



**Planning and Zoning Commission  
Public Hearing and Special Called Meeting  
September 3, 2024 at 7:00 P.M.**

**Guyton City Hall  
310 Central Boulevard  
Guyton, GA 31312**

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**AGENDA**

- 1. Call to Order**
- 2. Public Hearing**
  - ⊙ Annexation and Rezoning of Parcel ID 02710025C00  
(100.001 Acres / AR-1 → R-1)
  - ⊙ Rezoning of Parcel ID G0040033B00  
(0.77 Acres / R-1 → R-2)
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
  - ⊙ Public Hearing & Regular Meeting 07.23.24
- 6. New Business**
  - ⊙ Consideration to recommend approval or disapproval of the annexation of Parcel ID 02710025C00 into the city limits of Guyton and rezoning from AR-1 to R-1
  - ⊙ Consideration to recommend approval or disapproval of the rezoning of Parcel ID G0040033B00 from R-1 to R-2
- 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.

PETITION REQUESTING ANNEXATION

CITY OF GUYTON, GEORGIA

TO THE HONORABLE CITY COUNCIL OF GUYTON, GEORGIA

1. The undersigned, as the owner(s) of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Guyton, Georgia, and the City boundaries include the same.
2. The territory to be annexed abuts the existing boundary of Guyton, Georgia and the description of such territory area is as follows:

Address/ Description of Property:  
281 Brittingham Rd, Guyton, GA 31312  
Tract #3, 100.001 AC, Zoned AR-1

3. It is requested that this territory to be annexed shall be zoned: R-1 (approximately 100.001 acres) for the following reasons.

The site is currently zoned AR-1. It is located within Effingham County limits. It is proposed to construct residential housing. The developer will need the City of Guyton water services. Also, the property is adjacent to a property that is within the City of Guyton city limits, so it is logical to annex the property.

4. Therefore, the Petitioners pray that the City Council of the City of Guyton pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Laws ,1946 do by proper ordinance annex said property to the city limits to City o Guyton.

Respectfully,



Owner/Purchaser



Owner/Purchaser

**AUTHORIZATION FOR ANNEXATION**

**Application for Annexation**

I swear that I am the owner of the property which is the subject matter of the attached application. AS is shown in the records of Effingham County, Georgia. I authorize the person named below to act as the applicant in the pursuit of annexation of this property.

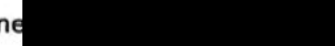
Applicant's Name: S.D. Sauers Construction

