



CU-24-24

Conditional Use Permit

Status: Active

Submitted On: 10/25/2024

Primary Location

322 Satinwood Road
Guyton, GA 31312

Owner

GOWER KAYDEN S
322 SATINWOOD DR GUYTON,
GA 31312

Applicant

Kayden Gower
 912-222-4724
 gowerkayden@gmail.com
 322 Satinwood Rd.
Guyton, GA 31312

Staff Review

Board of Commissioner Meeting Date*

11/19/2024

Notification Letter Description*

rural business

Property Location*

322 Statinwood Road

Map #*

271

Parcel #*

14

Commissioner District*

3rd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

10/28/2024

Board of Commissioner Ads

10/30/2024

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Kayden Gower

Applicant Email Address*

Gowerkayden@gmail.com

Applicant Phone Number*

9122224724

Applicant Mailing Address*

322 Satinwood rd.

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

322 Satinwood rd.

Present Zoning of Property*

AR1

Map/Parcel Number*

271-14

Total Acres of Property*

18.2

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15B - Rural Business

Need to apply

Reason:*

Rural Business

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.

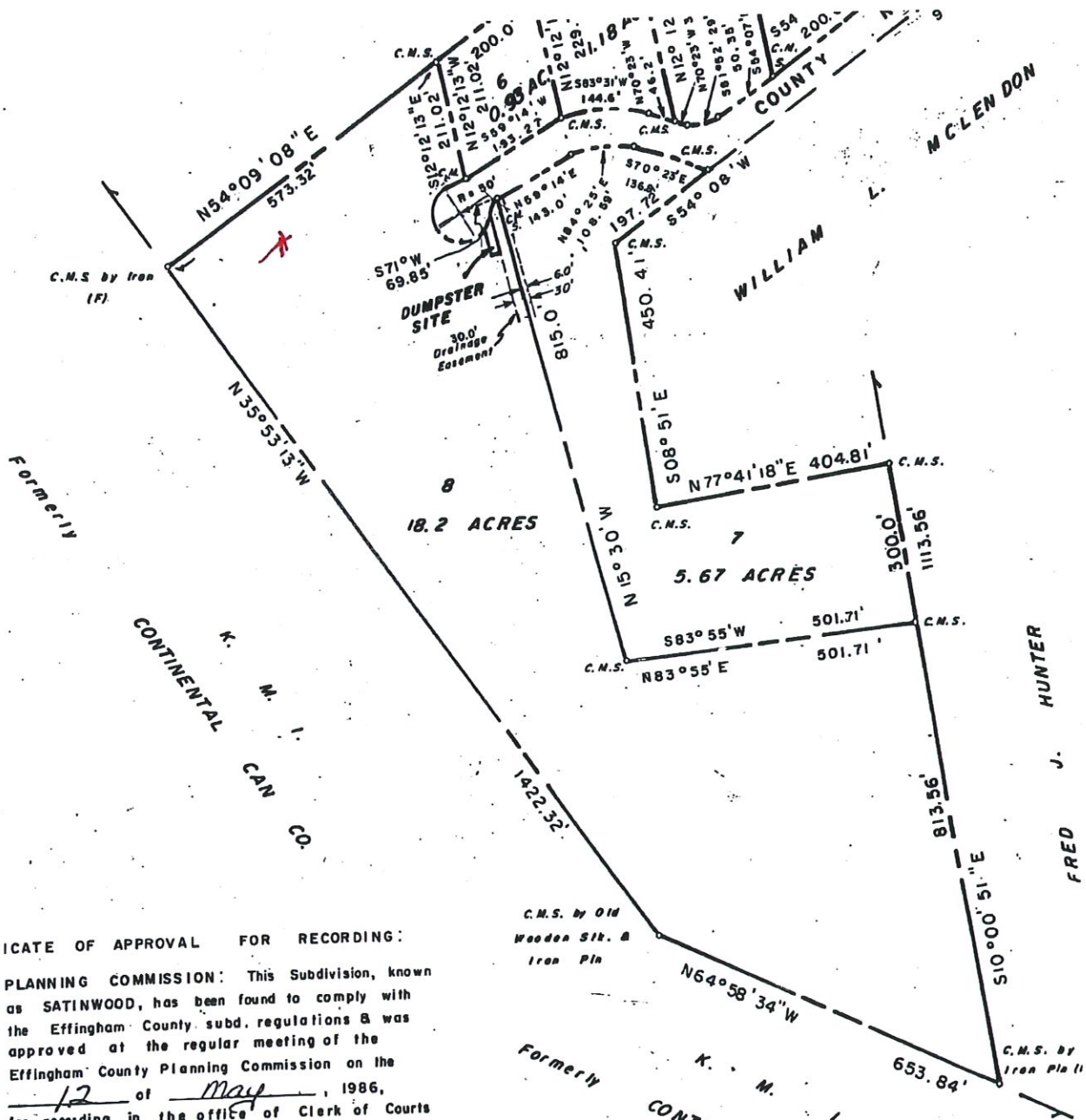
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

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*

✓ Kayden Sebastian Gower

Oct 25, 2024



CERTIFICATE OF APPROVAL FOR RECORDING:

1 - **PLANNING COMMISSION:** This Subdivision, known as SATINWOOD, has been found to comply with the Effingham County subd. regulations & was approved at the regular meeting of the Effingham County Planning Commission on the 12 of May, 1986, for recording in the office of Clerk of Courts of Effingham County, Georgia.

Karis E. Hinely
CHAIRMAN

South L. Juvel
SECRETARY

DATE _____

2- Effingham County Health Dept.
Patricia Sanders
DIRECTOR

DATE 6-16-86

CERTIFICATE OF OWNERSHIP & DEDICATION:

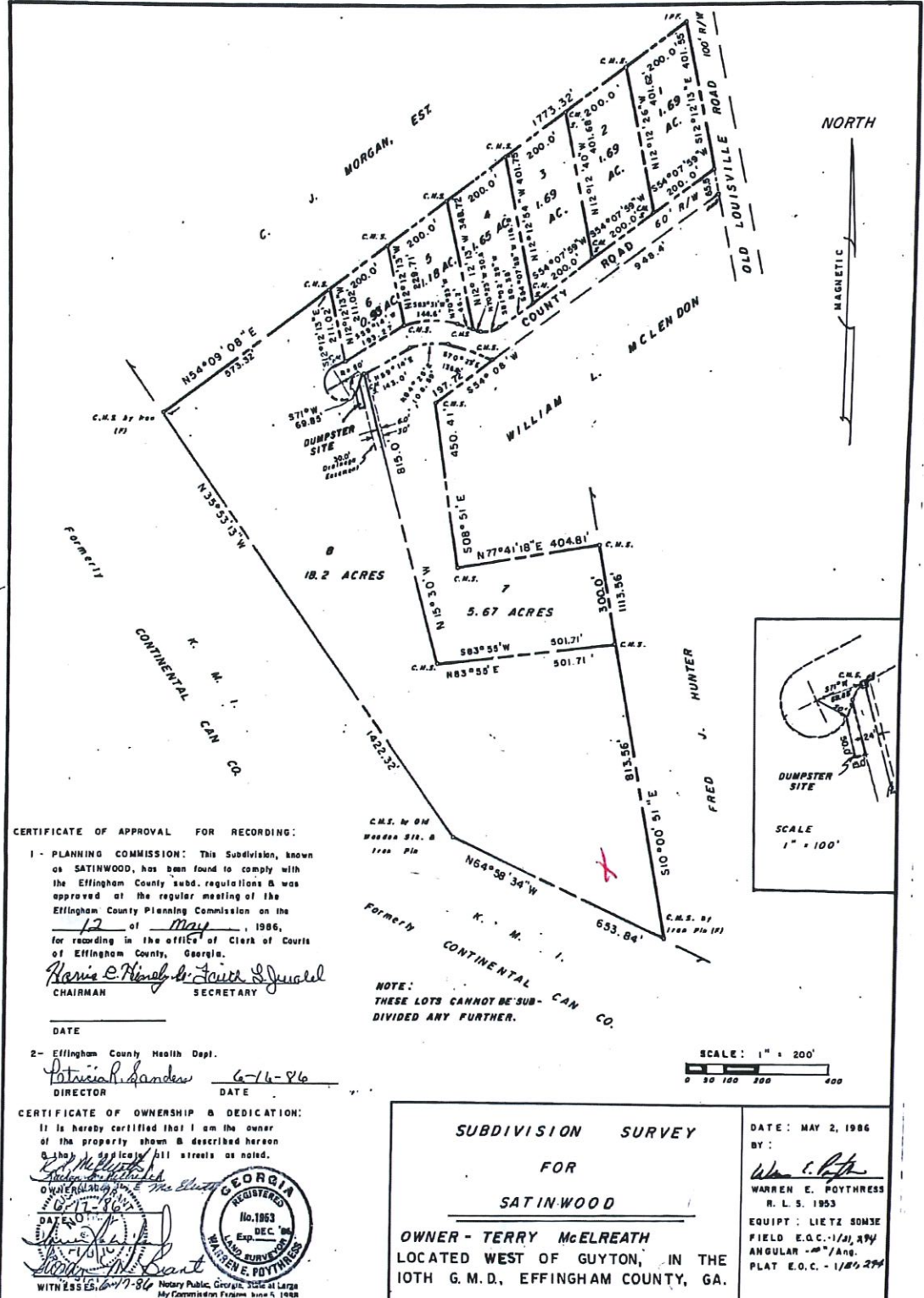
It is hereby certified that I am the owner of the property shown & described hereon & that I dedicate all streets as noted.

William L. Hunter
WILLIAM L. HUNTER

NOTE:
THESE LOTS CANNOT BE SUB-DIVIDED ANY FURTHER.

SUBDIVISION SURVEY
FOR





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Harrie C. Roney Chairman
John E. Jerald Secretary

DATE

2- Effingham County Health Dept.

Patricia R. Sanders Director
 DATE 6-14-86

CERTIFICATE OF OWNERSHIP & DEDICATION:

It is hereby certified that I am the owner of the property shown B described hereon & that I dedicate all streets as noted.

Warren E. Poynthress
 Notary Public, Georgia, State at Large
 My Commission Expires June 4, 1988

NOTE:
 THESE LOTS CANNOT BE SUB-DIVIDED ANY FURTHER.

SCALE: 1" = 200'
 0 50 100 200 400

SUBDIVISION SURVEY

FOR

SATINWOOD

OWNER - TERRY McELREATH
 LOCATED WEST OF GUYTON, IN THE
 10TH G.M.D., EFFINGHAM COUNTY, GA.

DATE: MAY 2, 1986
 BY:

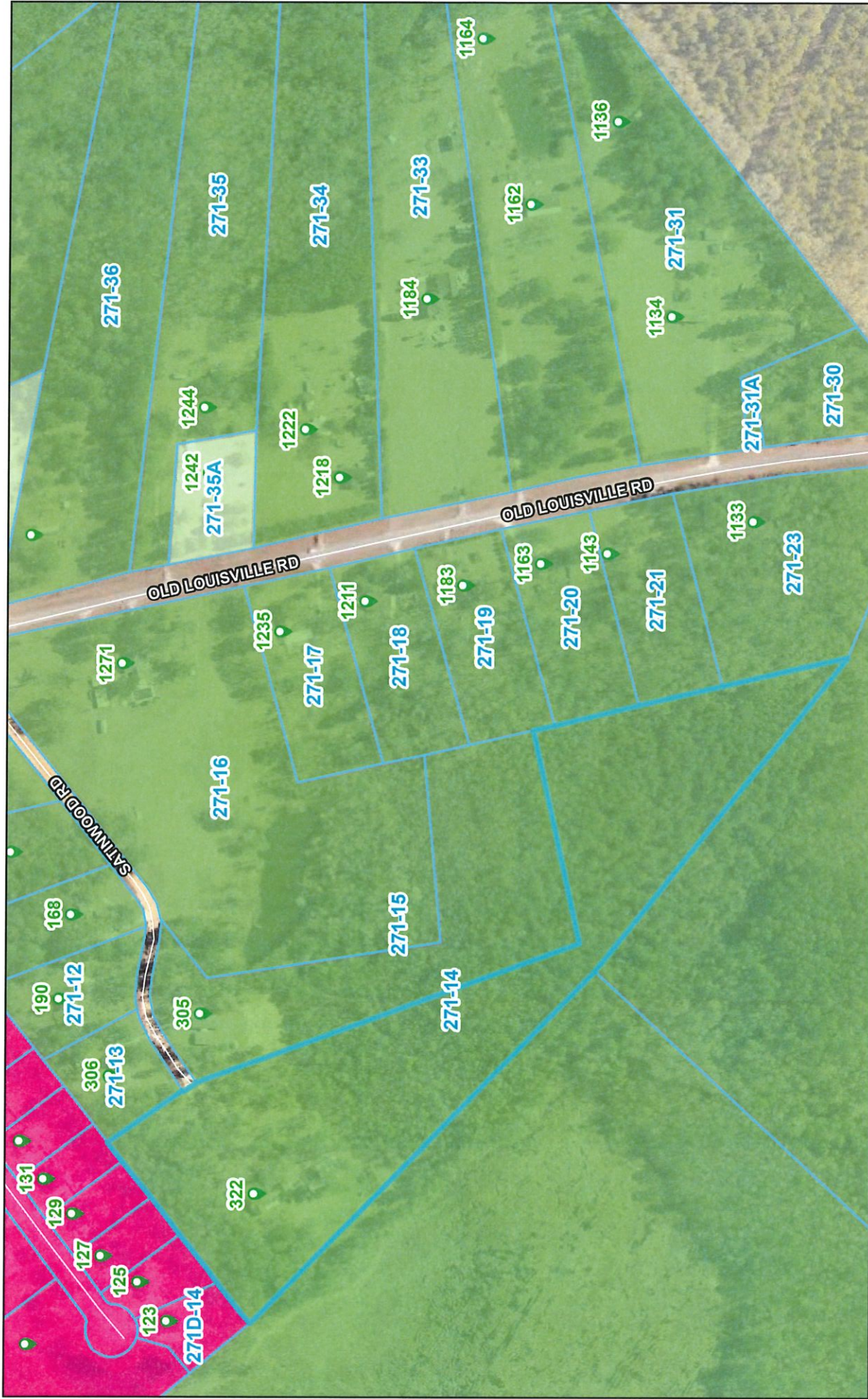
Warren E. Poynthress
 WARREN E. POYNTHRESS
 R. L. S. 1953

EQUIP: LIETZ SONNE
 FIELD E.O.C. - 1/21, 294
 ANGULAR - 20" / 148.
 PLAT E.O.C. - 1/20, 294

66/81

A61-C

271-14



10/25/2024

- Addresses
- Zoning
- R-1
- Roads
- AR-1
- AR-2
- Parcels
- Municipal Boundaries

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