

ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: 2/10/22

Applicant/Agent: Katie McHenry Brown

Applicant Email Address: katie.abrown2021@outlook.com

Phone # 912-441-1435

Applicant Mailing Address: 716 Floyd Ave
Guyton, Ga 31312

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): katie.abrown2021@outlook.com

Phone # 912-441-1435

Owner's Mailing Address: 716 FLOYD AVENUE
Guyton, GA 31312

Property Location 716 Floyd Avenue Guyton, Ga 31312

Present Zoning of Property AR-1 Tax Map-Parcel # 296-27 Total Acres 7.8

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: _____

Applicant Signature: Katie McHenry Brown Date: 02/10/2022

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

Dec 29, 2021 on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2754 page 309-310.

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 Katie McGroary Brown

Print Name Katie McGroary Brown

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 9th day of February, 20 22.

Kathleen Erin Dunning
Notary Public, State of Georgia



**BK:2754 PG:309-310
D2021015751**

FILED IN OFFICE
CLERK OF COURT
12/31/2021 10:59 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$471.90

PT-61 051-2021-004268

7428341760
7067927936
PARTICIPANT ID

Prepared by:
McManamy Jackson Hollis, LLC
5719 GA-21
Rincon, GA 31326
Phone: (912) 691-0943
Fax: (912) 826-0409

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 29th day of December, 2021, by and between

Kody L. O'Neal
(Hereinafter referred to as the "Grantor"), and

Sharla D. Brown and Katharine A. Brown
(hereinafter referred to as "Grantee")

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 and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in Pineora, Effingham County, Georgia, shown as "7.80 ACRES" on a plat prepared by Robert D Gignilliat, dated January 23, 1932, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 2, page 122 which is incorporated herein by specific reference. Said property containing improvements thereon known as 716 Floyd Avenue, Guyton, Georgia. PIN #02960-027

This being the same property conveyed to Kody L. O'Neal by Deed from Hawk Hammock Construction, LLC recorded in Deed Book 2554, Page 575, aforesaid Clerk's Office.

Said property containing improvements thereon currently known as 716 Floyd Avenue, Guyton, GA 31312, PIN 02960-00000-027-000

(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.

Limited Warranty Deed

File No.: 2021-1883-MJHR

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3.15B - Rural businesses.

"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))

CURRICULUM VITAE

Katie McGrory, M.S., LPC, CPCS, RPT-S

Licensed Professional Counselor & Registered Play Therapist Supervisor

716 Floyd Avenue
Guyton, Georgia 31312
Phone: 912 – 441 – 1435
Fax: 912 – 826 – 2996

COUNSELOR TRAINING:

Clinical Internship, Clinical Psychology, 2005 - 2006

Mary Thompson, LPC, RPT-S

- Provided outpatient counseling services to children, adults, and families
- Conducted initial assessments to determine client eligibility
- Provided case management duties to enrolled clients and their families

EDUCATION:

Master of Science in Clinical Psychology, 2006

Georgia Southern University, Statesboro, Georgia
Summa Cum Laude

Bachelor of Arts in Psychology, 2002

Armstrong Atlantic State University, Savannah, Georgia
Treasurer of the E.B. Twitmyer Psychology Club

LICENSES AND CERTIFICATIONS:

Certified Professional Counselor Supervisor (CPCS)

License No: LPC005642 State of Georgia, May 2021

Registered Play Therapist Supervisor (RPT-S)

Association for Play Therapy, November, 2019

Registered Play Therapist (RPT)

Association for Play Therapy, November, 2009

Licensed Professional Counselor (LPC)

License No: LPC005642 State of Georgia, June 2009

Licensed Associate Professional Counselor (LAPC)

License No: APC001539 State of Georgia, February, 2007 - June 2009

SAMPLE OF POSTMASTER'S TRAINING WORKSHOPS:

- Equine Assisted Psychotherapy (EAGALA)
- Child Centered Play Therapy
- Play Therapy Theory, Skills and Applications
- Play Therapy for Abused and Traumatized Children
- The Use of Therapies for Assessment and Treatment of Children in Play Therapy
- Play Therapy Basics
- Play Therapy with Groups and in the Classroom
- Moving Beyond the Magic: Equine Facilitated Psychotherapy
- Ethics
- 15th Annual Statewide Family Violence Conference. Building a Safer Future: A Commitment to Our Children
- Sand Play Therapy: Using Imagery to Help Children Cope with the Challenges of Difficult Times
- Animal-Assisted Play Therapy
- Ethical Legal Issues Related to Play Therapy
- Psychopharmacology and Childhood Disorders
- Play Therapy without Oral Language
- Hopeful and Creative Strategies in Play Therapy to Heal Trauma in Children
- Nonverbal Narratives: When Children Lead the Way
- The Best of Both Worlds: Non-Directive Play Therapy and Directive Play Therapy Strategies for Treating Sexually Abused Children
- Behavior Recovery: Kinder Training + Filial Therapy = Connecting & Learning
- Jungian Analytical Play Therapy
- What Play Therapists Can Learn from Improv
- Children with Medical Conditions: How Play Therapy Helps Deal with Loss
- Group Sandplay in Schools and Clinics
- Theraplay: A Modality to Build and/or Restore Parent/Child Relationships
- Three Methods of Sandplay Therapy: Erica, Lowenfeld and Kalff
- Interplay: Change Your Life, Change Your Practice

PROFESSIONAL PRESENTATIONS:

- Theraplay and Attachment (April, 2019).
- Equine Assisted Psychotherapy and Play Therapy (SGAPT Conference, September, 2016).
- Sand Tray Techniques to Georgia Southern University master's degree students (April, 2014).
- Play Therapy Techniques to Georgia Southern University master degree students (March, 2014).
- Asperger's Syndrome to South University master degree students (January, 2014).

- Animal-Assisted Therapy, Play Therapy and Building a Private Practice to South University master degree students and professors (August, 2010).

PROFESSIONAL EXPERIENCE:

06/2009 - Present **K. McGrory Counseling, Inc.** Guyton, Georgia & Rincon, Georgia

LICENSED PROFESSIONAL COUNSELOR & REGISTERED PLAY THERAPIST

- Conduct intake assessments on new clients.
- Conduct play therapy with children ages 2 to 10 years old.
- Conduct counseling with adolescents and teens utilizing art, sand tray and expressive techniques.
- Conduct attachment and bonding activities based on Theraplay with children from birth and older.
- Conduct counseling with adults, families, and couples.
- Conduct counseling with horses as my co-therapist with children, adults and families.
- Conduct trainings on play therapy topics.

12/2008 - 12/2009 **St. Mary's Community Center**, Savannah, Georgia

COUNSELING COORDINATOR

- Conduct psychotherapy with adult clients.
- Conduct a stress management group weekly with adult clients.

12/2008 - 12/2009 **Coastal Children's Advocacy Center**, Savannah, Georgia

PLAY THERAPIST

- Conduct psychotherapy with adolescent clients who have been sexually abused or a witness to a violent crime.
- Conduct play therapy with children who have been sexually abused or a witness to a violent crime.

02/2009 - 06/2009 **Teresa Oglesbee, LPC**, Rincon, Georgia

LICENSED ASSOCIATE PROFESSIONAL COUNSELOR

- Completed intakes of new clients.
- Conducted psychotherapy with adolescent and adult clients.
- Conducted play therapy with children.

05/2006 - 06/2009 **Mary Thompson, M.S., LPC, RPT/S**, Statesboro, Georgia

LICENSED ASSOCIATE PROFESSIONAL COUNSELOR

- Completed intakes of new clients.
- Conducted psychotherapy with adolescent and adult clients.
- Conducted play therapy with children.

- Performed group therapy at a local middle school.
- Conducted assessments on children to detect ADHD, Anxiety disorder and developmental delays.
- Conducted assessments analyzing the strengths and weaknesses in the relationships between children and their parents or guardians.

