

City of Guyton, Georgia
SPECIAL CALLED MEETING
March 3, 2020 at 7:00 p.m.



AGENDA

1. **Call to Order**
2. **Swearing in Ceremony – Police Chief James Breletic**
3. **Consideration to approve or amend the Agenda**

ALL PUBLIC COMMENTS WILL BE LIMITED TO AGENDA ITEMS ONLY

4. **New Business**
 - a. Introduction of an Ordinance to Amend the Official Zoning Map by rezoning 706 Central Blvd from present zoning classification of C-1 to proposed zoning classification of R-1
 - b. Introduction of an Ordinance to Amend the Official Zoning Map by rezoning 540 Brogdon Rd from current county zoning classification of AR-1 to proposed city zoning classification of R-1
5. **Consideration to Adjourn this Meeting**

ORDINANCE NUMBER 2020-01

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GUYTON, GEORGIA, AS AMENDED, TO REZONE FROM A ZONING CLASSIFICATION OF C-1 TO A ZONING CLASSIFICATION OF R-1 CERTAIN PROPERTY OWNED BY PATRICIA L. MCCALL (ESTATE OF) WITH SEAN DUFFY, AS EXECUTOR, KNOWN AS PARCEL G0050001C00, CONSISTING OF APPROXIMATELY 6.97 ACRES, LOCATED AT 706 CENTRAL BOULEVARD IN GUYTON, GEORGIA; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON, GEORGIA in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

SECTION 1. That the Official Zoning Map of the City of Guyton, Georgia be amended so that the following described property, known as Parcel G0050001C00, consisting of approximately 6.97 acres, located at 706 Central Boulevard in Guyton, Georgia, presently owned by Patricia L. McCall (Estate of) with Sean Duffy, as Executor, as described in Appendix A, which is attached to and incorporated as part of this ordinance, be rezoned from its present C-1 zoning classification to a zoning classification of R-1;

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 All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall become effective upon the date of adoption.

ADOPTED this _____ day of _____, 2020 by the Mayor and Council Members of the City of Guyton, Georgia.

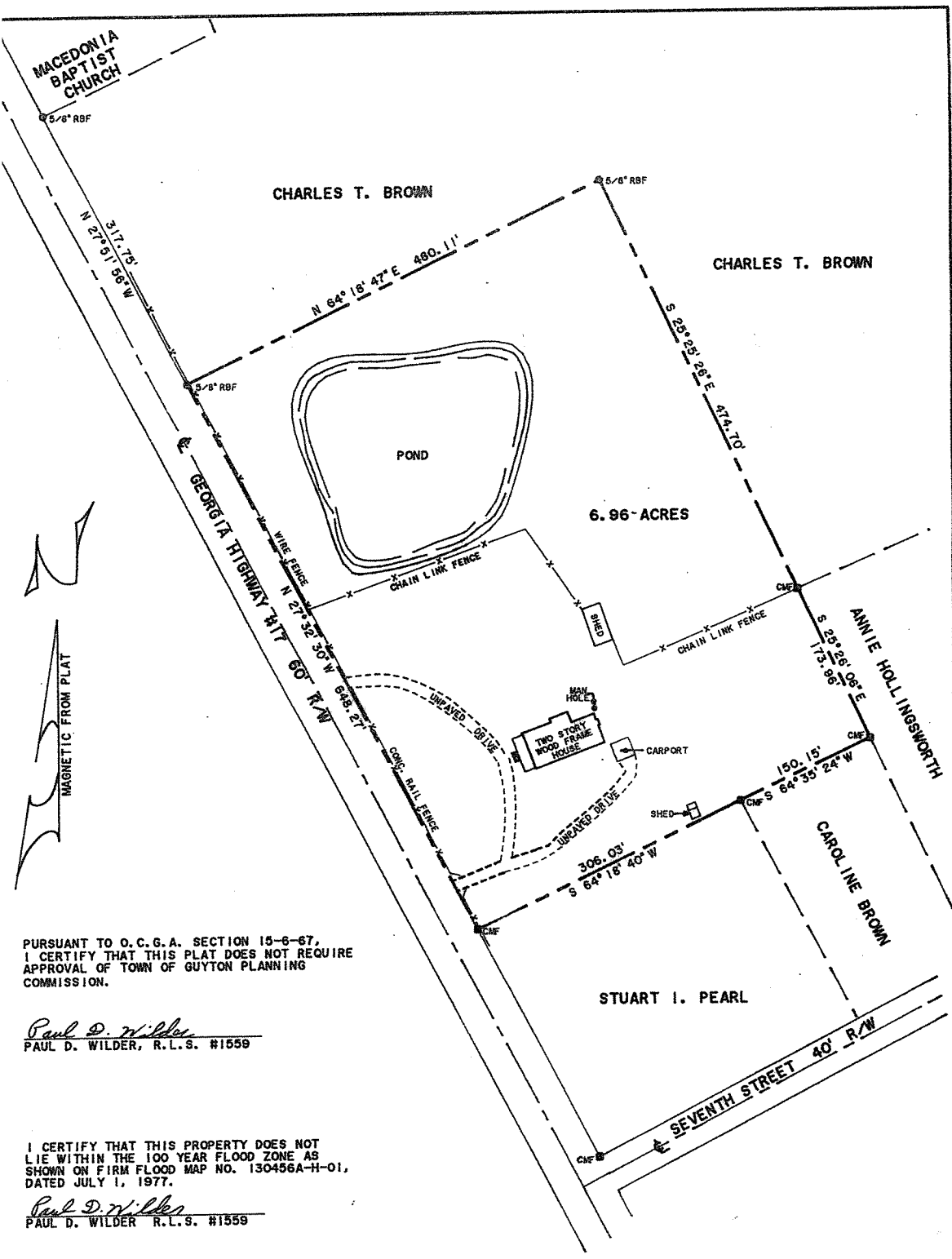
CITY OF GUYTON

Russ Deen, Mayor

ATTEST:

Tina L. Chadwick, City Clerk

APPENDIX “A”



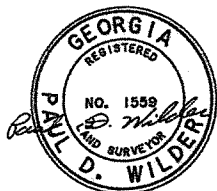
PURSUANT TO O.C.G.A. SECTION 15-6-67,
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
APPROVAL OF TOWN OF GUYTON PLANNING
COMMISSION.

Paul D. Wilder
PAUL D. WILDER, R.L.S. #1559

I CERTIFY THAT THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD ZONE AS
SHOWN ON FIRM FLOOD MAP NO. 130456A-H-01,
DATED JULY 1, 1977.

Paul D. Wilder
PAUL D. WILDER R.L.S. #1559

ERROR OF CLOSURE:
FIELD DATA 1/120,329'
ANGULAR ERROR 06" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/232,697'
EQUIPMENT USED:
03" THEODOLITE
ELECTRONIC DISTANCE METER



PLAT OF 6.96 ACRES SURVEYED FOR ROBERT E. CLEAVER & CAROL R. CLEAVER	
LOCATION: G.M.D. 10, GUYTON, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 100 FEET 	
DATE: MARCH 16, 1994	FILE NO. 2515A
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

STATE OF GEORGIA
CITY OF GUYTON

ORDINANCE NUMBER 2020-02

AN ORDINANCE TO ANNEX CERTAIN PROPERTY INTO THE CITY OF GUYTON, GEORGIA PURSUANT TO CHAPTER 36 OF TITLE 36 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GUYTON, GEORGIA, AS AMENDED, TO REZONE CERTAIN PROPERTY KNOWN AS PARCEL 03190013, CONSISTING OF APPROXIMATELY 5.04 ACRES, LOCATED AT 540 BROGDON ROAD IN GUYTON, GEORGIA, FROM EFFINGHAM COUNTY ZONING CLASSIFICATION AR-1 TO CITY OF GUYTON ZONING CLASSIFICATION R-1; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON, GEORGIA in a regularly scheduled meeting assembled and pursuant to lawful authority thereof, as follows:

SECTION 1. That the area contiguous to the City of Guyton, known as parcel 03190013, consisting of approximately 5.04 acres, being located at 540 Brogdon Road in Guyton, Georgia as described in Exhibit A, which is attached to and incorporated as part of this ordinance, is hereby annexed into the City of Guyton and is made a part of said city.

SECTION 2. That the Official Zoning Map of the City of Guyton, Georgia be amended so that the above-described property shall be rezoned from Effingham County zoning classification AR-1 to City of Guyton zoning classification R-1, as shown on Exhibit A.

SECTION 3. That the City Clerk of Guyton is instructed to send a report that includes certified copies of this ordinance to Effingham County, the county in which the property being annexed is located, and a letter from the City stating the intent to add the annexed area to Census maps during the next survey and stating that the survey map will be completed and returned to the Census Bureau, to the Department of Community Affairs, and to the governing authority of Effingham County, within thirty (30) days after the effective date of the annexation and re-zoning as set forth above in Section 1 and Section 2.

SECTION 4. This ordinance shall become effective on the 1st day of April 2020.

SECTION 5. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

ADOPTED this ____ day of _____, 20 ____ by the Mayor and Council Members of the City of Guyton, Georgia.


CITY OF GUYTON

Russ Deen, Mayor

ATTEST:

Tina L. Chadwick, City Clerk

EXHIBIT “A”

DDC# 001166
 FILED IN OFFICE
 2/19/2015 02:59 PM
 BK: 2278 PG: 692-693
 ELIZABETH Z. HURSEY
 CLERK OF SUPERIOR
 COURT
 EFFINGHAM COUNTY

 REAL ESTATE TRANSFER T
 AX
 PAID: \$59.50
 PTL: 051-2015-000364

Return Recorded Document to:
 The Ratchford Firm
 1575 Highway 21 South
 Springfield, GA 31329

Our File #: 15-024

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This indenture made this 6th day of February, 2015, between Lester H. Morgan, Jr., of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jerry B. Joiner, Thelma L. Joiner and Eric Hayden Joiner, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that certain lot, tract or parcel of land as shown on that certain plat entitled "Survey for Jerry B. & Thelma L. Joiner survey of 28.65 Acres formerly the lands of Lester Morgan, Jr.", made by Adolph N. Michelis, RLS. No. 1323, dated December 4, 2014, containing 28.65 acres, more or less, which includes 2 acres located within the City limits of Guyton, Georgia, said 28.65 acres lying on the Western side of Brogdon Road (an 80 foot right of way also known as County Road No. 312), subject to an existing 60 foot access easement all as shown on said plat which is recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia in Plat Cabinet D, slide 147D2, which is specifically incorporated herein for any and all purposes.

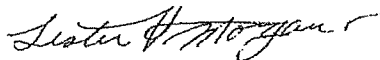
TOGETHER WITH the remainder of the 33.55 acre tract shown on that certain plat by Ravenel Gignilliat hereinafter referenced containing approximately 4.69 acres, more or less, lying on the EASTERN side of Brogdon Road, bounded on the North and South of Williams Road, (County Road #198), and being the remaining portion of the 33.55 acre tract not shown on the above referenced plat recorded in Plat Cabinet D, slide 147D2, situate, lying and being in the 10th G.M. District of Effingham County, Georgia, said remainder tract being all of the remainder of the original 33.55 acre tract lying on the EASTERN side of Brogdon Road (County Road #312) shown and more particularly described upon a plat dated August 7, 1939, made by Ravenel Gignilliat and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 10, page 111, which plat is specifically incorporated herein for a more definite description of the metes, bounds and dimensions of the remaining property included in this conveyance and for all other purposes, said remainder of the original 33.55 acre shown on the 1939 Ravenel Gignilliat plat lying EAST of the right of way of Brogdon Road (CR. 312).

This being the same property described in that certain Deed dated July 8, 1943, from W.A. Strickland, Jr. to B.L. Morgan, et al, as recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 93, pages 530-533.

The above described tract of property having present tax parcel numbers in Effingham County, Georgia, and City of Guyton, of 319-13 and G18-18.

SUBJECT TO AND LESS AND EXCEPT the right of way extensions of Brogdon Road, the sixty (60) foot existing access easement, and the right of way of Williams Road.

SUBJECT HOWEVER, to all restrictive covenants, easements and rights of way of record.



