



**Planning and Zoning Commission
Public Hearing and Special Called Meeting
December 5, 2024 at 7:00 P.M.**

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

AGENDA

- 1. Call to Order**
- 2. Public Hearing**
 - ⊙ Annexation and Rezoning of Parcel ID 02940041
(4.33 Acres / B-2 → C-3)
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
 - ⊙ Public Hearing & Special Called Meeting 10.29.24
 - ⊙ Public Hearing & Special Called Meeting 11.19.24
- 6. New Business**
 - ⊙ Consideration to recommend approval or disapproval of the annexation of Parcel ID 02940041 into the city limits of Guyton and rezoning from B-2 to C-3 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

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: 2726 Hwy 119 South

3. It is requested that this territory to be annexed and shall be zoned: C 3
(approximately 4.3 acres) for the following reasons:

Forklift Tire Business
Retail Tire Business

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,

Don C Warden

Owner/Purchaser

Don C Warden

Owner/Purchaser

Mailing Address: 2873 Sandhill RD
Guyton GA 31312



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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: Don C Walden

Owner's Name: Don C Walden

Property Address: 2726 Hwy 119 South

Applicant's Phone Number: [REDACTED]

Owner's Phone Number: [REDACTED]

Applicant's Signature: Don C Walden

Owner's Signature: Don C Walden

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize The Newberry Law Firm, P.C. to cause the funds to be disbursed in accordance with this statement.

Borrower

Forklift Tire Specialist, LLC



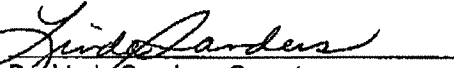
By: Don Cameron Walden, Sole Member

Seller

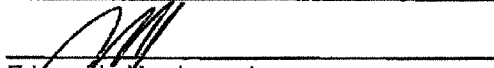
L and J Sanders, Inc.



By: Jack L. Sanders, CEO



By: Linda Sanders, Secretary



Edward L. Newberry Jr.

The Newberry Law Firm, P.C.
 ALTA Universal ID: 541087
 129 North Laurel Street
 Springfield, GA 31329

File No./Escrow No.: 2023-80
 Officer/Escrow Officer: Edward L. Newberry Jr.
 Settlement Location: 129 North Laurel Street
 Springfield, GA 31329
 Property Address: 2726 Hwy 119 South
 Guyton, GA 31312
 Borrower: Forklift Tire Specialist, LLC
 2873 Sand Hill Road
 Guyton, GA 31312
 Seller: L and J Sanders, Inc.
 7217 Hwy 17 N.
 Newington, GA 30446

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	275,000.00	Sale Price of Property	275,000.00	
		Deposit		2,000.00
		Loan Amount		200,000.00
		Prorations/Adjustments		
792.08		County Taxes 01/01/23-08/30/23		792.08
		Loan Charges to Bank of Newington		
		Loan Fee	2,000.00	
		Appraisal Fee to BON fbo David Atkins \$500.00 paid outside closing by Borrower	700.00	
		Credit Report Fee to BON fbo CoreLogic	143.72	
		Flood Fee to BON fbo CoreLogic	18.00	
		Wire Fee	15.00	
		Title Charges and Escrow/Settlement Charges		
		Attorney Fee to The Newberry Law Firm, P.C.	650.00	
		Post Closing, Storage & Technology Fee to The	150.00	



Legend
 □ Parcels
 — Roads

Parcel ID	02940041	Owner	FORKLIFT TIRE SPECIALIST LLC	Last 2 Sales			
Class Code	Residential		2873 SAND HILL RD	Date	Price	Reason	Qual
Taxing District	01-County		GUYTON, GA 31312	8/30/2023	\$275000	LM	Q
	County	Physical Address	2726 S HWY 119	10/13/2005	0	UV	U
Acres	4.33	Assessed Value	Value \$275000				

(Note: Not to be used on legal documents)

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City of Guyton
Planning and Zoning Commission
Public Hearing and Special Called Meeting
October 29, 2024 — 7:00 PM

MINUTES OF MEETING

Call to Order — The City of Guyton Planning and Zoning Commission held a public hearing and special called meeting on October 29, 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.

Public Hearing

- Annexation and Rezoning of Parcel ID 02940042
(0.9 Acres / AR-1 → C-1)
-

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. **Green** seconded the motion. **Motion passed unanimously.**

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

09/03/24

Public Hearing & Special Called Meeting

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— **Gerwig** made a motion to recommend approval of the annexation of Parcel ID 02940042 into the city limits of

Guyton and rezoning from AR-1 to C-1 to City Council. **Hicklen** seconded the motion. **Motion passed unanimously.**

Consideration to Adjourn — Hicklen made a motion to adjourn. **Green** seconded the motion. **Motion passed unanimously.** The meeting adjourned at approximately 7:09 PM.

City of Guyton

Lon Harden, Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk



City of Guyton
Planning and Zoning Commission
Public Hearing and Special Called Meeting
November 19, 2024 — 7:00 PM

MINUTES OF MEETING

Call to Order — The City of Guyton Planning and Zoning Commission held a public hearing and special called meeting on November 19, 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.

Public Hearing

- ① Amending C-1 (Central Business District) to make liquor stores a permitted use
-

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

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

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

New Business

Consideration to recommend approval or disapproval of Ordinance 2024-09 to City Council — **Hicklen** made a motion to recommend approval of Ordinance 2024-09 to City Council. **Green** seconded the motion. **Hicklen, Green, and Harden voted aye. Gerwig voted nay. Motion passed 3-1**.

Consideration to Adjourn — **Hicklen** made a motion to adjourn. **Green** seconded the motion. **Motion passed unanimously**. The meeting adjourned at approximately 7:08 PM.

City of Guyton

Lon Harden, Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk

DRAFT