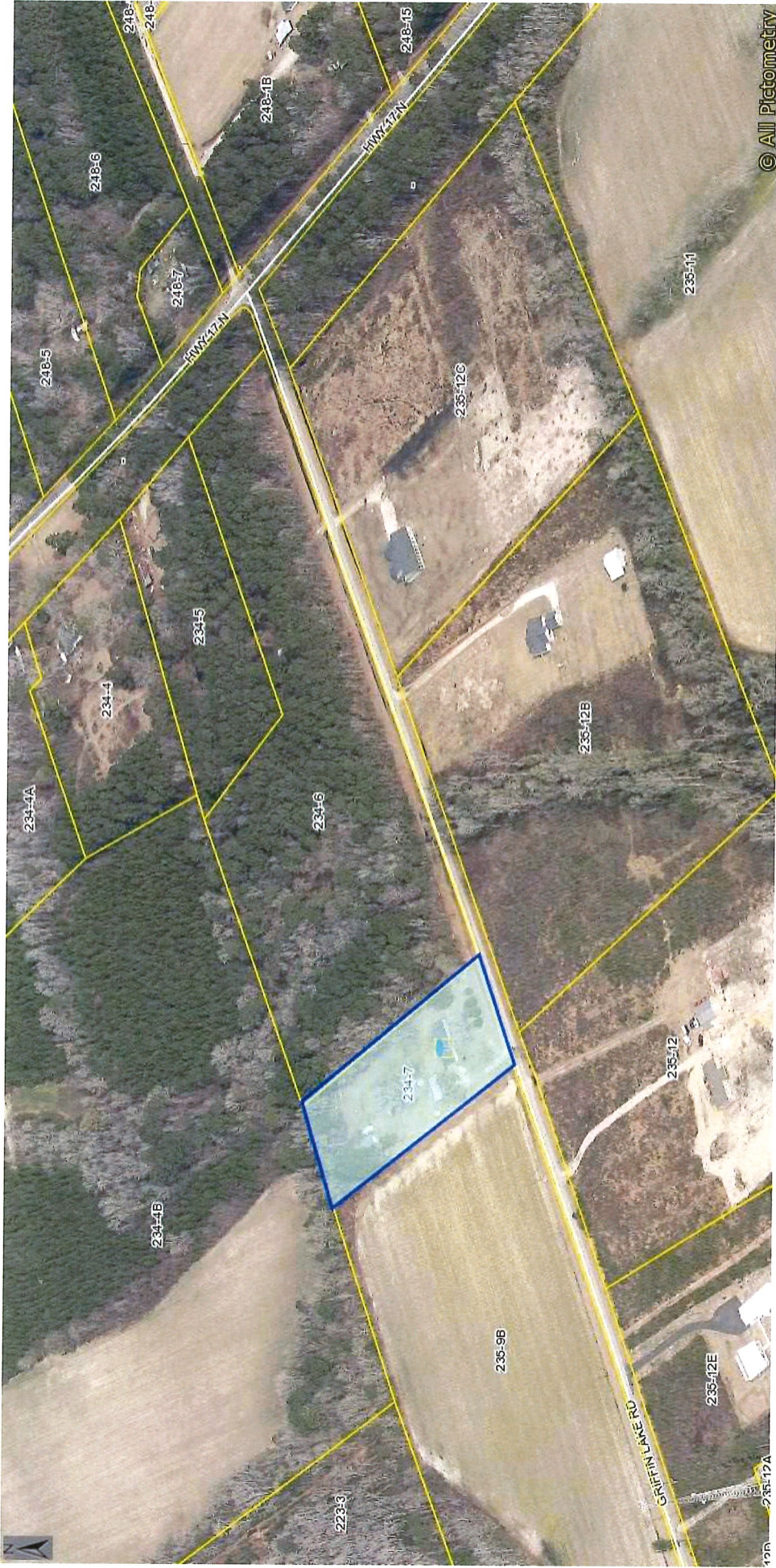
The following address 238 Griffin Lake Rd joins my property. I have lived on Griffin Lake Rd for close to 50 years, as a child and adult. I love the peace and quiet living in a rural area. I am not really sure what this business entails; the hours of operation and the days of operation. The property that joins this address is my farmed property. I could possibly sustain crop damage from activities that take place at this address. There is not a fence separating the properties.

I am sorry but I don't want a business next to my property. It could affect my property values, my peace of mind, and peace and quiet. Thank you for your time.