07/2008 - 12/2008 **Parent & Child Counseling Services of Union Mission** Savannah, Georgia & Rincon, Georgia

PLAY THERAPIST

- Conducted intake assessments on new consumers.
- Conducted play therapy sessions with children ages 2 ½ years old to 10 years old.
- Conducted psychotherapy sessions with adolescents utilizing art and other expressive techniques.
- Conducted family therapy sessions.
- Completed Family Violence Intervention Program (FVIP) assessments.
- Conducted process oriented group therapy with children and teenage clients.
- Conducted FVIP group skills training and education with male clients.

05/2007 - 07/2008 **Savannah Area Behavioral Health Collaborative of Union Mission**, Savannah, Georgia

INTAKE COUNSELOR

- Conducted intake assessments on new consumers.
- Conducted reauthorization of services on return consumers.
- Collaborated with consumers to create their treatment plans.
- Led substance abuse relapse prevention group therapy twice per week.
- Conducted individual therapy with adult consumers.
- Conducted intakes assessments on incarcerated individuals.

07/2006 - 05/2007 **Regents Center for Learning Disorders, Georgia Southern University**, Statesboro, Georgia

PSYCHOMETRIST

- Administered psychological tests to detect learning disorders and ADHD.
- Wrote reports analyzing test scores and their meanings.

Katie McGrory Brown, LPC, CPCS, RPT-S
Licensed Professional Counselor & Registered Play Therapist Supervisor
716 Floyd Avenue
Guyton, Georgia 31312
912 – 441 – 1435

March 17, 2022

Dear Development Services Department Planning & Zoning,

My Name is Katie McGrory Brown, and I have applied for an agricultural business license. I am a mental health counselor in Effingham County and have been counseling for almost 16 years. I specialize in working with children who have been sexually abused, children with anger problems, and children with autism. I offer counseling for adolescents, teens, and adults. I also offer transformation coaching, parent coaching, training, and supervision for professionals. I loved helping the citizens of Effingham County so much that I moved here in 2016 from Savannah to be closer to my mental health practice!

As I have worked with clients, I discovered that working with therapeutic horses has the potential for amazing healing and accelerated progress in therapy. I attended training in New York in 2013 with EAGALA, an organization that trains mental health counselors and equine specialists on how to do equine-assisted psychotherapy. I am attending training this week in Nevada with EAGALA to become certified. With therapeutic horses, my sessions with clients include spending time with a horse, grooming, reading the horse a book or just being with the horse chosen by the client. My sessions will not include horseback riding.

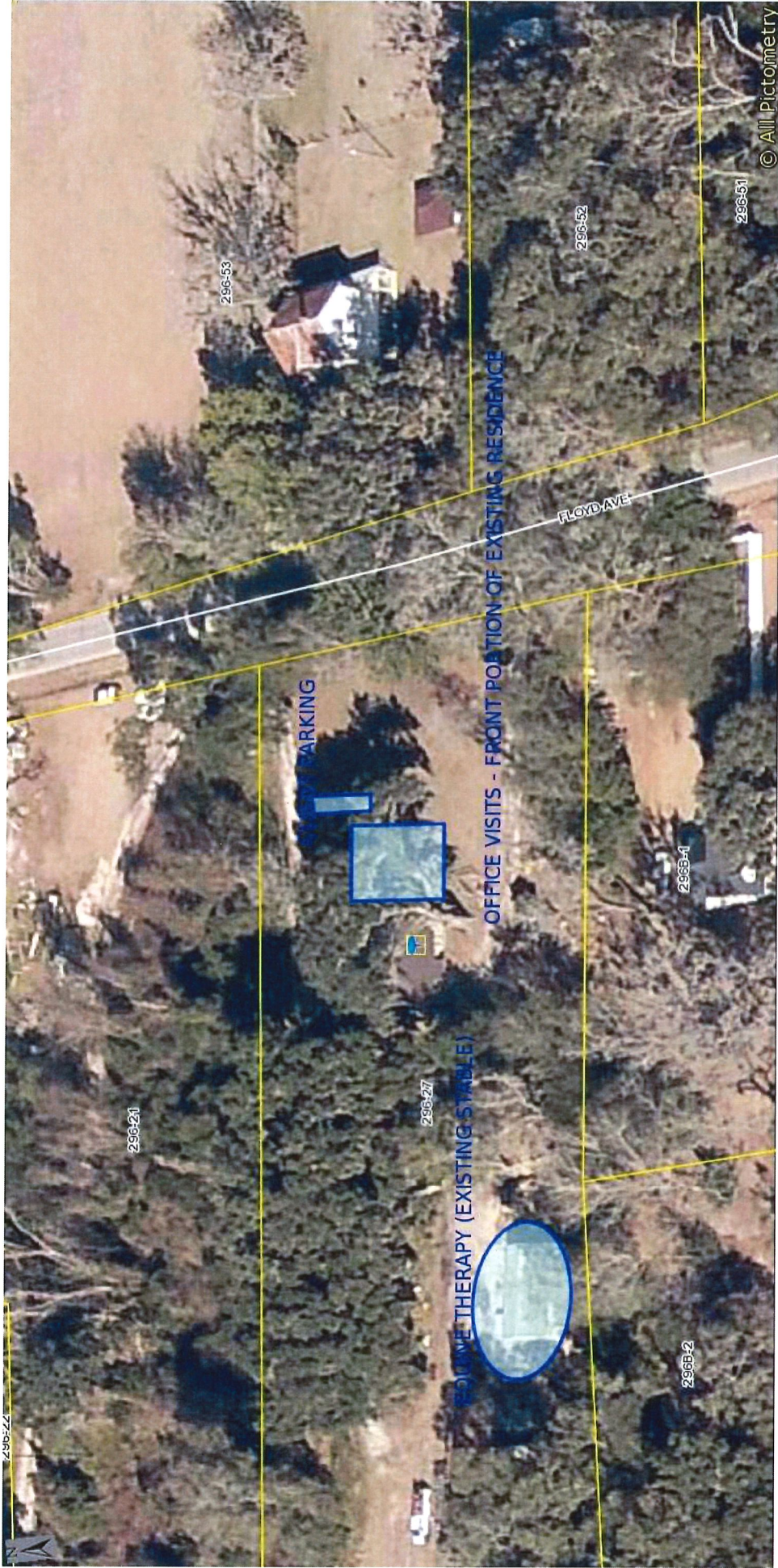
My dream for the past 15 years has been to have my mental health practice, my home and therapeutic horses all on one property. I found this property at Floyd Avenue on Thanksgiving Day. After touring the property, I was convinced that this was my dream home! I believe that there are many benefits to approving my business license. To my knowledge, there are no mental health counselors practicing in Guyton. I can offer my services in a quiet, and private area. Clients have disclosed to me that going to an office setting in town can feel intimidating and uncomfortable. Plus, people they know may see them at the office and know that they are receiving counseling. Some clients do not want others to know that. I can offer counseling with horses which is not offered by any other counselor in Effingham County, Bryan County or in Chatham County (to my knowledge). With my business being in my home, my daily commute has been significantly reduced. Therefore, I am using less gas which is good for the environment. I believe that restaurants in Guyton may benefit from clients and their families coming for sessions as my clients travel from Savannah, Statesboro, Ellabell, Clio and other surrounding areas. I do not foresee the community being negatively affected by the approval of this business license. I am using about 700 square feet of my home for my business. The space that I will be working with the clients and horses is about 1100 square feet.

Thank you so much for your time and consideration.

