



**Planning and Zoning Commission  
Public Hearing and Special Called Meeting  
October 29, 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 02940042  
(0.9 Acres / AR-1 → C-1)
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
  - ⊙ Public Hearing & Special Called Meeting 09.03.24
- 6. New Business**
  - ⊙ Consideration to recommend approval or disapproval of the annexation of Parcel ID 02940042 into the city limits of Guyton and rezoning from AR-1 to C-1 to City Council
- 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  
Public Hearing and Special Called Meeting  
September 3, 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 special called meeting on September 3, 2024, at Guyton City Hall, 310 Central Boulevard, 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.

**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**

- 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)
- 

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

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

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

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

07/23/24

Public Hearing & Regular Meeting

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**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— **Hicklen** made a motion to recommend approval of the annexation of Parcel ID 02710025C00 into the city limits of Guyton and rezoning from AR-1 to R-1 to City Council. **Gerwig** seconded the motion.

**Motion passed unanimously.**

Consideration to recommend approval or disapproval of the rezoning of Parcel ID G0040033B00 from R-1 to R-2 — **Hicken** made a motion to recommend approval of Parcel ID G0040033B00 from R-1 to R-2 to City Council. **Green** seconded the motion. **Hicklen, Green, and Harden** voted aye. **Gerwig** voted nay. **Motion passed 3-1.**

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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

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Lon Harden, Chairperson

Attest:

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Fabian M. Mann, Jr., City Clerk



# 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*

Mayor  
Andy W. Harville  
City Clerk  
Fabian M. Mann, Jr.

## 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: 2736 Ga Hwy 119 S

3. It is requested that this territory to be annexed and shall be zoned: Commercial (-1)  
(approximately 0.9 acres) for the following reasons:

I would like the property be considered to be in the  
downtown district & have city water & septic.

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,

Carl Herndel

Owner/Purchaser

[Signature]

Owner/Purchaser



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## 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: Carl Heindel  
Owner's Name: Pillar Real Estate, LLC  
Property Address: 2736 Ga. Hwy 119 S

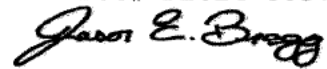
Applicant's Phone Number: [REDACTED]  
Owner's Phone Number: [REDACTED]

Applicant's Signature: [Signature]  
Owner's Signature: [Signature]


BK: 2923 PG: 297-298  
Filed and Recorded  
07-31-2024 10:21 AM  
DOC# D2024-005783

RETURN RECORDED DOCUMENT TO:

SCOTT A. HODGIN, ESQUIRE  
TAULBEE, RUSHING, SNIPES,  
MARSH & HODGIN, LLC  
1209 MERCHANTS WAY, SUITE 201  
STATESBORO, GEORGIA 30458



JASON E. BRAGG  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY  
Real Estate Transfer Tax  
Paid : \$ 75.00  
PT-61 051-2024-001792

Participant ID: 

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA     ]  
                                  ]  
COUNTY OF EFFINGHAM]

**LIMITED WARRANTY DEED**

THIS INDENTURE made this 31<sup>st</sup> day of July, 2024, between **FREDERICK BLACKMAR**, (hereinafter referred to as "Grantor") and **PILLAR REAL ESTATE, LLC**, a **Georgia limited liability company**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

**WITNESSETH:**

GRANTOR, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, all of the following described property, to-wit:

All that certain lot, tract or parcel of land lying, situate and being in the 10<sup>th</sup> G. M. District of Effingham County, Georgia, designated as Parcel "B", containing 0.901 of an acre, as shown on a plat of survey prepared by William M. Glisson, Surveyor, for Fred Blackmar, dated November 17, 2021, recorded in Plat Book 29, Page 907, Effingham County Records. Said parcel being bound as follows: Northwesterly by lands of Randy W. & Sherry Edwards a distance of 105.96 feet; Easterly by lands of L and J Sanders, Inc. a distance of 415.45 feet; Southerly by the 60-foot right-of-way of Georgia Highway 119 a total distance of 99.86; and Southwesterly by lands of Randy

W. & Sherry Edwards a distance of 373.73 feet.

Said plat is hereby incorporated by reference and made a part of this description.

Subject, however, to all valid restrictions, easements, zoning ordinances and rights-of-way of record affecting subject property.

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto signed and sealed this deed, the day and year above written.

*Frederick Blackmar*  
FREDERICK BLACKMAR

Signed, sealed and delivered in the presence of:

[SEAL]

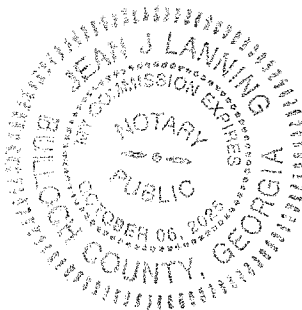
*Sherry Edwards*

Witness

*Sean J Lanning*

Notary Public

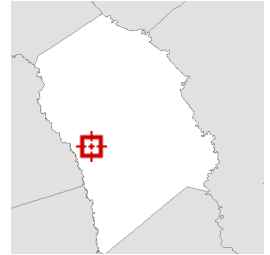
My Commission Expires: 7/6/25







**Overview**



**Legend**

- Parcels
- Roads

|                        |             |                         |                        |                     |              |               |             |
|------------------------|-------------|-------------------------|------------------------|---------------------|--------------|---------------|-------------|
| <b>Parcel ID</b>       | 02940042    | <b>Owner</b>            | PILLAR REAL ESTATE LLC | <b>Last 2 Sales</b> |              |               |             |
| <b>Class Code</b>      | Residential |                         | 508 HIGHPOINT RD       | <b>Date</b>         | <b>Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | 01-County   |                         | STATESBORO, GA 30458   | 7/31/2024           | \$75000      | LM            | Q           |
|                        | County      | <b>Physical Address</b> | 2736 S HWY 119         | 10/15/2021          | \$50000      | J             | U           |
| <b>Acres</b>           | 0.9         | <b>Assessed Value</b>   | Value \$47361          |                     |              |               |             |

(Note: Not to be used on legal documents)

Date created: 10/24/2024  
 Last Data Uploaded: 10/23/2024 6:55:34 PM