



**Record No: CU-
26-20**

Conditional Use Permit

Status: Active

Submitted On: 4/28/2026

Primary Location

122 Third Street South
Guyton, GA 31312

Owner

KELTON JOSEPH ARNOLD
AND APRIL IRENE
1668 CENTRAL AVE 1668
Central Avenue GUYTON,
GA 31312

Applicant

 Kelton Joseph
 912-656-9302
 josephkelton45@gmail.com
 1668 Central Avenue
GUYTON, GA 31312

Staff Review

Board of Commissioner Meeting Date* 

09/15/2026

Notification Letter Description* 

conditional use to allow for automobile paint & body

Stipulations 

Property Location* 

122 Third Street South

Map #* 

296A

Parcel #* 

99

Commissioner District* 

1st

Has Business License been applied for?* 

N/A

Public Notification Letters Mailed 

08/24/2026

Board of Commissioner Ads 

08/26/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Joseph kelton

Applicant Email Address*

josephkelton45@gmail.com

Applicant Phone Number*

912-656-9302

Applicant Mailing Address*

1668 central ave

Applicant City*

Guyton

Applicant State*

Ga

Applicant Zip Code*

31312

Property Information

Property Location*

122 third st south guyton ga 31312

Present Zoning of Property*

Residential

Map/Parcel Number*

0296A099

Total Acres of Property*

.33

Water Connection*

Sewer Connection*

Private Water

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15A - Residential Business

Applied for

Reason:*

Needed time to figure out things

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):

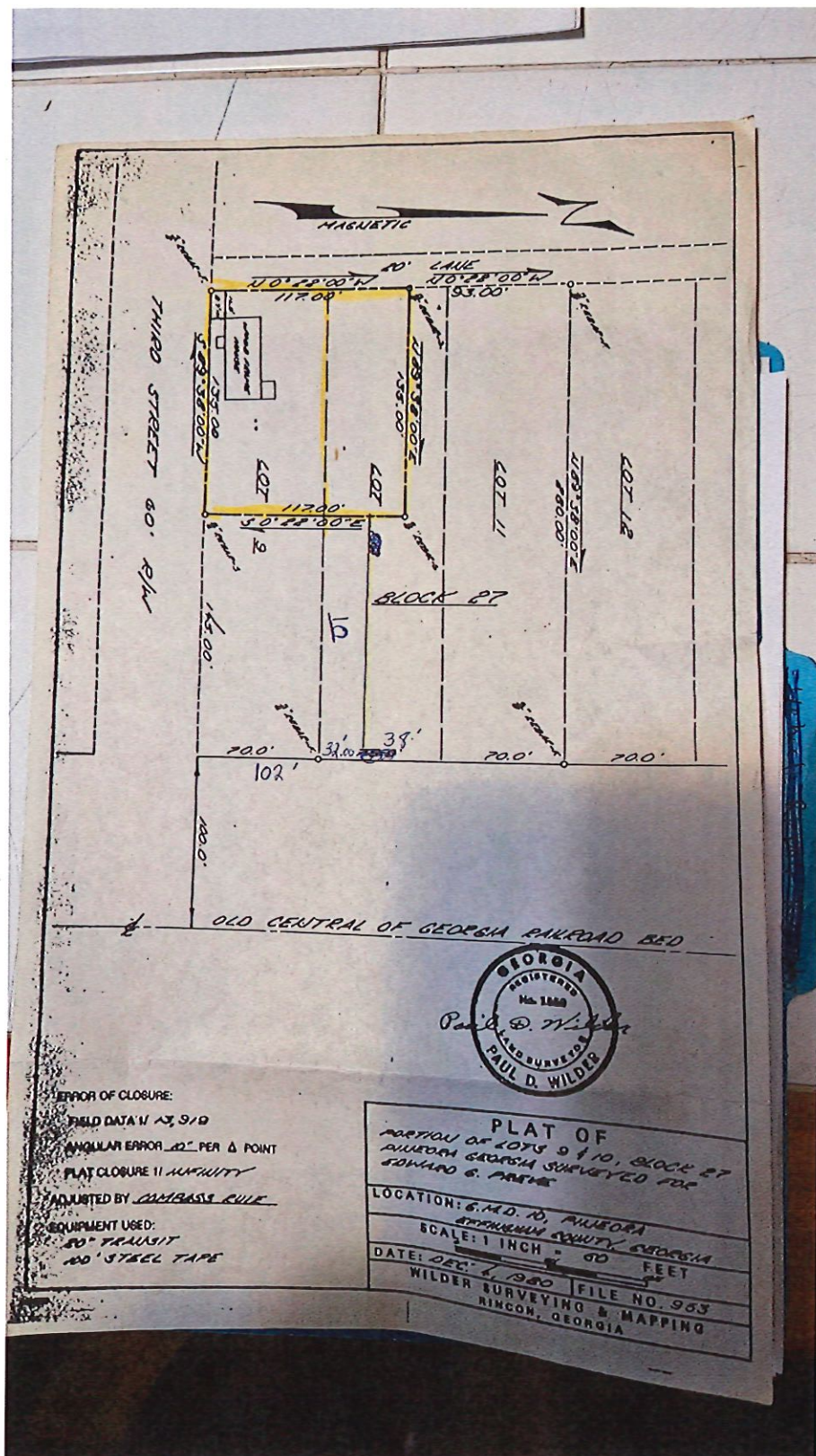
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed 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*