Page Two – Continued

Warranty Deed from Morgan

To Joiner


February 6, 2015

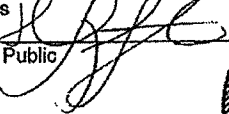
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



Witness


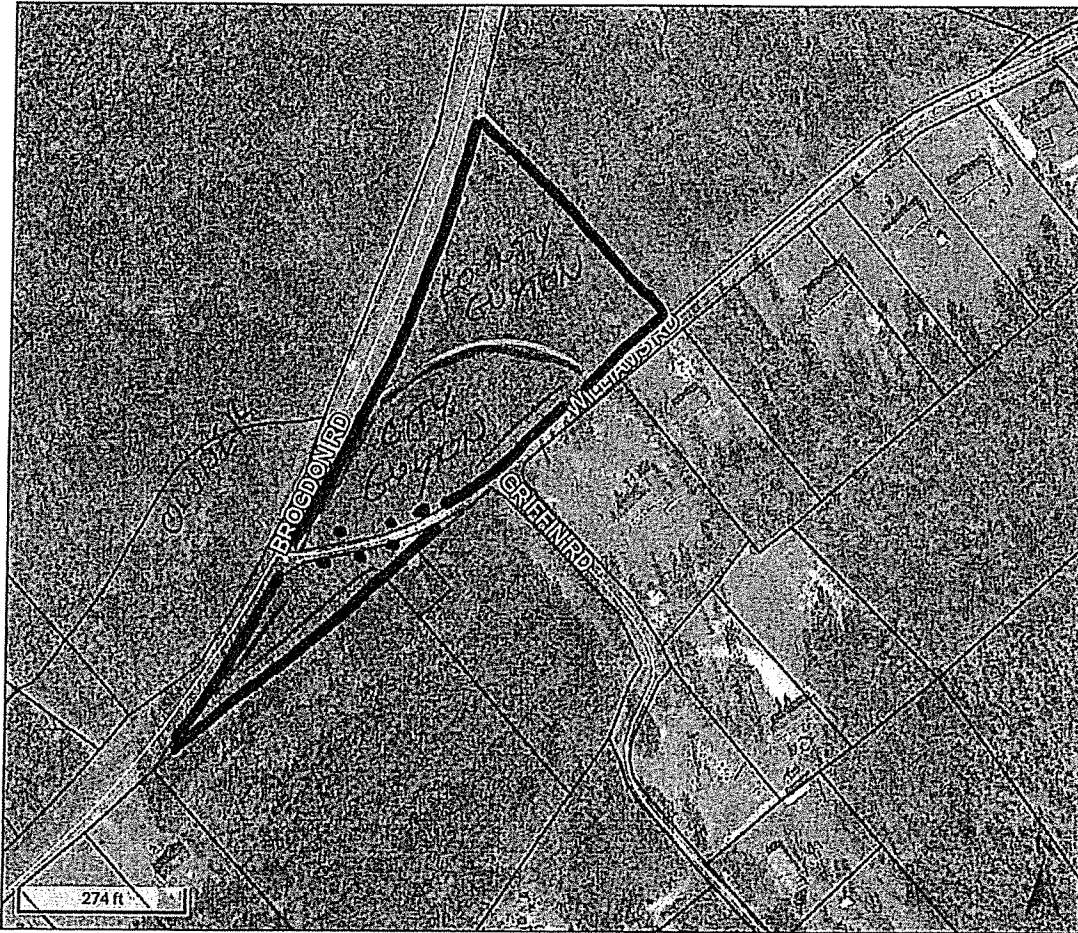
Notary Public



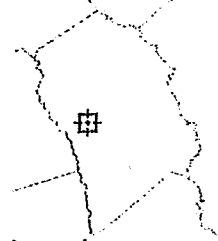
(Seal)
Lester H. Morgan, Jr.

(Seal)





Overview



Legend

- Parcels
- Roads

Parcel ID	03190013	Owner	JOINER JERRY B & THELMA L & ERIC	Last 2 Sales			
Class Code	Agricultural		HAYDEN	Date	Price	Reason	Qual
Taxing District	01-County		6 FREDERICK STREET	2/6/2015	\$59500	QZ	U
	01-County		RINCON GA 31326	2/3/2015	0	U	U
Acres	2.53	Physical Address	540 BROGDON RD				
		Assessed Value	Value \$15324				

(Note: Not to be used on legal documents)

Date created: 2/19/2019
 Last Data Uploaded: 2/19/2019 8:56:27 AM

Developed by  Schneider
 GEOSPATIAL