



CU-25-16

Conditional Use Permit

Status: Active

Submitted On: 7/28/2025

Primary Location

32.294896, -81.389143

Owner

No owner information

Applicant



Suzette Schmetz



706-614-9678



reseschmetz@gmail.com



1121 Sandhill Rd

Guyton, GA 31312

Staff Review

Board of Commissioner Meeting Date*

08/19/2025

Notification Letter Description*

to allow for veterinary services in AR-1.

Property Location*

Hwy 17 S

Map #*

296

Parcel #*

46C01

Commissioner District*

3rd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

07/29/2025

Board of Commissioner Ads

07/30/2025

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Suzette Schmetz

Applicant Email Address*

reseschmetz@gmail.com

Applicant Phone Number*

7066149678

Applicant Mailing Address*

1121 Sand Hill rd

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

Hwy 17 S

Present Zoning of Property*

AR-1

Map/Parcel Number*

296-46C01 parcel 2

Total Acres of Property*

5

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Other

Need to apply

Detailed Description of Type of Business*

Applying for a conditional use permit to move Guyton Animal Hospital, an existing business, to this new location.

There will be no boarding or outdoor kennels. Business will be similar to existing one at 61 Central Blvd., Guyton, GA.

Reason:*

Applying for a conditional use permit to move Guyton Animal Hospital, an existing business, to this new location.

There will be no boarding or outdoor kennels. Business will be similar to existing one at 61 Central Blvd., Guyton, GA.

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

Rural Animal Clinic with no boarding or outdoor kennels

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*

✔ Suzette Schmetz

Jul 16, 2025

Participant ID: 8880906199

BK: 30 PG: 14-14
Filed and Recorded
12-16-2024 04:26 PM
DOC# P2024-000258

Jason E. Bragg

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
726 SWEET HOME ROAD
SUITE 100
MIL (612) 233-3972

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 44-6-47, the plat herein prepared by me or under my direct supervision and under the immediate supervision and control of me, and the information furnished to me for recording is true and correct, and I am a duly licensed Professional Engineer and Land Surveyor and as set forth in O.C.G.A. Section 44-6-47.

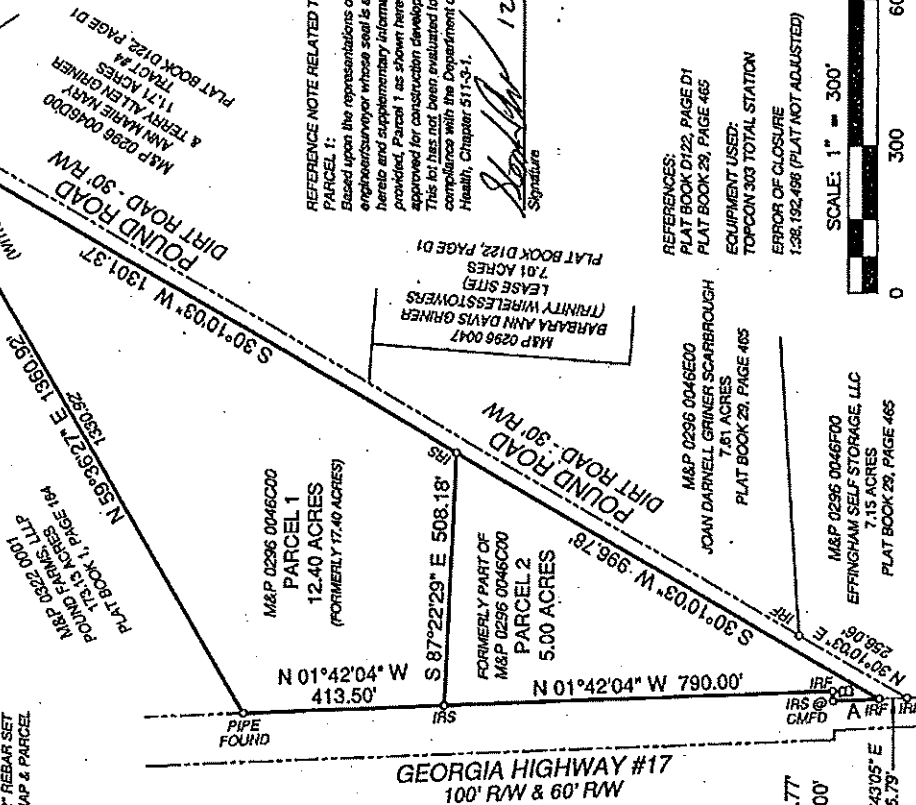


Adolph N. Michelis
CA Reg. L.S. LIC. NO. 1323 12-04-24 DATE

REFERENCE NORTH
(PLAT BOOK D122, PAGE D1)

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0245E, EFFINGHAM COUNTY, GEORGIA, REFLECTING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED MARCH 16, 2015, THIS PROPERTY IS LOCATED IN ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAIN.

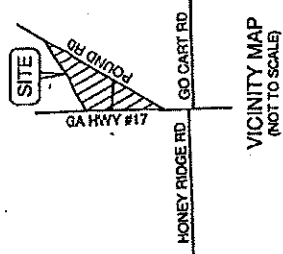
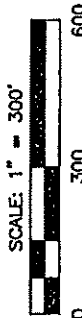
LEGEND:
CMFD - CONCRETE MONUMENT FOUND (DISTURBED)
IRF - 12" REBAR FOUND
IRS - 12" REBAR SET
M&P - MAP & PARCEL



REFERENCE NOTE RELATED TO PARCEL 1:
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OCSMS regulations for a typical site residence of 3 or 4 bedrooms with basic appliances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Jason E. Bragg
12/14/24
Signature Date

REFERENCES:
PLAT BOOK D122, PAGE D1
PLAT BOOK 29, PAGE 465
EQUIPMENT USED:
TOPCON 303 TOTAL STATION
ERROR OF CLOSURE
1:38,192:498 (PLAT NOT ADJUSTED)



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.
Charles Johnson
ZONING ADMINISTRATOR DATE 12/14/24

REFERENCE NOTE RELATED TO PARCEL 2:
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OCSMS regulations for a typical site residence of 3 or 4 bedrooms with basic appliances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Jason E. Bragg
12/14/24
Signature Date

SUBJECT PROPERTY IS TRACT #3, A 17.40 ACRE PARCEL, AS SHOWN ON A SURVEY FOR HUBERT T. GRINER DATED 04/09/04 BY JOHNSON LAND SURVEYING CO., INC. (HAROLD R. JOHNSON, RLS NO. 1137).

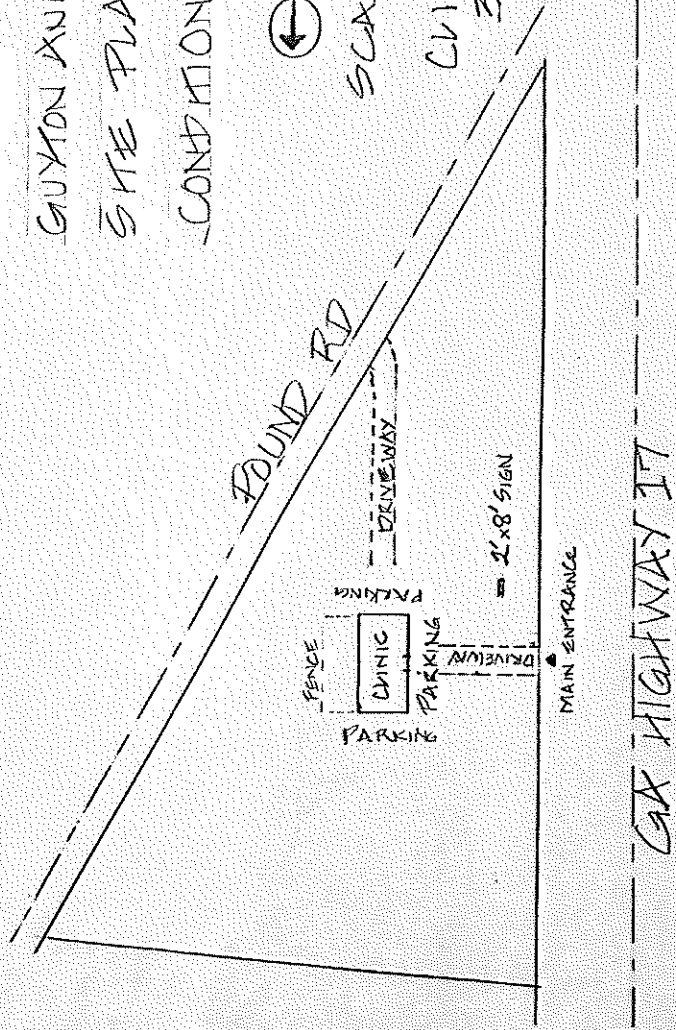
MINOR SUBDIVISION SURVEY FOR
BEVERLY ANN GRINER BOYLES
A SURVEY TO DIVIDE A 5.00 ACRE PARCEL FROM EXISTING 17.40 ACRE PARCEL (MAP AND PARCEL 0296 0046C00)
LOCATED IN 10TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 5 NOVEMBER 2024
PLAT PREPARED 3 DECEMBER 2024

PROPOSED NEW LOCATION
GUYTON ANIMAL HOSPITAL
SITE PLAN FOR
CONDITIONAL USE PERMIT



SCALE 1" = 150'

CLINIC IS APPROX.
3200 SQ. FT.





This aerial map displays a residential development with various property lots outlined in blue. The lots are labeled with alphanumeric codes: 296-53, 296-30B, 296-72, 296-49, 296-71, 296-48, 296-70, 296-47, 296-46G, 296-46C, 296-46D, 296-46E, 296-46F, 296-46F01, 296-46, 296-45, 296A-4, 296A-17, 296A-16, 296A-60, 322-1, 1430, 1447, 148, 144, 1360, 116, 114, 104, 975, 959, and 925. The map also shows several roads: CENTRAL AVE, HWY 17 S, POUND RD, GO CART RD, and HONEY RIDGE RD. A yellow line highlights a specific path or boundary. Green location pins are placed on several lots, indicating specific points of interest or features. The map includes a scale bar at the bottom left and a north arrow at the bottom right.

0	0.04	0.09	0.18 km
0	0.04	0.09	0.18 km

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

Roads Citations

296-46C01



7/28/2025

1:4,013
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA