



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

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

AGENDA

1. **Call to Order**
2. **Public Hearing Regarding a Special Use Permit for a Mobile Home at 0 Dilmus Jackson Street, Guyton, GA 31312 (Parcel Number G0060037)**
3. **Invocation and Pledge of Allegiance**
4. **Consideration to Approve the Agenda**
5. **Consideration to Approve the Minutes**
 - ❖ Public Hearing & Special Called Meeting 01/30/24
6. **New Business**
 - ❖ Consideration of a Special Use Permit for a Mobile Home at 0 Dilmus Jackson Street, Guyton, GA 31312 (Parcel Number G0060037)
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

Special Permit Use Application

Applicant Name: JAMON JONES

Applicant Mailing Address: 126 MILL CT. RINCON, GA. 31326

Phone Number: [REDACTED] Email Address: [REDACTED]

Street Address of Property: DILMUS JACKSON STREET (PARCEL# G0060037)

Describe the requested special use: REQUESTED APPROVAL FOR DOUBLEWIDE
MOBILE HOME TO BE ALLOWED AT THE ABOVE ADDRESS.

TRAILER DIMENSIONS: 72'-0" L, 29'-8" W

(continue on back of page if needed)

I am the owner of the property: YES NO
(if you are not the property owner, written permission from the owner stating approval for this special permit use request must be attached)

[Signature]
Applicants Signature

Date

The Zoning Official or City Clerk will review this application and confirm if special permit use is required for requested use. If required, the applicant will initial below, acknowledging the public hearing dates and process needed for approval. Fee will be required at this time.

To be completed by Zoning Official:

Parcel ID: G0060037 Current Zoning: R-4

Code Section Affected: _____

Invoice Number: _____ Amount: _____ Date Paid: _____

Planning & Zoning Public Hearing Date: _____

Notification sent: _____ Planning and Zoning Decision: _____

AUTHORIZED AGENT FORM:

I, MIGUEL BACA AUTHORIZES JA'MON JONES TO OBTAIN PERMITS, SPEAK ON MY BEHALF FOR ANY PURPOSE INCLUDING PLANNING AND ZONING COMMUNICATION, AND CONDUCT ANY BUSINESS IN MY ABSENCE FOR THE PROPERTY LOCATED AT DILMUS JACKSON ST. PARCEL # G0060037.

PLEASE FEEL FRE TO CONTACT ME WITH ANY QUESTIONS PLEASE EMAIL ME AT

SIGNATURE: _____



DATE: _____

1-22-24

Sworn and subscribed before me.

On this 22 day of, January,
2024

Catherine H. Falzone

Notary Public for GEORGIA

Commission Expires:

7-25-2025



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JOEL K. GERBER
EMAIL ADDRESS:
JGERBER@BRANNENLAW.COM

October 24, 2023

Miguel Baca
109 Crestview Drive
Guyton, GA 31312

Re: 307 Hines Avenue & 0 Dilmus Jackson Street, Guyton, GA 31312

Enclosed is a copy of the warranty deed and title policy for the above-referenced property.

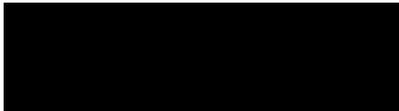
PLEASE BE ADVISED THAT IF YOU DO NOT HAVE AN ESCROW ACCOUNT (AND THE CURRENT YEAR'S PROPERTY TAXES WERE NOT PAID IN FULL FOR THE YEAR AT THE TIME YOU CLOSED) IT IS YOUR RESPONSIBILITY TO OBTAIN THE CURRENT YEAR TAX BILL(S) FOR THE PROPERTY. Please note that your name may not be associated with this property for tax purposes until the year after the property was purchased. In that case, you will not receive a tax bill in the mail and you will need to contact the county tax commissioner to obtain your tax bill(s).

It was a pleasure working with you. Should you need anything further or have any questions, please do not hesitate to contact our office.

Sincerely,


Becky Peters
Real Estate Paralegal to Joel K. Gerber

/bp



FILED IN OFFICE
CLERK OF COURT
09/29/2023 01:31 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

REAL ESTATE
TRANSFER TAX
PAID: \$320.00



Brannen, Searcy & Smith, LLP
P.O. Box 8002
Savannah, GA 31412
9703.8216

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

THIS INDENTURE, made this **29th** day of **September** in the year **Two Thousand and Twenty-Three**, BETWEEN **Antawand D. Lee**, as party or parties of the first part, hereinafter called **GRANTOR**, and **Miguel Baca**, 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 Dollars and no/100 and other good and valuable consideration (\$10.00)**

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alien, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all of his interest in the following described property, to-wit:

307 Hines Avenue, Guyton, Georgia, 31312. Parcel ID Number: G0060042, and 0 Dilmus Jackson Street, Guyton, Georgia 31312. Parcel ID Number: G0060037, as more particularly described on Exhibit "A" attached hereto.