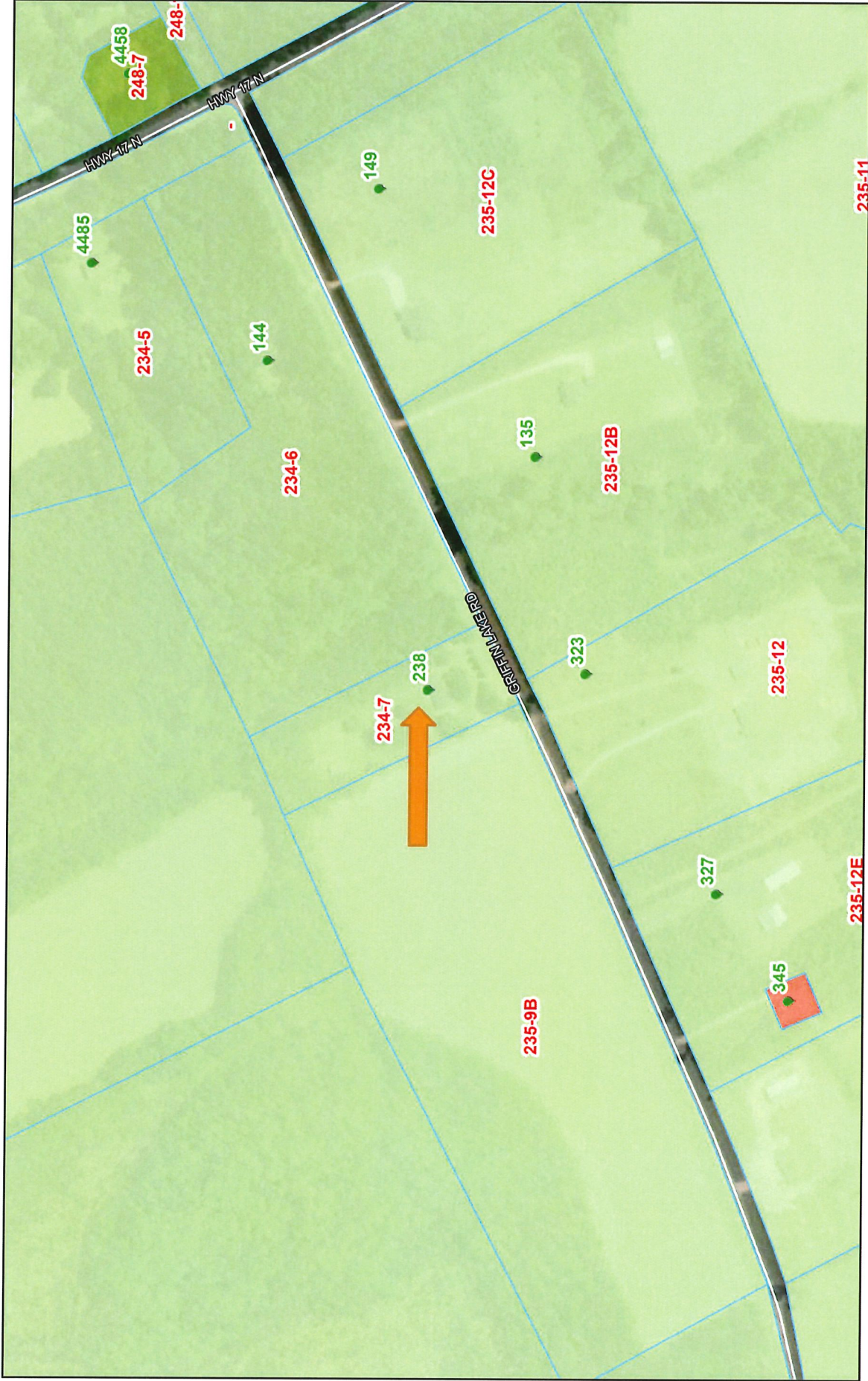
Sincerely,
Audrey Lynn Davy
340 Griffin Lake Rd
Guyton, Ga 31312
912-658-1791

**** This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. ****

238 GRIFFIN LAKE ROAD



238 GRIFFIN LAKE ROAD



2/12/2022, 11:08:18 AM

Legend:

- Address Points: Green dot
- Tax Parcel Labels: Blue outline
- Parcels2020: Light green fill
- Roads: Red fill
- Effingham County Zoning:
 - AR-2: Light green fill
 - AR-1: Lighter green fill
 - I-1: Red fill

Scale: 1:4,514

0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

Maxar