 Joseph Kelton
Apr 14, 2026



Third St South

○
Pecan Trees

drive
way

Parking

Parking

House

○
Large oak Tree

Tool
shed

Shop

easement

ditch

296A-99



5/8/2026

-  Addresses
-  Parcels
- Roads
- Citations

1:490
0 0.01 0.01 0.01 mi
0 0.01 0.01 0.02 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

The map displays a grid of residential lots, each labeled with a unique address. The lots are color-coded: green for residential, blue for commercial, and yellow for industrial. The map includes street names such as Central Ave, Third St, and Fourth St. The map also shows the location of the City of Lincoln, Nebraska, and the surrounding areas.

Key features include:

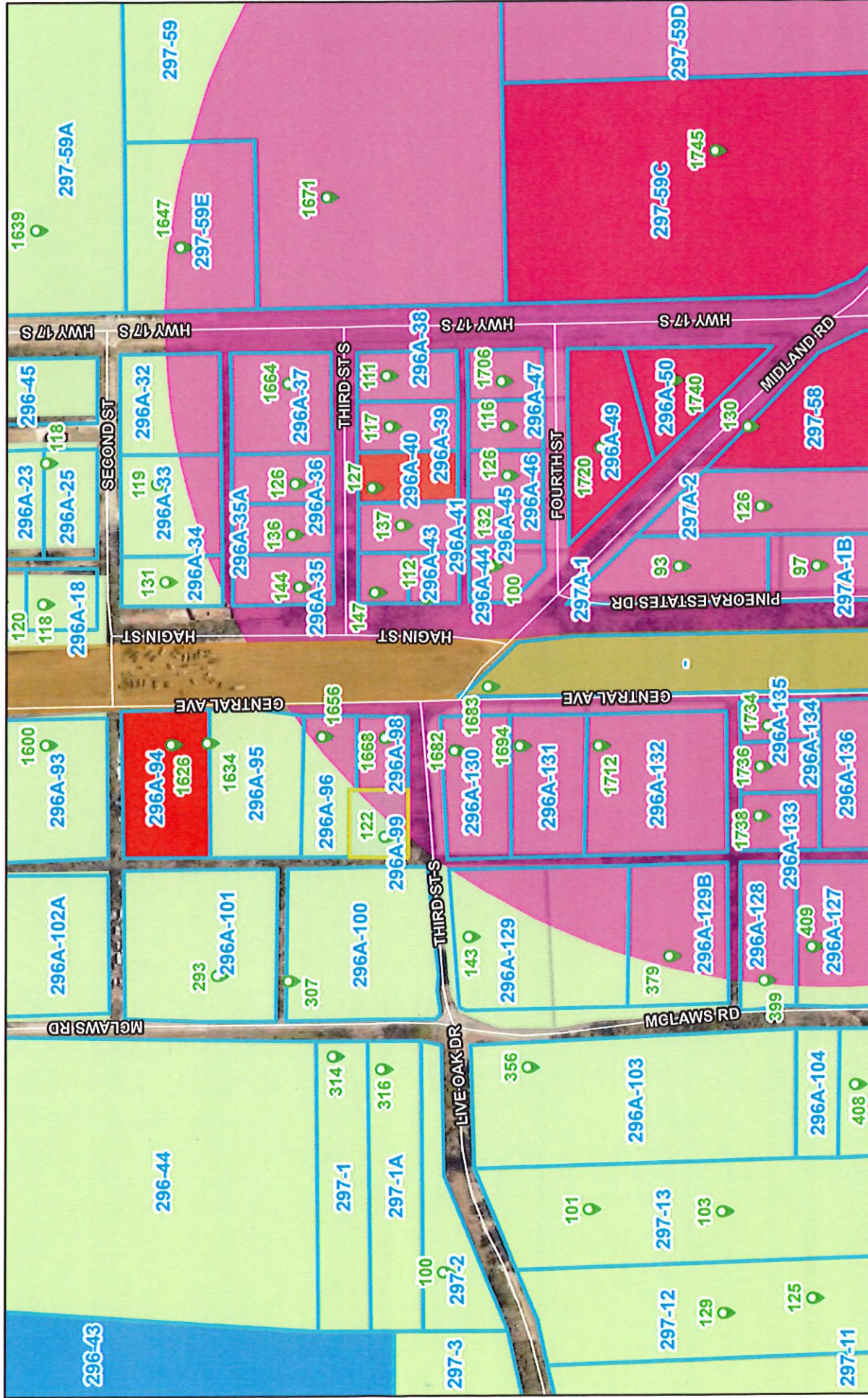
- Streets:** Central Ave, Third St, Fourth St, Second St, and Highway 78.
- Lot Addresses:** Numerous lots are labeled with addresses, including 296A-102, 296A-102A, 296A-101, 296A-100, 296A-99, 296A-98, 296A-96, 296A-95, 296A-94, 296A-93, 296A-44, 297-1, 297-1A, 297-2, 297-3, 296A-103, 297-12, 297-11, 296A-104, 296A-129, 296A-131, 296A-132, 296A-133, 296A-134, 296A-136, 296A-128, 296A-127, 296A-135, 297A-1, 297A-2, 297A-1B, 297A-1C, 296A-49, 296A-50, 297-58, 297-59C, 297-59D, 296A-47, 296A-46, 296A-45, 296A-43, 296A-41, 296A-39, 296A-40, 296A-38, 296A-37, 296A-36, 296A-35, 296A-34, 296A-33, 296A-32, 296A-25, 296A-23, 296A-22, 296A-19, 296A-18, 296A-17, 296A-16, 296A-15, 296A-14, 296A-13, 296A-12, 296A-11, 296A-10, 296A-9, 296A-8, 296A-7, 296A-6, 296A-5, 296A-4, 296A-3, 296A-2, 296A-1, 296A-0, 296A-00, 296A-01, 296A-02, 296A-03, 296A-04, 296A-05, 296A-06, 296A-07, 296A-08, 296A-09, 296A-10, 296A-11, 296A-12, 296A-13, 296A-14, 296A-15, 296A-16, 