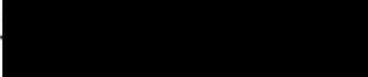
Owner's Name: Judith B. Morris

Property Address: 281 Brittingham Rd - Tract #3 - 100.001 AC

City: Guyton

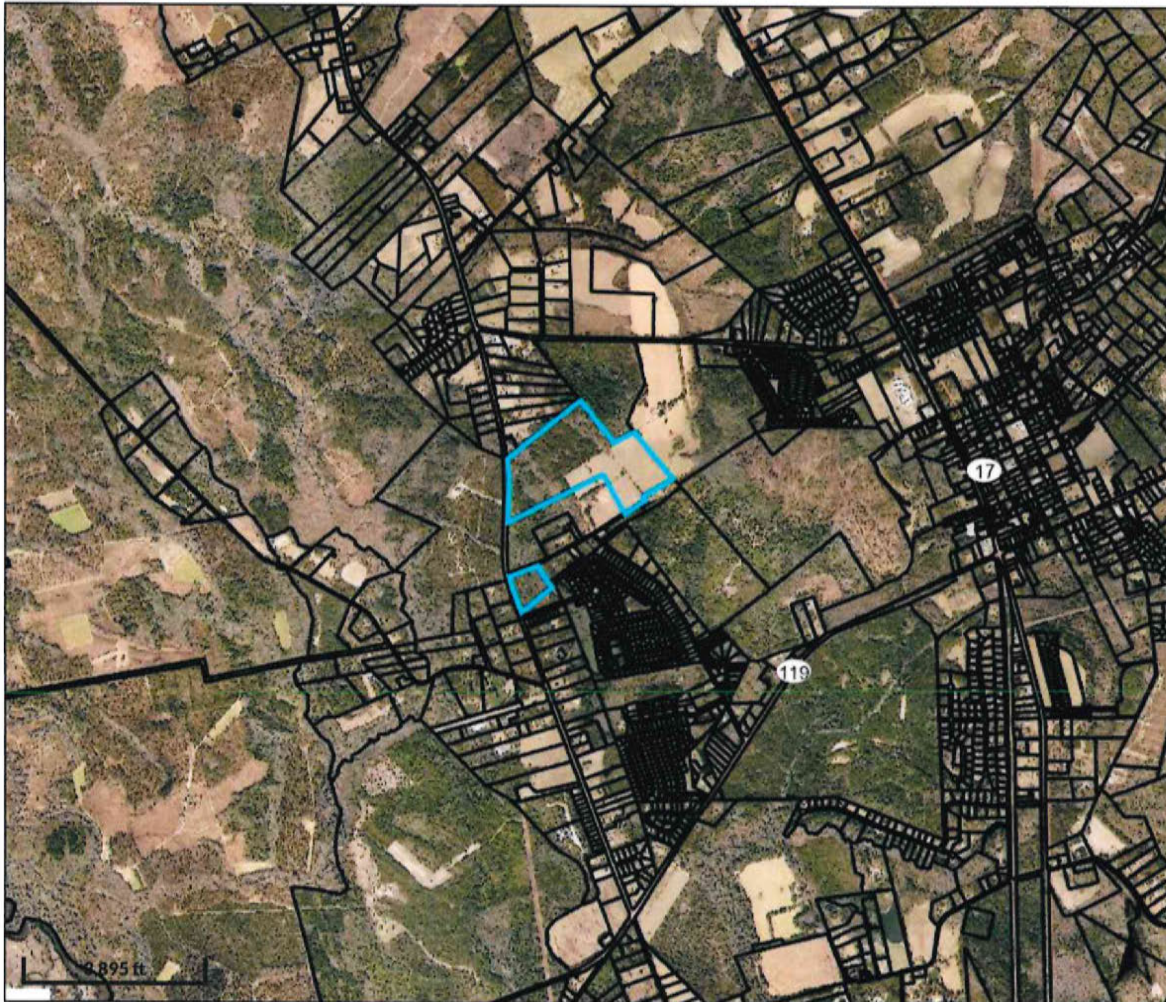
State: GA

Applicant Phone: 

Owner Phone: 

Signature of Applicant: *S.D. Sauers*

Signature of Owner: *Judith Brittingham Morris*



Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	02710025C00	<b>Owner</b>	MORRIS JUDITH CECILE B	<b>Last 2 Sales</b>			
<b>Class Code</b>	Consv Use		685 OLD LOUISVILLE RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	01-County		GUYTON, GA 31312	1/18/2008	0	UI	U
	County	<b>Physical Address</b>	BRITTINGHAM RD	n/a	0	n/a	n/a
<b>Acres</b>	100.0	<b>Assessed Value</b>					

(Note: Not to be used on legal documents)

Date created: 8/27/2024

Last Data Uploaded: 8/26/2024 7:03:46 PM

Developed by Schneider  
GEOSPATIAL

CITY OF GUYTON, GEORGIA  
P.O. Box 99  
Guyton, GA 31312  
912.772.3353

FEE PAID \$ \_\_\_\_\_ DATE: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_  
Title: \_\_\_\_\_

**REZONING APPLICATION**

**INSTRUCTIONS:** READ THIS FORM COMPLETELY, then answer each item. Please type or print neatly. Attach additional pages, if necessary.

**INCOMPLETE APPLICATIONS WILL BE RETURNED AND NOT CONSIDERED FURTHER UNTIL COMPLETE.**

1. Landowner: Andrik Properties LLC  
a. Address: 3639 Winfield Lane NW  
b. Phone #: ( )

**IF YOU ARE NOT THE LANDOWNER, YOU MUST OBTAIN WRITTEN, NOTARIZED PERMISSION TO APPLY ON THE LANDOWNER'S BEHALF.**

2. Name of Agent, if any: \_\_\_\_\_  
a. Address: \_\_\_\_\_  
b. Phone #: ( )

3. ADDRESS OR LOCATION OF PROPERTY: Central Blvd Guyton GA 31312  
a. Tax Map Parcel Number: G0040033B00 # of Acres 0.77 AC

