

City of Guyton, Georgia
CITY COUNCIL WORKSHOP
MARCH 2, 2021 at 7:00 p.m.



C.D. Dean, Jr., Public Safety Complex
City of Guyton Gymnasium
505 Magnolia Street, Guyton, GA 31312

AGENDA

1. Call to Order

2. Topics for Discussion

- a. Proclamation – Red Cross – Mayor Deen
- b. Ordinance Number 2021-01 – Fence Ordinance – Bill Sawyer
- c. Ordinance Number 2021-02 – An Ordinance to Amend the Zoning Ordinance of the City of Guyton, Georgia, As Amended; To Increase the Minimum Lot Area for the R-1 Zoning District from 10,000 Square Feet to 21,780 Square Feet; To Repeal All Ordinances in Conflict Herewith; To Provide for Severability; and to Provide an Effective Date – Bill Sawyer
- d. Annexation Request from SB Homes, LLC – Bill Sawyer
- e. Summer Work Program – Bill Sawyer
- f. Banking Services – Bill Sawyer
- g. LMIG – Bill Sawyer
- h. CDBG – Bill Sawyer
- i. GEMA Generator Grant – Bill Sawyer
- j. SPLOST Projects
 - Guyton Gym Windows – Bill Sawyer
 - Crossgate – Bill Sawyer
 - Guardrails – Bill Sawyer
 - Magnolia Street Recreation Center – Basketball/Tennis Courts – Bill Sawyer
- k. Open Discussion (citizens can address any issue)

3. Dates to Remember

- a. Tuesday, March 9, 2021 at 7:00 p.m. – City Council Meeting, C.D. Dean, Jr., Public Safety Complex, City of Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312
- b. Tuesday, March 23, 2021 at 7:00 p.m. – Planning and Zoning Committee Meeting - C.D. Dean, Jr., Public Safety Complex, City of Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

- c. Tuesday, April 6, 2021 at 7:00 p.m. - City Council Workshop, C.D. Dean, Jr., Public Safety Complex, City of Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312
- d. Tuesday, April 13, 2021 at 7:00 p.m. - City Council Meeting, C.D. Dean, Jr., Public Safety Complex, City of Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

4. Consideration to Adjourn this City Council Workshop

CITY OF GUYTON
P R O C L A M A T I O N
AMERICAN RED CROSS MONTH

March 2021
Guyton, Georgia

WHEREAS, the American Red Cross plays a vital role in our community, alleviating suffering in the face of disaster and serving as a true reflection of the humanitarian and volunteer spirit of the American people; and

WHEREAS, during the month of March, the American Red Cross asks all Americans to join its movement and help carry out its lifesaving mission with a gift of time, money or blood; and

WHEREAS, the Red Cross supplies almost half of the nation's blood supply, teaches lifesaving skills, provides international humanitarian aid, supports military members and their families, and supports victims of disaster; and

WHEREAS, for almost 100 years Presidents have called on the American people to support the Red Cross and its humanitarian mission; and

WHEREAS, during World War I, President Woodrow Wilson ordered the Red Cross to begin its first War Fund to support emergency aid to the military, and in response the American Red Cross surpassed its goal of raising \$100 million in one week; and

WHEREAS, in 1943, during World War II, President Franklin D. Roosevelt became the first President to proclaim March as Red Cross Month, and called on Americans to support the Red Cross and humanitarian mission; and

WHEREAS, every President since Roosevelt followed suit by issuing proclamations designating March as Red Cross Month; and

WHEREAS, the American Red Cross depends on support from the public to continue its humanitarian work, on which our communities depend;

NOW, THEREFORE, be it resolved, that the City of Guyton Mayor and Council Members do hereby proclaim March 2021, as

AMERICAN RED CROSS MONTH

On this the 2nd day of March 2021.

Russ Deen, Mayor

**CITY OF GUYTON
STATE OF GEORGIA**

ORDINANCE NO. 2020-01

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GUYTON, GEORGIA, AS AMENDED TO PROVIDE FOR STANDARDS FOR FENCES AND WALLS; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE AN EFFECTIVE DATE.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON, GEORGIA IN A CALLED MEETING ASSEMBLED AND PURSUANT TO LAWFUL AUTHORITY THEREOF, AS FOLLOWS:

SECTION 1. That the City of Guyton, Georgia Zoning Ordinance, as amended, be amended to add Section 718 – Fence and Wall Specifications, which is attached as Exhibit A hereto, incorporated herein by reference as if set forth verbatim herein, and becomes part of this Ordinance.

SECTION 2. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 3. All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. This Ordinance shall become effective immediately upon the date of adoption by the City Council.

APPROVED AND ADOPTED this ___ day of _____, 2021 by the duly elected governing authority of the City of Guyton, Georgia.

CITY OF GUYTON

Russ Deen, Mayor

Attest:

Approved as to form:

Tina L. Chadwick, City Clerk

Benjamin M. Perkins, Esq., City Attorney

Mayor Pro Tem Michael Johnson

Council Member Joseph Lee

Council Member Hursula Pelote

Council Member Marshall Reiser

Bill Sawyer, City Manager

EXHIBIT A

- 1) *Permitting.* A permit shall be required to construct a fence or wall within the corporate boundaries of the City of Guyton. City Staff shall be responsible for issuing fence and wall permits. To receive a fence or wall permit, the proposed fence or wall shall conform to the provisions stated herein.
- 2) *Visibility; Obstruction of public rights-of-way.* Fences, walls, gates, and vegetative materials used in association therewith shall not obstruct a public right-of-way, the minimum sight distance requirements which are specified in the City of Guyton Subdivision Regulations (Article 7), nor violate the Vision Clearance provisions of the Zoning Ordinance (Sec. 714).
- 3) *Maintenance of required landscape areas.* Landscape areas or strips required pursuant to this section shall be maintained in a well-manicured and visually attractive manner.
- 4) *General fencing standards.* The following standards shall apply to all fences and walls:
 - a. *Visible from public right-of-way.* In all zoning districts, wire fencing materials, including chain link fencing with plastic or wooden inserts, shall not be constructed, installed, or maintained if the fence would be visible from a public right-of-way. This provision shall not preclude the use of chain link fencing as a security fence around stormwater facilities or recreational facilities.
 - b. *Fences along all property lines.* Walls and fences constructed along all property lines shall be constructed with a finished side toward the neighboring property.
 - c. *Minimum landscape requirements.* A minimum three-foot landscape strip shall be provided between a fence or wall and a public right-of-way.
 - d. *Height.* Except upon approval by City Council or otherwise provided in this Section or elsewhere in the Code of Ordinances of the City of Guyton, Georgia, fences and walls shall not exceed a height of eight feet from grade. (See the City of Guyton, Georgia Zoning Ordinance at Sections 607(F)(4); 610(B)(2); 612(B)(2); 702; 708(1); and 715(10)). Column and ornament heights are permitted to exceed the maximum fence/wall height by up to eighteen inches.
 - e. *Setback.* All fences and walls shall be set back a minimum of three feet from any public right-of-way.
- 5) *Residential fencing standards.* The following standards shall apply to all fences and walls constructed, installed, or maintained at all properties for which the use is primarily residential.
 - a. *Barbed wire.* Barbed wire shall not be permitted.
 - b. *Front yard specifications.* Fencing along front yards shall be as follows:
 - i. Fences shall consist of more than 35% open voids, as viewed on a horizontal plane.
 - ii. Fences shall not exceed a height of four feet from grade.

- iii. Fences shall be painted white in color or stained.
 - iv. Chain link fences are prohibited.
- c. *Side, corner, and rear yard specifications.* Fencing alongside, corner, and rear yards shall be as follows:
- i. Along sides and rear of a lot, fencing material can be of any type.
 - ii. Fences shall not exceed a height of six feet from grade.
 - iii. If a side, corner, or rear lot line borders a public right-of-way, subsection 5(b) shall apply.
- 6) *Variances.* Variances from the requirements of this section may be granted by City Council upon the filing of a proper application with the Planning and Zoning Commission and a payment of an application fee of \$50.00. A variance may be granted by the Planning and Zoning Commission only in the event that the circumstances listed in the City of Guyton, Georgia Zoning Ordinance, Section 1006, Subsections (A)(1) through (4), and Subsection A(6), exist.

**CITY OF GUYTON
STATE OF GEORGIA**

ORDINANCE NO. 2021-02

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GUYTON, GEORGIA, AS AMENDED; TO INCREASE THE MINIMUM LOT AREA FOR THE R-1 ZONING DISTRICT FROM 10,000 SQUARE FEET TO 21,780 SQUARE FEET; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE AN EFFECTIVE DATE.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON, GEORGIA IN A CALLED MEETING ASSEMBLED AND PURSUANT TO LAWFUL AUTHORITY THEREOF, AS FOLLOWS:

SECTION 1. The text of Section 601(C)(1) of Zoning Ordinance of the City of Guyton, Georgia, as amended, is hereby deleted in its entirety and shall now read, "Minimum lot area: 21,780 square feet;"

SECTION 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance, or of the Zoning Ordinance of the City of Guyton, Georgia.

SECTION 4. This ordinance shall become effective upon the date of adoption.

SO ORDAINED AND RESOLVED, this __ day of _____, 2021.

CITY OF GUYTON

Russ Deen, Mayor

Attest:

Approved as to form:

Tina L. Chadwick, City Clerk

Benjamin M. Perkins, Esq., City Attorney

Mayor Pro Tem Michael Johnson

Council Member Joseph Lee

Council Member Hursula Pelote

Council Member Marshall Reiser

Bill Sawyer, City Manager

SB Homes, LLC

2929 Wyatt Road
Louisville, GA 30434
706-360-5787 | sbhomesllcga@gmail.com

Letter of Transmittal

To: City of Guyton

Attn: Mayor, Council, & City Manager

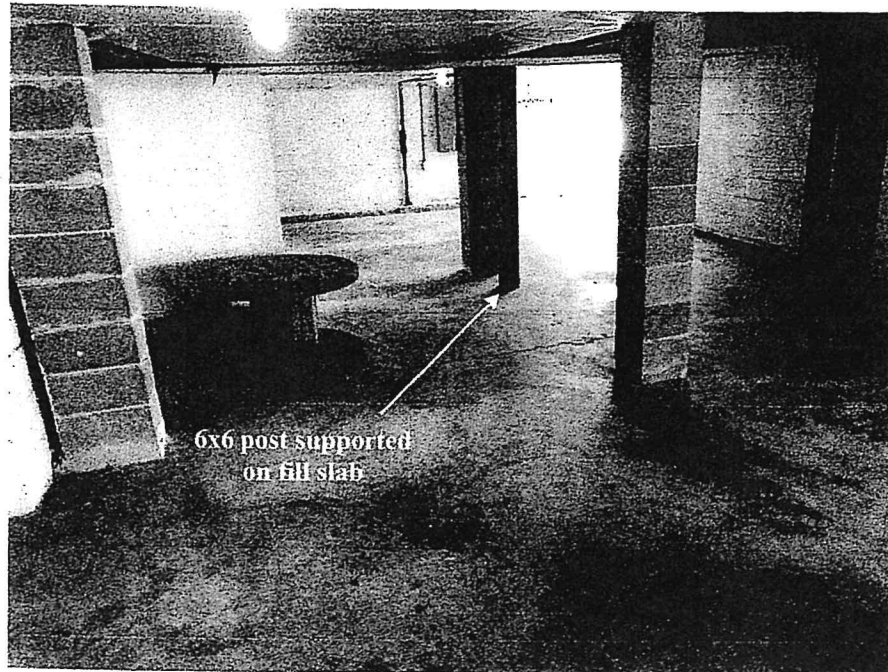
Re: 31.31 Acres located on Hwy 119

Description
Petition requesting Annexation
<i>After your review, Please call.</i>