296A-17, 296A-18, 296A-19, 296A-20, 296A-21, 296A-22, 296A-23, 296A-24, 296A-25, 296A-26, 296A-27, 296A-28, 296A-29, 296A-30, 296A-31, 296A-32, 296A-33, 296A-34, 296A-35, 296A-36, 296A-37, 296A-38, 296A-39, 296A-40, 296A-41, 296A-42, 296A-43, 296A-44, 296A-45, 296A-46, 296A-47, 296A-48, 296A-49, 296A-50, 296A-51, 296A-52, 296A-53, 296A-54, 296A-55, 296A-56, 296A-57, 296A-58, 296A-59, 296A-60, 296A-61, 296A-62, 296A-63, 296A-64, 296A-65, 296A-66, 296A-67, 296A-68, 296A-69, 296A-70, 296A-71, 296A-72, 296A-73, 296A-74, 296A-75, 296A-76, 296A-77, 296A-78, 296A-79, 296A-80, 296A-81, 296A-82, 296A-83, 296A-84, 296A-85, 296A-86, 296A-87, 296A-88, 296A-89, 296A-90, 296A-91, 296A-92, 296A-93, 296A-94, 296A-95, 296A-96, 296A-97, 296A-98, 296A-99, 296A-100, 296A-101, 296A-102, 296A-103, 296A-104, 296A-105, 296A-106, 296A-107, 296A-108, 296A-109, 296A-110, 296A-111, 296A-112, 296A-113, 296A-114, 296A-115, 296A-116, 296A-117, 296A-118, 296A-119, 296A-120, 296A-121, 296A-122, 296A-123, 296A-124, 296A-125, 296A-126, 296A-127, 296A-128, 296A-129, 296A-130, 296A-131, 296A-132, 296A-133, 296A-134, 296A-135, 296A-136, 296A-137, 296A-138, 296A-139, 296A-140, 296A-141, 296A-142, 296A-143, 296A-144, 296A-145, 296A-146, 296A-147, 296A-148, 296A-149, 296A-150, 296A-151, 296A-152, 296A-153, 296A-154, 296A-155, 296A-156, 296A-157, 296A-158, 296A-159, 296A-160, 296A-161, 296A-162, 296A-163, 296A-164, 296A-165, 296A-166, 296A-167, 296A-168, 296A-169, 296A-170, 296A-171, 296A-172, 296A-173, 296A-174, 296A-175, 296A-176, 296A-177, 296A-178, 296A-179, 296A-180, 296A-181, 296A-182, 296A-183, 296A-184, 296A-185, 296A-186, 296A-187, 296A-188, 296A-189, 296A-190, 296A-191, 296A-192, 296A-193, 