4. EXISTING USE OF PROPERTY:  
Vacant lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. PRESENT ZONING (check correct box; if unsure, check with city clerk)
- |   |                              |                              |                              |                              |                              |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-2 | <input type="checkbox"/> R-3 | <input type="checkbox"/> R-4 | <input type="checkbox"/> MH  | <input type="checkbox"/> R-5 |
| <input type="checkbox"/> C-1            | <input type="checkbox"/> C-2 | <input type="checkbox"/> C-3 | <input type="checkbox"/> I-L | <input type="checkbox"/> I-G |                              |

6. PROPOSED ZONING (check correct box)
- |                              |   |                              |                              |                              |                              |
|------------------------------|---|------------------------------|------------------------------|------------------------------|------------------------------|
| <input type="checkbox"/> R-1 | <input checked="" type="checkbox"/> R-2 | <input type="checkbox"/> R-3 | <input type="checkbox"/> R-4 | <input type="checkbox"/> MH  | <input type="checkbox"/> R-5 |
| <input type="checkbox"/> C-1 | <input type="checkbox"/> C-2            | <input type="checkbox"/> C-3 | <input type="checkbox"/> I-L | <input type="checkbox"/> I-G | <input type="checkbox"/> C-P |

**NOTE:** Your proposed use may require a special use permit. Review the city zoning ordinance to determine if such a permit is required. If so, you will need to simultaneously file a special use permit application; your application package will not be considered complete otherwise, and will be returned.

7. List nearby property owners – include the name, address and tax/parcel number for all property owners abutting the parcel of land being considered. You may obtain this information from the Effingham County Tax Assessor (@ <http://qpublic.net/ga/effingham/>), or Effingham County's GIS maps (@<http://effingham.binarybus.com/>)

NAME	TAX MAP PARCEL #	ADDRESS
704 Central Blvd LLC	G0040022A00	704 Central Blvd
Robert C Shuman	G0040032	607 Pine Street
George Jr & Pamela Helme	G0040032A00	605 Pine Street
Henry S & Connie S Miller	G0040031	601 Pine Street
Doris L Humphrey	G0040033A00	602 Central Blvd
Randy H & Michelle M Edmondson	G0030036A00	603 W Central Blvd
Randy H & Michelle M Edmondson	G0030036	605 W Central Blvd
Vance W Murphy Jr	G0030035	607 W Central Blvd
Randall & Stephanie Wegmann	G0030034	602 Central Blvd

Attach additional pages if necessary

8. Describe proposed use (include reasons for rezoning):  
It is the intent of the owner to construct two residential duplexes.

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Attach additional pages if necessary

9. ATTACH PLOT PLAN (OR SURVEY TO SCALE) showing the following:

- Location of existing and proposed structures and uses
- Access drives
- Parking
- Loading areas
- Easements
- Utilities
- Existing zoning and future land designation

9A. DETAILED SITE DEVELOPMENT PLAN. If you are seeking rezoning for R-2, R-3, R-5, MH, C-1, C-2, C-3, I-L, I-G, or C-P, you must submit a detailed site development plan prepared by a registered surveyor containing the following elements:

- Survey plat showing dimensions of the property to be rezoned
- Location and dimension of existing structures, rights-of-way, marshlands, boundaries, watercourses, and lakes
- Location and dimension of proposed development including structures, types of uses, access drives, setbacks, easements, etc.
- Location and dimensions of proposed recreational areas and buffer zones, if any.
- Location and size of water, sewer, and drainage facilities
- In case of residential developments, proposed number of dwelling units and net acres available for building
- In case of commercial and industrial developments, proposed off-street parking and loading areas, signage, and outdoor lighting.

Failure to submit any required documentation results in an incomplete application. – WHICH WILL BE RETURNED TO YOU and NOT CONSIDERED FURTHER.

PLEASE NOTE:

- In granting a rezoning request, the Planning Commission may prescribe appropriate conditions as (Section 1105(2)(g)(4) of the City Zoning Ordinance).
- A completed application must be filed at least thirty-two (32) days prior to the Planning Commission meeting at which the request will be heard.