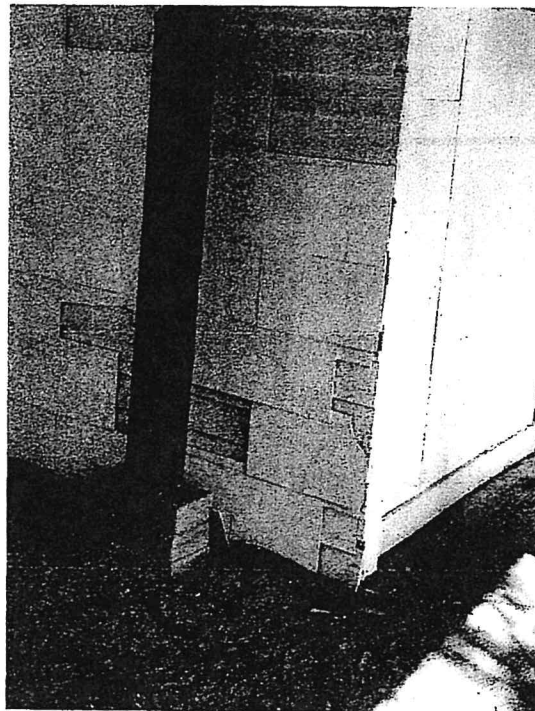
If you have any questions or require additional information, please let me know.

By:  _____

SB Homes, LLC, Sean Barlow



Interior 12" Unfilled CMU Pier Block resting on the existing slab. Note the 6x6 wood post.



Exterior wood frame wall resting on old CMU wall at grade with 6x6 post being supported on 8x16x4" thick solid CMU.

PETITION REQUESTING ANNEXATION
CITY OF GUYTON, GEORGIA

DATE 1/4/2021

TO THE HONORABLE MAYOR, CITY COUNCIL AND CITY MANAGER OF THE CITY OF GUYTON, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Guyton, Georgia, and extend the City boundaries to 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/Location of Property:

31.31 acres located on Hwy 119, property is just past the intersection at Honey Ridge Road., and Old Louisville Road, Hwy 119 on the right.

Tax Map Number: 02720-00000-029-000 – Effingham County

See description attached.

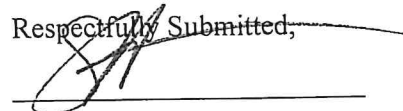
3. It is requested that this territory to be annexed shall be zoned: **R-4**

For the following reasons:

The site is currently zoned AR-1 and is located in the Effingham County limits. It is proposed to construct a residential subdivision on the property and serve that development with City of Guyton water. The property touches the City of Guyton City Limits so it is logical to annex the property into the City.

WHEREFORE, the Petitioners pray that they City Commission of the City of Guyton, Georgia, 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 of the City of Guyton, Georgia.

Respectfully Submitted,



SB Homes, LLC

Owner(s)



Homestead Application

[Apply for Homestead Exemption](#)

Assessment Notice

[2020 Assessment Notice \(PDF\)](#)

Summary

Parcel Number 02720029
Location Address HWY 119
Legal Description 31.31 AC TRT B
 (Note: Not to be used on legal documents)
Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R-1
Tax District 01-County (District 01)
Millage Rate 28.843
Acres 31.31
Neighborhood 02720: LAND: 00000 / BLDG: 00000 (000343)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

EUBANKS HAROLD S JR AND CARLA G
 999 HONEY RIDGE RD
 GUYTON, GA 31312

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	6	30.37
RUR	Open Land	Rural	9	0.84
RUR	Woodland	Rural	7	0.1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	3131	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/4/1994	370 227	A 291C	\$109,585	Unqualified - Vacant		EUBANKS HAROLD S JR AND CARLA G

Valuation

	2020	2019	2018	2017
Previous Value	\$115,263	\$109,125	\$109,125	\$112,291
Land Value	\$187,311	\$115,263	\$109,125	\$109,125
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$187,311	\$115,263	\$109,125	\$109,125
10 Year Land Covenant (Agreement Year / Value)		2010 / \$14,973	2010 / \$14,537	2010 / \$14,114

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Effingham County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
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[Last Data Upload: 1/5/2021, 1:23:05 AM](#)

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[Version 2.3.100](#)