296A-194, 296A-195, 296A-196, 296A-197, 296A-198, 296A-199, 296A-200, 296A-201, 296A-202, 296A-203, 296A-204, 296A-205, 296A-206, 296A-207, 296A-208, 296A-209, 296A-210, 296A-211, 296A-212, 296A-213, 296A-214, 296A-215, 296A-216, 296A-217, 296A-218, 296A-219, 296A-220, 296A-221, 296A-222, 296A-223, 296A-224, 296A-225, 296A-226, 296A-227, 296A-228, 296A-229, 296A-230, 296A-231, 296A-232, 296A-233, 296A-234, 296A-235, 296A-236, 296A-237, 296A-238, 296A-239, 296A-240, 296A-241, 296A-242, 296A-243, 296A-244, 296A-245, 296A-246, 296A-247, 296A-248, 296A-249, 296A-250, 296A-251, 296A-252, 296A-253, 296A-254, 296A-255, 296A-256, 296A-257, 296A-258, 296A-259, 296A-260, 296A-261, 296A-262, 296A-263, 296A-264, 296A-265, 296A-266, 296A-267, 296A-268, 296A-269, 296A-270, 296A-271, 296A-272, 296A-273, 296A-274, 296A-275, 296A-276, 296A-277, 296A-278, 296A-279, 296A-280, 296A-281, 296A-282, 296A-283, 296A-284, 296A-285, 296A-286, 296A-287, 296A-288, 296A-289, 296A-290, 296A-291, 296A-292, 296A-293, 296A-294, 296A-295, 296A-296, 296A-297, 296A-298, 296A-299, 296A-300, 296A-301, 296A-302, 296A-303, 296A-304, 296A-305, 296A-306, 296A-307, 296A-308, 296A-309, 296A-310, 296A-311, 296A-312, 296A-313, 296A-314, 296A-315, 296A-316, 296A-317, 296A-318, 296A-319, 296A-320, 296A-321, 296A-322, 296A-323, 296A-324, 296A-325, 296A-326, 296A-327, 296A-328, 296A-329, 296A-330, 296

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

296A-99



5/8/2026

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

Addresses

Roads

Parcels

Character Areas

Development-Suburban Node

Parks-Recreation

FLUM Areas

Agricultural-Residential

Commercial

Public-Institutional

Utility

Citations