I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

DATE

7/18/2024

LANDOWNER or AGENT

Signature:

James R. Thompson, III (L.S.)  
Trustee, Mariben M. Thompson  
Family Trust



NO.	REVISION DESCRIPTION	DATE

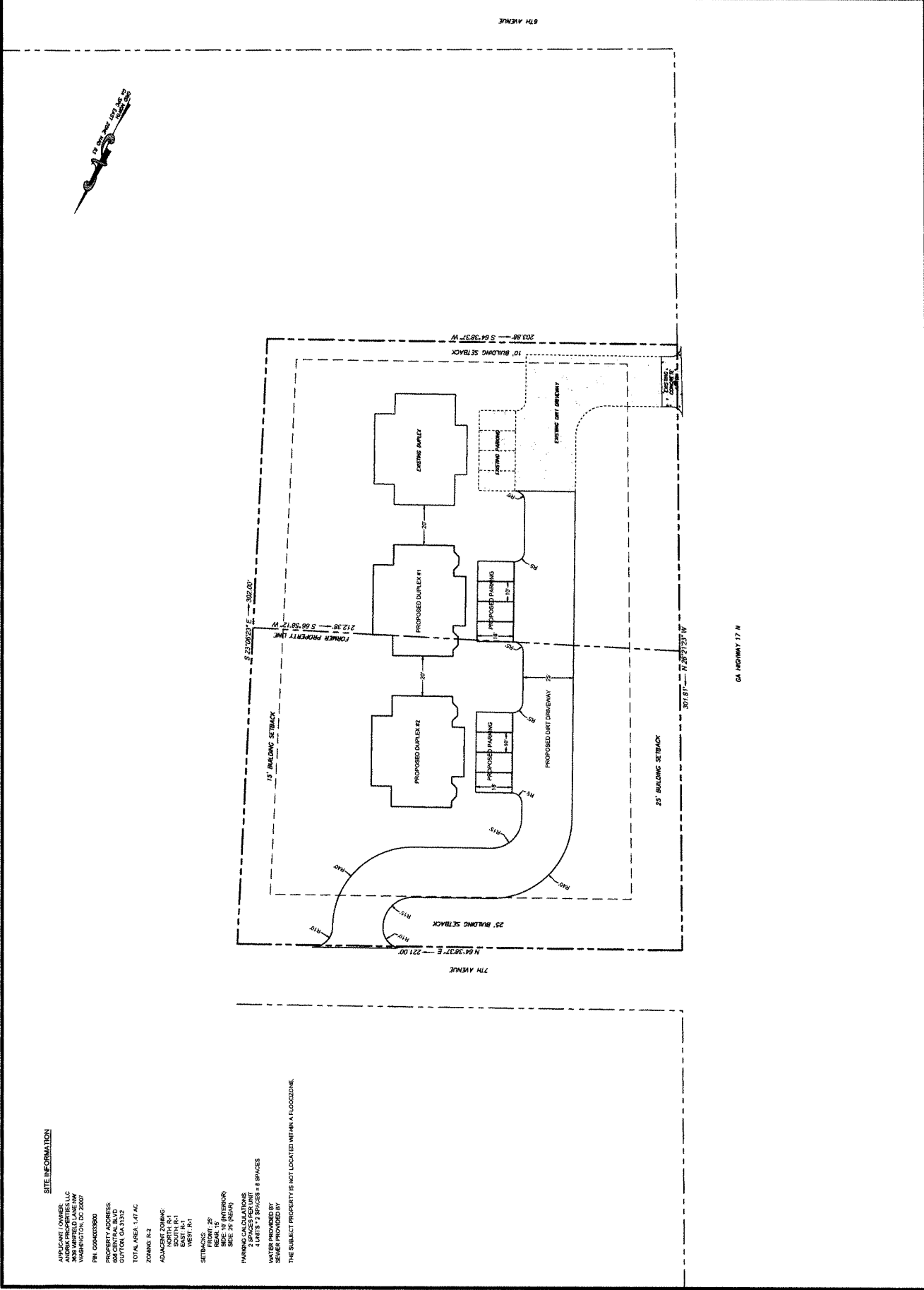


EMC ENGINEERING  
 EMPLOYMENT: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS  
 GREENWILE, SAVANNAH, STATESBORO, THOMASTON  
 MAINE  
 27 Columbia Circle South, Suite A  
 Savannah, GA 31405  
 Phone: (912) 232-5500  
 Fax: (912) 232-5500  
 www.emceng.com  
 emceng@emceng.com

**SKETCH PLAN**  
**ANDRIK DUPLEX**  
 CENTRAL BLVD  
 GUYTON, EFFINGHAM COUNTY, GEORGIA  
 Prepared for:  
**ANDRIK PROPERTIES LLC**

PROJECT NO.	24-0002
DRAWN BY:	ASB
DESIGNED BY:	ASB
DATE:	2/14/2024
CHECKED BY:	ASB
DATE:	2/14/2024

SHEET **1**  
 OF 1



**SITE INFORMATION**

APPLICANT/OWNER:  
 ANDRIK PROPERTIES LLC  
 1415 TOWN CENTER DRIVE  
 WASHINGTON, DC 20007

PNL CONSULTING:  
 PROPERTY ADDRESS:  
 60 CENTRAL BLVD  
 GUYTON, GA 31032

TOTAL AREA: 1.41 AC  
 ZONING: R-2

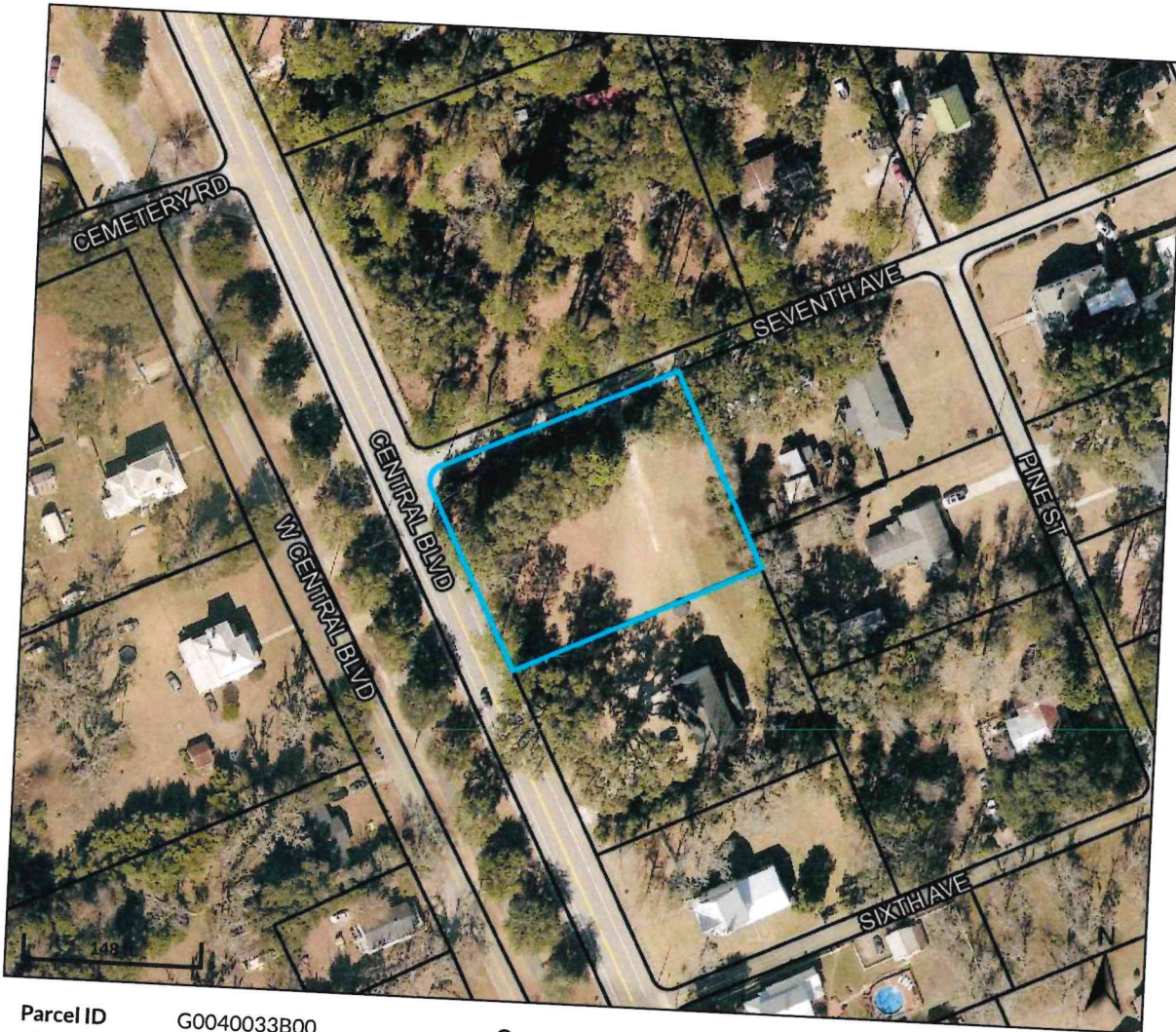
ADJACENT ZONING:  
 NORTH: R-1  
 EAST: R-1  
 WEST: R-1

SETBACKS:  
 NORTH: 15'  
 SOUTH: 10'  
 EAST: 25'  
 WEST: 15'

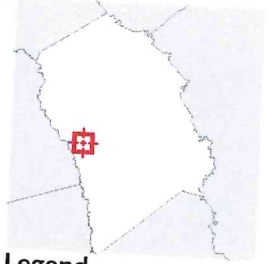
PARKING CALCULATIONS:  
 2 SPACES PER UNIT  
 4 UNITS \* 2 SPACES = 8 SPACES

WATER PROVIDED BY:  
 SEWER PROVIDED BY:

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE.



**Overview**



**Legend**

-  Parcels
-  Roads

**Parcel ID** G0040033B00  
**Class Code** Residential  
**Taxing District** 02-Guyton  
 Guyton  
**Acres** 0.77

*(Note: Not to be used on legal documents)*

**Owner** ANDRIK PROPERTIES LLC  
 3639 WINFIELD LANE NW  
 WASHINGTON, DC 20007  
**Physical Address** CENTRAL BLVD  
**Assessed Value** Value \$50820

Last 2 Sales			
Date	Price	Reason	Qual
3/18/2015	0	U	U
10/28/1984	\$5000	UK	U

Date created: 8/27/2024  
 Last Data Uploaded: 8/26/2024 7:03:46 PM

Developed by  **Schneider**  
 GEOSPATIAL



City of Guyton  
Planning and Zoning Commission  
Public Hearing and Regular Meeting  
July 23, 2024 — 7:00 PM

MINUTES OF MEETING

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**Call to Order** — The City of Guyton Planning and Zoning Commission held a public hearing and regular meeting on July 23, 2024, at Guyton City Hall, 310 Central Boulevard, in Guyton. The meeting was called to order by Mike Gerwig at approximately 7:09 PM. Diann Hicklen and Keawanna Green were also present at this meeting.

**Administrative Staff Present** — City Clerk Fabian Mann was present.

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

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**Public Hearing Regarding Ordinance 2024-02**

- ① Amend Zoning Ordinance (Manufactured Homes)
- 

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

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

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

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

06/25/24

Public Hearing & Regular Meeting

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**New Business**

Consideration to Recommend Approval or Disapproval of Ordinance 2024-02 to City Council — **Green** made a motion recommend approval of Ordinance 2024-02 to City Council. **Hicklen** seconded the motion. **Motion passed unanimously.**

Consideration to Recommend Approval or Disapproval of Major Subdivision Sketch Plan to City Council — **Hicken** made a motion to recommend approval of Major Subdivision Sketch Plan to City Council. **Green** seconded the motion. **Motion passed unanimously.**

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**Consideration to Adjourn** — **Hicklen** made a motion to adjourn. **Green** seconded the motion. **Motion passed unanimously.** The meeting adjourned at approximately 7:19 PM.

City of Guyton

\_\_\_\_\_  
Mike Gerwig, Vice Chairperson

Attest:

\_\_\_\_\_  
Fabian M. Mann, Jr., City Clerk