



**Planning and Zoning Commission
Public Hearing and Regular Meeting
January 23, 2024 at 7:00 P.M.**

**C.D. Dean, Jr., Public Safety Complex
505 Magnolia Street
Guyton, GA 31312**

AGENDA

- 1. Call to Order**
- 2. Public Hearing Regarding Special Use Permit at 210-C Cherry Street, Guyton, GA 31312**
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
 - ❖ Public Hearing & Regular Meeting 09/26/23
 - ❖ Public Hearing & Special Called Meeting 10/03/23
- 6. New Business**
 - ❖ Consideration of a Special Use Permit at 210-C Cherry Street, Guyton, GA 31312
- 7. Consideration to Adjourn**



Rules of Decorum for All Meetings

The purpose of the Rules of Decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics, at all meetings held by the City of Guyton.

(A) General rules applicable to all (Mayor and City Council, Staff, Members of the Public)

- 1) Each speaker should refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
- 2) During designated times for members of the public to speak, members of the public will be permitted 10 minutes to discuss topics. After 10 minutes of discussion on a topic, members of the public will be limited to 3:00 minutes speaking time. The Mayor or presiding officer shall have the authority to grant additional speaking time. Notwithstanding the foregoing, during public hearings involving zoning decisions, members of the public will have no less than 10 minutes to speak in favor, and no less than 10 minutes to speak in opposition.
- 3) Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt or disturb persons who are addressing the Mayor and Council or Committee or Board or Commission, or members of those bodies who are speaking, or otherwise impede the orderly conduct of the meeting.

(B) Additional Rules for Mayor and City Council, Committees, Boards or Commissions

1. The Mayor and City Council, Committees, Boards, Authorities, or Commissions will conduct themselves in a professional and respectful manner at all meetings.
2. Questions for staff or individuals or other Council, Committee, Board or Commission members will be directed to the appropriate person to answer. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions will attempt to answer or address questions presented one at a time without attempting to talk over another member.
3. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions are always free to criticize or question policies, positions, data, or information presented. However, members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions will not attack or impugn the person presenting.

(C) Enforcement

The Mayor or presiding officer has the authority to enforce each of the Rules of Decorum regarding members of the public. If any Rule is violated, the Mayor or presiding officer will give the speaker a warning, citing the Rule being violated, and telling the speaker that a second violation will result in a forfeiture of the right to speak further. The Mayor or presiding officer also may have the offending speaker removed from the meeting if the misconduct persists. The Mayor or presiding officer shall not have any power under this provision regarding a Council, Committee, Board or Commission member.



City of Guyton
Planning and Zoning Commission
September 26, 2023 — 7:00 PM

MINUTES OF MEETING

Call to Order — The City of Guyton’s Planning and Zoning Commission held a public hearing and meeting on September 26, 2023, at the City of Guyton Gymnasium, 505 Magnolia Street in Guyton. The meeting was called to order by Mike Gerwig at approximately 7:04 PM. Diann Hicklen and Keawanna Green were also present at this meeting.

Additional Administrative Staff Present — Mayor Russ Deen, City Manager Meketa Brown, and City Clerk Fabian Mann were present.

Guest Present — The guest sign-in sheets are filed in the Office of the City Clerk.

Public Hearing regarding Special Use Permit for 97 Cemetery Road, Guyton, GA 31312

The owner, Josh Forbes, spoke regarding his intention to place a mobile home on the property. Citizens spoke in opposition to the special use permit.

Public Hearing regarding Special Use Permit for 0 Davis Street, Guyton, GA 31312

The owner, Marcus Wilson, spoke regarding his intention to place a mobile home on the property. Citizens spoke in opposition to the special use permit.

Invocation — The invocation was led by **Hicklen**.

Pledge of Allegiance — The Pledge of Allegiance was led by **Gerwig**.

Consideration to approve the agenda — **Gerwig** a motion to approve the agenda. **Hicklen** seconded. **Motion passed unanimously**.

Consideration to approve the minutes — Gerwig made a motion to approve the minutes. **Hicklen** seconded. **Motion passed unanimously.**

7/11/23

Planning and Zoning Meeting

7/25/23

Planning and Zoning Meeting

New Business

Consideration of a Special Use Permit for 97 Cemetery Road, Guyton, GA 31312 — Gerwig, Green, and Hicklen voted nay. **The permit was disapproved unanimously with a vote of 0-3.**

Consideration of a Special Use Permit for 0 Davis Street, Guyton, GA 31312 — Gerwig, Green, and Hicklen voted nay. **The permit was disapproved unanimously with a vote of 0-3.**

Consideration to adjourn — Gerwig made a motion to adjourn. **Hicklen** seconded. **Motion passed unanimously.** The meeting adjourned at approximately 8:37 PM.

City of Guyton

Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk



**City of Guyton
Planning and Zoning Commission
October 3, 2023 — 7:00 PM**

MINUTES OF MEETING

Call to Order — The City of Guyton’s Planning and Zoning Commission held a public hearing and meeting on October 3, 2023, at the City of Guyton Gymnasium, 505 Magnolia Street in Guyton. The meeting was called to order by Lon Harden at approximately 7:00 PM. Mike Gerwig, Diann Hicklen, and Keawanna Green were also present at this meeting.

Additional Administrative Staff Present — Mayor Russ Deen, City Manager Meketa Brown, and City Clerk Fabian Mann were present.

Guest Present — The guest sign-in sheets are filed in the Office of the City Clerk.

Consideration to approve the agenda — Gerwig made a motion to approve the agenda. Green seconded. **Motion passed unanimously.**

Public Hearing regarding Annexation and Rezoning of 895 Gracen Rd., Guyton, GA 31312

Hussey Gay Bell representative, Haydon Rollins, spoke regarding the developer’s desire to annex Effingham County Parcel No. 02710039, 895 Gracen Rd., Guyton, GA 31312, into the City of Guyton and rezoned from AR-1 to R-1 for the purpose of developing single family residential housing.

Citizens spoke in opposition to the proposed annexation and rezoning of 895 Gracen Rd., Guyton, GA 31312

New Business

Consideration for recommendation to annex 895 Gracen Rd., Guyton, GA 31312 into the city limits and rezone from AR-1 to R-1

Gerwig made a motion to table the proposed annexation and rezoning. **Motion not seconded. Motion failed.**

Hicklen made a motion to hand the proposed annexation and rezoning over to the City Council for further consideration. **Gerwig** seconded. **Motion passed unanimously.**

Consideration to adjourn — Harden made a motion to adjourn at approximately 7:51. Hicklen seconded.

City of Guyton

Lon Harden, Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk

DRAFT



CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 Fax – 912.772.3152
www.cityofguyton.com
Working Together to Make a Difference

Special Permit Use Application

Applicant Name: Sabrina Williams
Applicant Mailing Address: 500 Redbird Dr. Springfield GA 31329
Phone Number: [REDACTED] Email Address: [REDACTED]
Street Address of Property: 106 Gordon Ave, Guyton GA 31312
Describe the requested special use: mobile home is being
moved from 106 Gordon Ave Guyton GA 31312
to Cherry Street Guyton GA 31312

(continue on back of page if needed)

I am the owner of the property: YES NO
If you are not the property owner, written permission from the owner stating approval for this special permit use request must be attached)

[Signature]
Applicants Signature

11/1/23
Date

The Zoning Official or City Clerk will review this application and confirm if special permit use is required for requested use. If required, the applicant will initial below, acknowledging the public hearing dates and process needed for approval. Fee will be required at this time.

To be completed by Zoning Official:

Parcel ID: _____ Current Zoning: _____

Code Section Affected: _____

Invoice Number: _____ Amount: _____ Date Paid: _____

Planning & Zoning Public Hearing Date: _____

Notification sent: _____ Planning and Zoning Decision: _____

November 1, 2023

Rental Lot Agreement

I Gregory Williams give permission to Sabrina Williams to put a single wide mobile home on my property at 210-C Cherry Street, Guyton Ga.

Gregory Williams

Gregory Williams

Sabrina Williams

SWW

October 14, 2023

Bill of Sale

I Judy Pitts Neaman, sold Sabrina Williams a 1993 single wide 3beds and 2 bath mobile home for \$2,500.00 cash, that was paid to me on October 14, 2023.

Judy P, Hs neaman

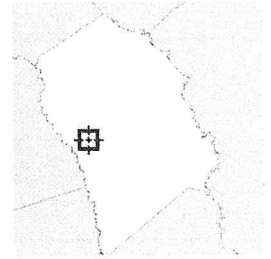
Sabrina Williams

Judy Pitts neaman

Sh



Overview



Legend

- Parcels
- Roads

<p>Parcel ID G0120013</p> <p>Class Code Residential</p> <p>Taxing District 02-Guyton</p> <p>Guyton</p> <p>Acres 2.34</p>	<p>Owner WILLIAMS GREGORY A AND AMMIE D</p> <p>AND</p> <p>BROOKS PEARLIE MAE</p> <p>PO BOX 173</p> <p>GUYTON, GA 31312</p> <p>Physical Address 210 CHERRY ST</p> <p>Assessed Value Value \$191017</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>3/2/2015</td> <td>0</td> <td>U</td> <td>U</td> </tr> <tr> <td>6/20/1989</td> <td>0</td> <td>UI</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	3/2/2015	0	U	U	6/20/1989	0	UI	U
Date	Price	Reason	Qual											
3/2/2015	0	U	U											
6/20/1989	0	UI	U											

(Note: Not to be used on legal documents)

Date created: 11/2/2023
 Last Data Uploaded: 11/2/2023 12:37:19 AM