



CU-24-28

Conditional Use Permit

Status: Active

Submitted On: 12/31/2024

Primary Location

0

Owner

No owner information

Applicant



Sean Barlow



912-657-5300



sgahomes@comcast.net



2929 Wyatt Road

Louisville, GA 30434

Staff Review

Board of Commissioner Meeting Date*

01/21/2025

Notification Letter Description*

To allow for the removal of conditions.

Property Location*

Louisville Road

Map #*

272

Parcel #*

27 & 27A

Commissioner District*

3rd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

—

Board of Commissioner Ads

01/08/2025

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Sue Anderson

Applicant Email Address*

Sgahomes@comcast.net

Applicant Phone Number*

912-657-5300

Applicant Mailing Address*

2929 Wyatt Rd

Applicant City*

Louisville

Applicant State*

Ga

Applicant Zip Code*

30434

Property Information

Property Location*

Guyton

Present Zoning of Property*

R1

Map/Parcel Number*

02720027 & 02720027A00

Total Acres of Property*

12.25

Water Connection*

Public Water System

Name of Supplier*

City of Guyton

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Applied for

Detailed Description of Type of Business*

Need access to individual driveways for homes

Reason:*

Conforms to other homes along the street, 12" water main available

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*

✓ Sean Barlow

Dec 27, 2024



RESERVED FOR THE CLERK OF COURT				MONTY MAP (NOT TO SCALE)			
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT	
C1	S35°41'51"W	173.47	1859.88	173.53	S°20'46"	86.63	
LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST		
L1	S19°57'06"E	119.76	L13	S69°31'32"W	219.98		
L2	N19°57'06"W	80.17	L14	N20°27'59"W	108.60		
L3	N1°41'07"W	41.89	L15	N20°28'01"W	108.59		
L4	N1°41'07"W	102.81	L16	S4°33'05"W	90.34		
L5	N18°45'32"E	121.03	L17	S20°27'59"E	108.59		
L6	N20°27'59"W	117.50	L18	S20°27'59"E	108.60		
L7	N20°27'59"W	117.50	L19	S20°27'59"E	117.50		
L8	S69°31'32"W	60.72	L20	S20°27'59"E	117.50		
L9	N69°31'32"E	219.98	L21	S20°27'59"E	119.75		
L10	S69°31'32"W	219.98	L22	S20°27'59"E	119.75		
L11	S69°31'32"W	219.98	L23	N20°27'59"W	119.76		
L12	N69°31'32"E	219.98					

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED THIS LOT IS NOT APPROVED FOR CONSTRUCTION DEVELOPMENT. THIS LOT HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE REQUIREMENTS OF OF RULES OF THE DEPARTMENT OF PUBLIC HEALTH, CHAPTER 511-3-1. THIS APPROVAL IS VOID IF THIS PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

SIGNING AUTHORITY DATE

ZONING: AR-1

FRONT = 50' SIDE = 25' REAR = 50'

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FIRM OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY 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 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

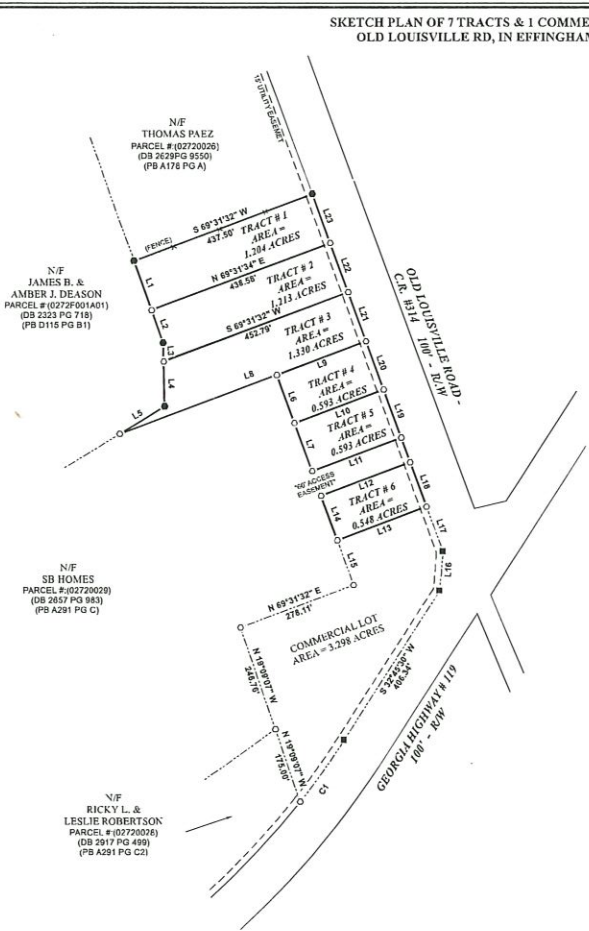
AS REQUIRED BY SUBSECTION (H) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF INTEREST IN THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316 DATE

150' 0 150' 300'

GRAPHIC SCALE 1" = 150'

STATE OF GEORGIA LSF # 1404



PREPARED BY:

GLISSON LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELL.SOUTH.NET

- LEGEND**
- Found pin
 - Set pin
 - Concrete Monument Found
 - Utility Easement

REFERENCES:

1. SB 2418 PG 30
2. PB 27 PG 84

SURVEY FOR:

SB HOMES

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 10th

DATE: 08/12/2024 SCALE: 1" = 150'

FILE NUMBER: 23464A

TOTAL AREA: = 6.471 ac. LOT:

FIELD SURVEY DATE:

272-27 & 272-27A



12/31/2024

Addresses Roads Parcels

1:4,495
0 0.03 0.07 0.1 0.13 mi
0 0.05 0.1 0.2 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Addresses Parcels Zoning

Roads

AR-2 AR-1 R-1

1:4,495

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA