



CU-25-18

Conditional Use Permit

Status: Active

Submitted On: 8/19/2025

Primary Location

2299 Central Avenue
Guyton, GA 31312

Owner

VEAL JARED AND ERICA
CENTRAL AVE 2299
CENTRAL AVE GUYTON, GA
31312

Applicant

 Jared and Erica Veal

 912-321-0934

 vealj1@gmail.com

 2299 Central Ave
Guyton, GA 31312

Staff Review

 Board of Commissioner Meeting Date*

09/16/2025

 Notification Letter Description*

a conditional use to allow for a rural business for an event venue.

 Property Location*

2299 Central Avenue

 Map #*

297B

 Parcel #*

18

 Commissioner District*

1st

 Has Business License been applied for?*

No

 Public Notification Letters Mailed

08/25/2025

 Board of Commissioner Ads

08/27/2025

 Request Approved or Denied

—

Applicant Information

Who Is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Jared Veal

Applicant Email Address*

vealj1@gmail.com

Applicant Phone Number*

9123210934

Applicant Mailing Address*

2299 Central Ave

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

2299 Central Ave

Present Zoning of Property*

AR-1

Map/Parcel Number*

0297B018

Total Acres of Property*

0.95

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15B - Rural Business

Status of Business License?*

Applied for

Reason:*

Conditional use requested at the advice of planning and zoning commity to allow for use of exterior of property for officiating (elopement) service to public.

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

Omitted at direction of Senior Planner

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*

✓ Jared Veal
Aug 19, 2025

Participant ID: 1037584757
7067927936

BK: 29 PG: 865-865
Filed and Recorded
05-29-2024 10:32 AM
DOC# P2024-000116

Jason E. Bragg
JASON E. BRAGG
CLERK OF SUPERIOR COURT
SPRINGHAM COUNTY

RECORDING USE ONLY

**SITE DATA
LOT 5**

ECHO HOMEBUILDERS, LLC
PARCEL ID# 0297B018

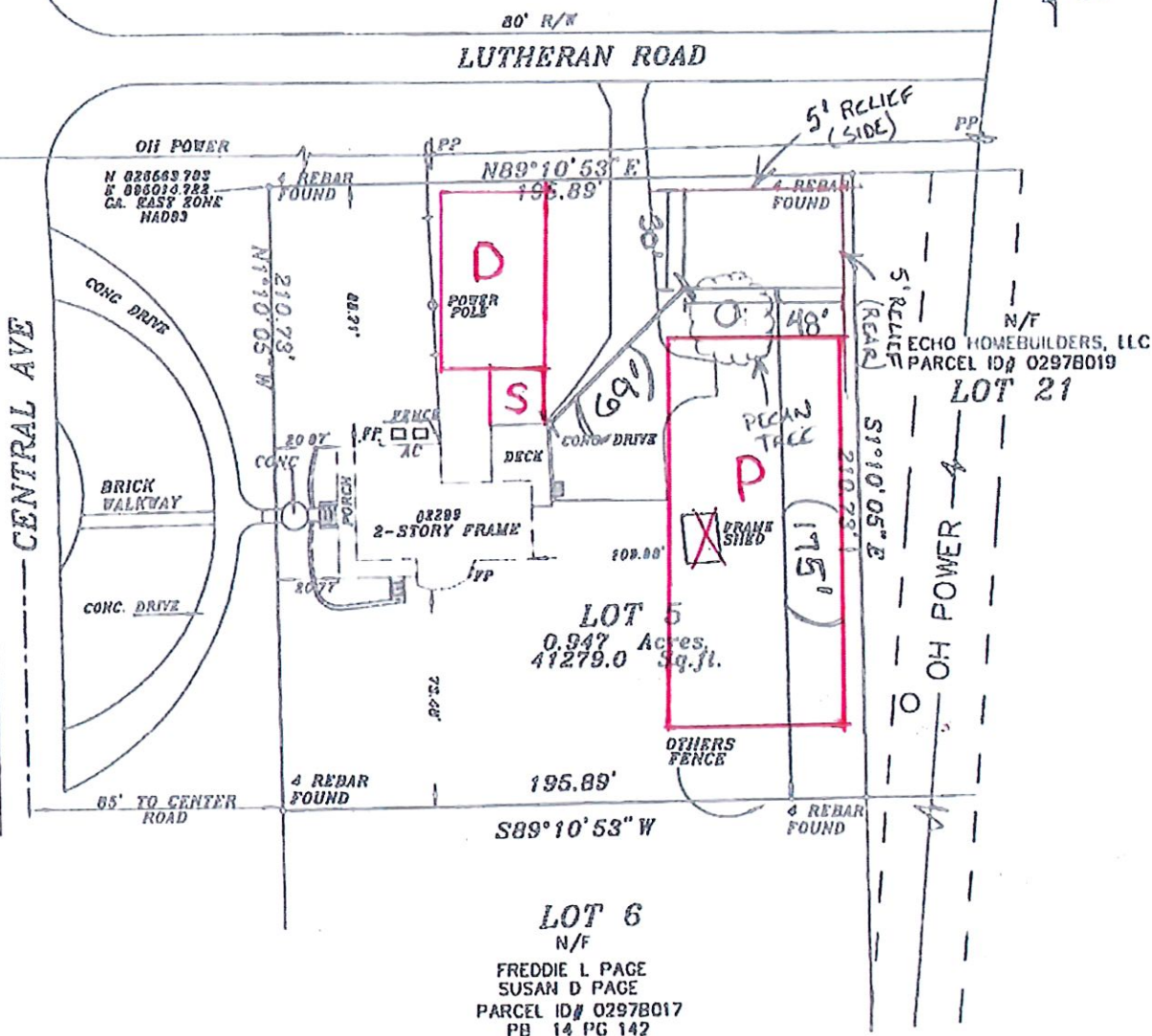
DEED BOOK# 2895
PAGE 553

0.947 Acres,
41279.0 Sq.ft.
ZONING AR-1

ACCORDING TO FIRM MAP 13103C0245E DATED 03/16/2015, THIS LOT IS NOT
IN A AREA HAVING 100 YEAR FLOOD ZONE.

P = PARKING, UP TO
10 VEHICLES (50'X100')
S = SEPTIC TANK
D = DRAIN FIELD

CRIDE NORTH
GA. EAST ZONE



SURVEY NOTES:

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GT300 ROBOTIC Total Station/RTK (EGPS)
- The field data upon which this plat is based has a closure precision of 1 foot in 41,841 feet and an angular error of 0.2 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 455,813 feet.
- This plat is subject to all easements public and private.
- This plat may be based on a recorded plat from a previous survey referenced on said plat for closure.

SURVEYORS CERTIFICATION

This plat is a recast of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SATISFACTORY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies 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.



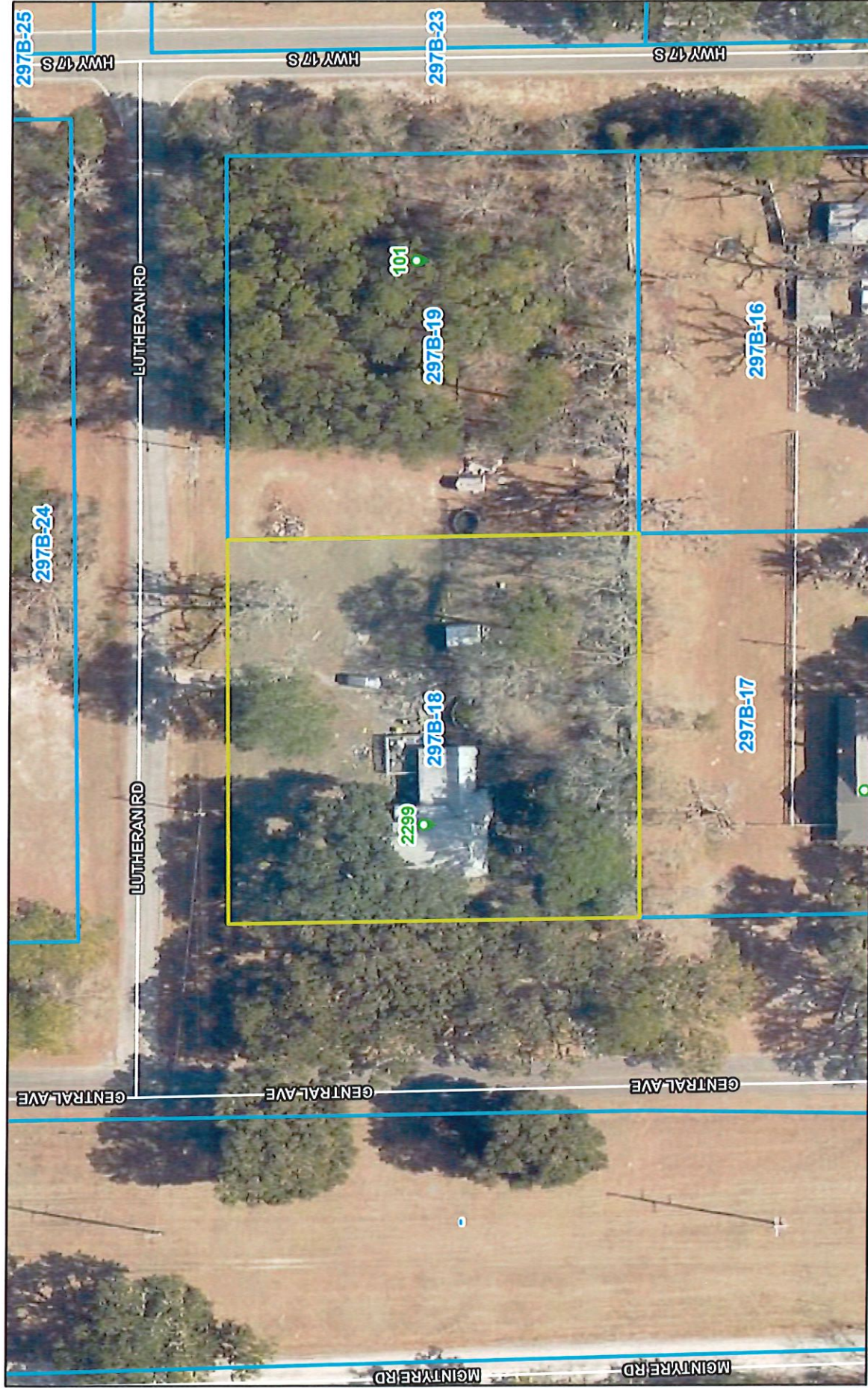
DATE OF PLAT 05/21/2024

Perimeter Surveying Co., Inc.
260 ASA WAY BUILDING "A" EVANS GEORGIA 30809

kenoper@aol.com
Kenneth L. Nunn, G.S. #2104
COA#LSF001223
Phone (770) 425-6824



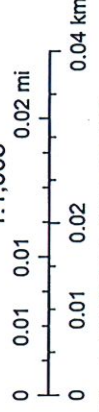
297B-18



8/22/2025

-  Addresses
-  Parcels
- Roads
- Citations

1:1,003



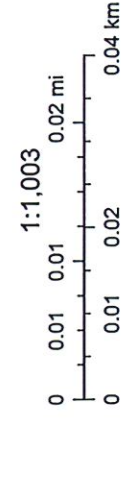
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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8/22/2025

- Addresses
- Parcels
- Zoning
- B-1
- AR-1
- Roads
- Citations



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