Sincerely,
Mrs. Katie McGrory Brown
Licensed Professional Counselor

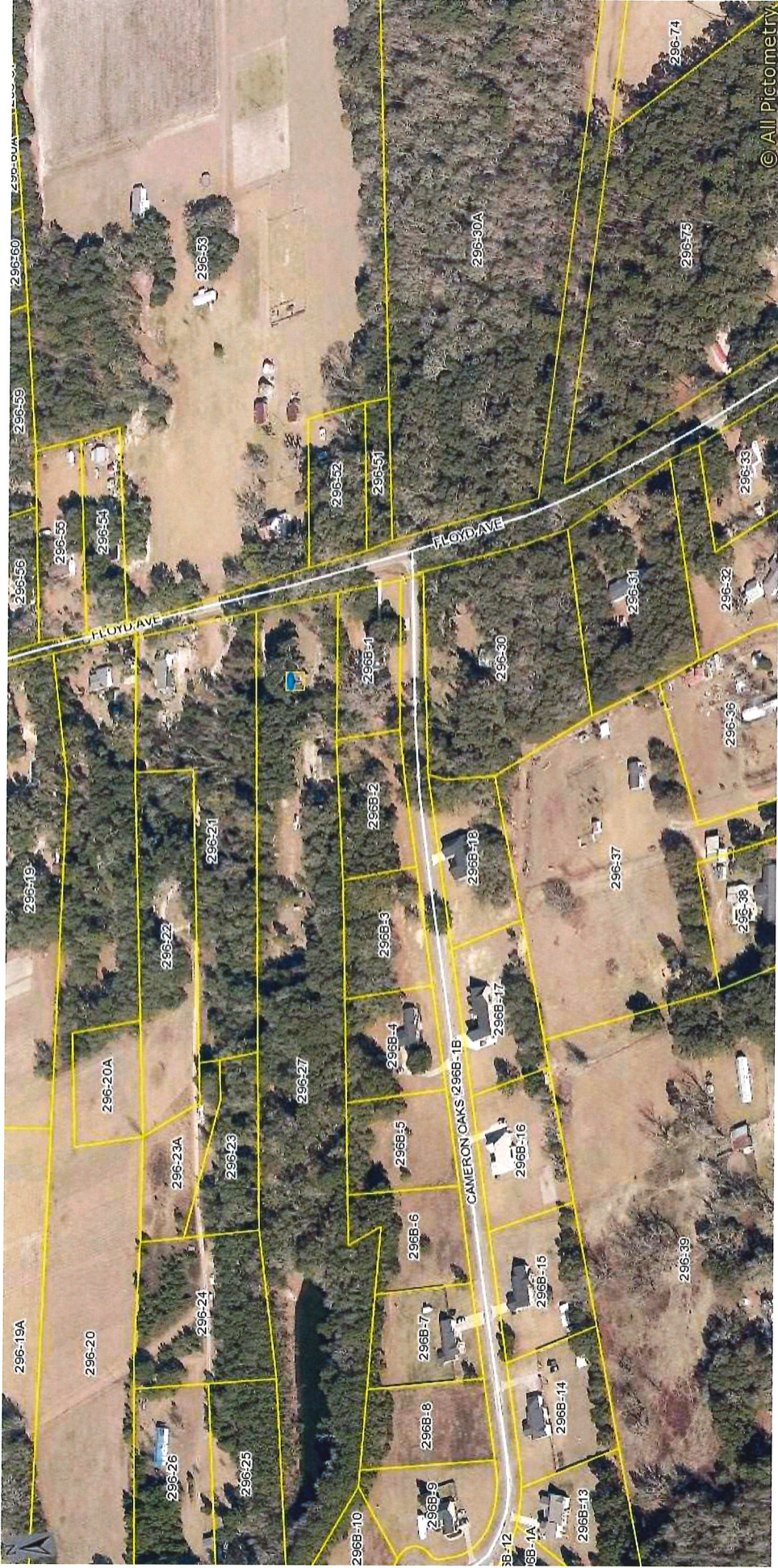


SITE PLAN

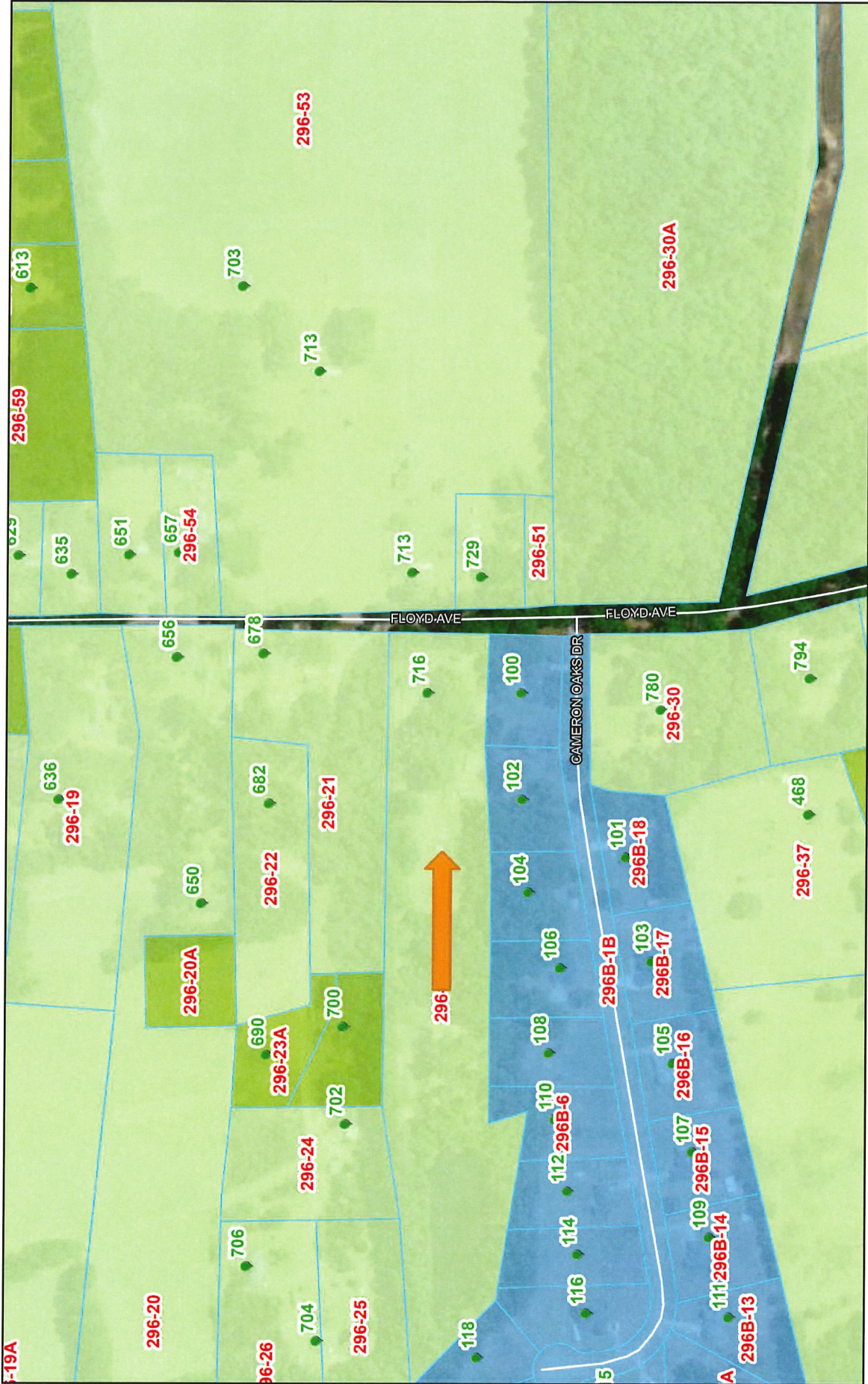


02/03/2021

716 FLOYD AVENUE



716 FLOYD AVENUE



2/12/2022, 10:49:02 AM

- Address Points
- Tax Parcel Labels
- Parcels2020
- Roads
- Effingham County Zoning
- AR-2
- AR-1
- R-1