NEW CONSTRUCTION PURCHASE AND SALE AGREEMENT



Offer Date: November 30, 2020

2020 Printing

A. KEY TERMS AND CONDITIONS

1. **Purchase and Sale.** The buyer(s) listed below ("Buyer") agree to buy and the seller(s) listed below ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. **Property Identification:** MLS Number: 238530 Tax Parcel I.D. Number: R2740-00000-039-000

b. **Legal Description of Property:**
 Address: 202 Lennox Pl
 City Rincon, County Effingham, Georgia, Zip Code 31326-4025
 Lot: 39, Block: _____, Unit: _____, Phase/Section: _____
 of Kate's Cove Subdivision, as recorded in Plat Book 2525, Page 528, et. seq., of such county's records. Unless a legal description of the Property is attached hereto as an exhibit, the legal description of the Property is the same as is recorded in the land records of the county in which the Property is located.

2. **Community Association.** The Property is OR is not a part of a mandatory membership community association(s).

3. Purchase Price of Property to be Paid by Buyer. \$ <u>405,900.00</u>	4. Closing Costs. Seller's Contribution at Closing: \$ <u>5,000.00</u>
5. Closing Date and Possession. a. Closing Date: <u>December 29, 2020</u>	b. Possession on Closing Date unless stipulated otherwise.
6. Holder of Earnest Money ("Holder"). (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) <u>ReMax 1st Choice Realty</u>	7. Closing Attorney/Law Firm <u>McManamy & Jackson</u>

8. **Earnest Money.** Earnest Money shall be paid by check cash or wire transfer of immediately available funds as follows:
 a. \$ _____ as of the Offer Date.
 b. \$ 2,000.00 within 5 days from the Binding Agreement Date.
 c. _____

9. **Construction Deposit.** Buyer has paid Seller a construction deposit of \$ N/A

10. **Decorative Selections.** Decorative Selections must be made by Buyer by the following date: N/A

11. **Home Warranty.** Seller shall provide Buyer with: no construction warranty; the warranty attached as an exhibit to this Agreement; OR the warranty described in Home Warranty paragraph of this Agreement.

12. **Dispute Resolution.** Arbitration company to resolve disputes: Steve Jackson

13. **Disclosures.**

a. Buyer has OR has not received a copy of the GAR brochure entitled "Protect Yourself When Buying a Home" (GAR B2).

b. Buyer has OR has not received a copy of the GAR brochure entitled "Protect Yourself When Buying a Home to be Constructed" (GAR CB22).

c. **Insulation Disclosure:**
 Insulation has been installed (or will be installed prior to closing) in accordance with the terms of this paragraph.
 (1) Exterior walls are insulated with batten insulation to a thickness of 3 inches which will, according to the manufacturer, yield an R-value of R13 ;
 (2) Ceilings below attic areas are insulated with spray foam insulation to a thickness of 6 inches which will, according to the manufacturer, yield an R-value of R30 ;
 (3) Vaulted ceilings are insulated with spray foam insulation to a thickness of 6 inches which will, according to the manufacturer, yield an R-value of R30 ;
 (4) Floor overhangs are insulated with N/A insulation to a thickness of _____ inches which will, according to the manufacturer, yield an R-value of _____ .

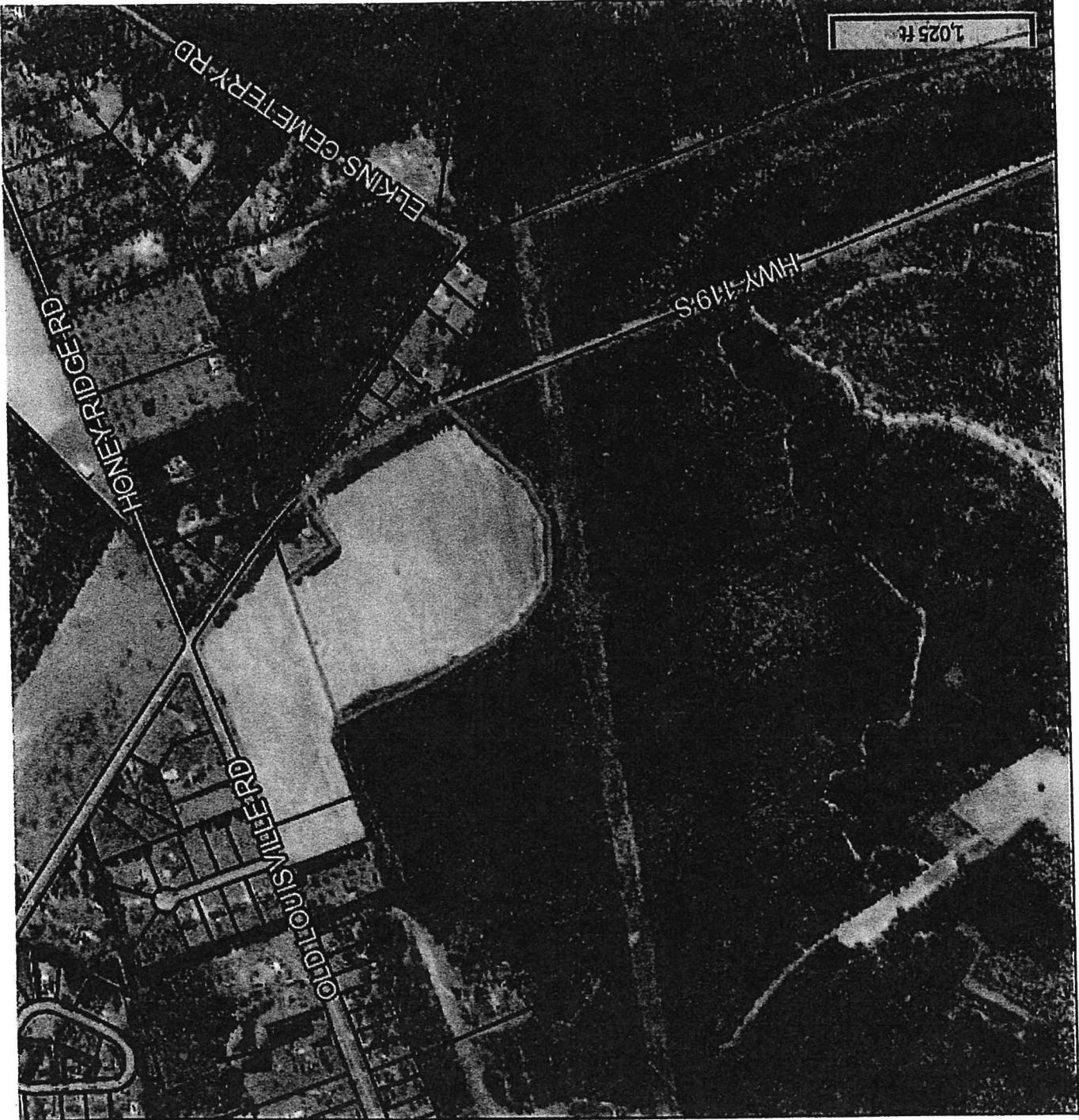
d. **Water Source Disclosure:** Seller warrants that the main dwelling on the Property is served by:
 Private Water System Public Water Well

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F228, New Construction Purchase and Sale Agreement, Page 1 of 11, 01/01/20

1,025 ft



SITE INFORMATION

CURRENT OWNER: HAROLD E. JR. & CAROL G. EUBANKS
 PROJECT NO: 20-0075
 PROPERTY ADDRESS: HWY 119
 ADDRESS: 2014C
 FLOOR ZONE: 2014C
 EX. ZONING & USE: R-1, AGRICULTURAL, FIELD (RAW)
 PL. ZONING & USE: R-1, SINGLE-FAMILY RESIDENTIAL

BUILDING STRIPES:
 FRONT YIELD - 35 FT
 SIDE YIELD - 15 FT
 SIDE STREET - 35 FT
 R.O.W. - 45 FT

MAXIMUM BUILDING HEIGHT - 35'
MINIMUM LOT AREA - 21,700 SF
MINIMUM LOT WIDTH AT BUILDING - 100 FT