Brannen, Searcy & Smith, LLP
P.O. Box 8002
Savannah, GA 31412
9703.8216

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

THIS INDENTURE, made this **29th** day of **September** in the year **Two Thousand and Twenty-Three**, BETWEEN **Antawand D. Lee**, as party or parties of the first part, hereinafter called GRANTOR, and **Miguel Baca**, 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 Dollars and ~~no/100~~ and other good and valuable consideration (\$10.00)**

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alien, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all of his interest in the following described property, to-wit:

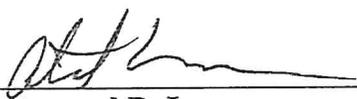
307 Hines Avenue, Guyton, Georgia, 31312. Parcel ID Number: G0060042, and 0 Dilmus Jackson Street, Guyton, Georgia 31312. Parcel ID Number: G0060037, as more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances or any rights thereof.

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 claiming by and through Grantor.

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

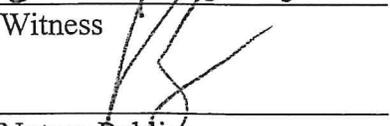
Signed, sealed, and delivered
in the presence of:



Antawand D. Lee



Witness



Notary Public



My Commission Expires: _____
-Notary Seal-

Exhibit "A"

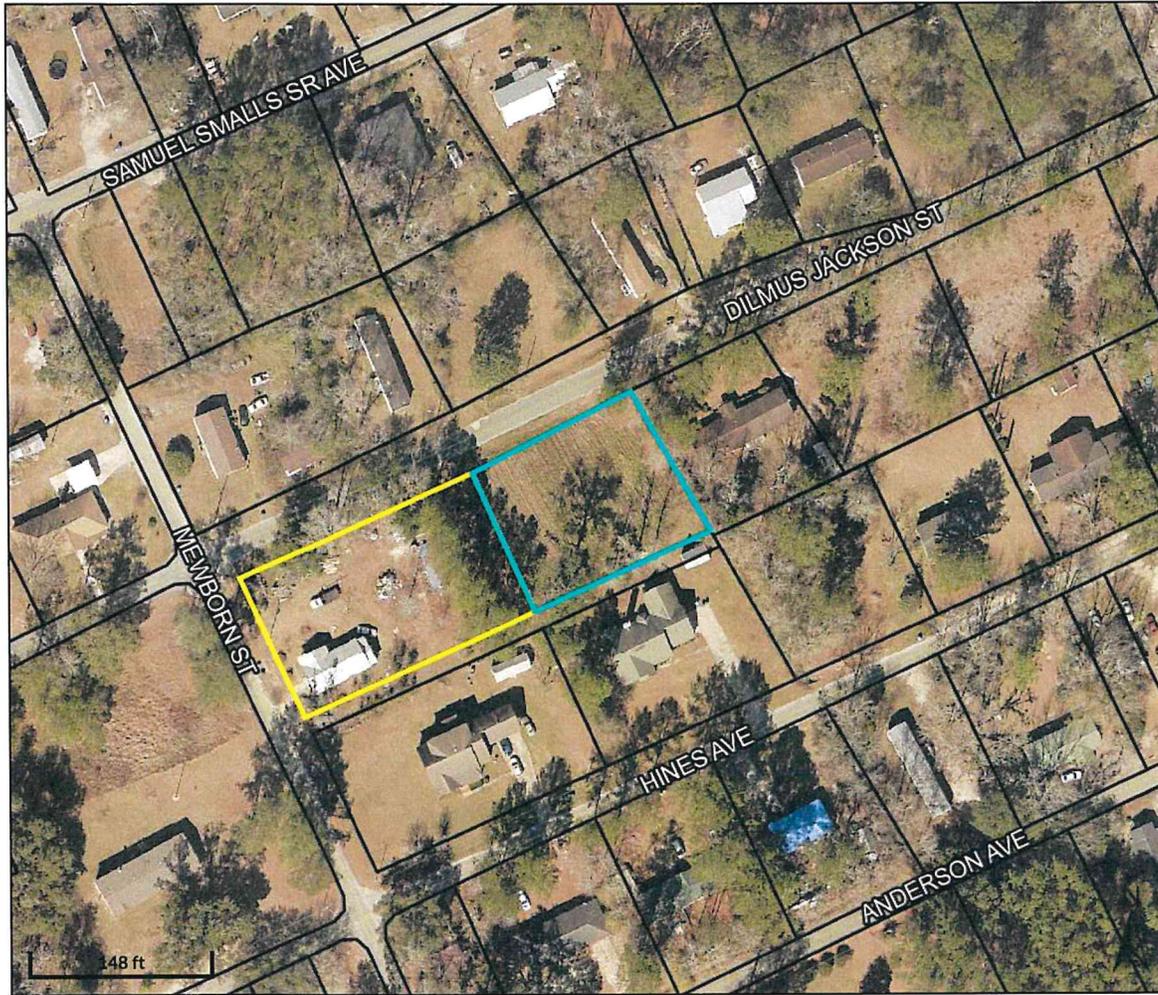
PARCEL ONE:

All those certain lots, tracts or parcels of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, known and designated as Lots Numbers 24, 26 and 28, Highland Park Subdivision, which is shown and more particularly described by the plat of survey made by D.M. Weitman, surveyor, recorded in the Office of the Clerk of Superior of Effingham County, Georgia, in county surveyor's book F, page 79, which is incorporated into this description by specific reference thereto. Said property containing improvements thereon known as 307 Hines Avenue, Guyton, Georgia, 31312. Parcel ID Number: G0060042. Subject to any Easements or Restrictions of Record.

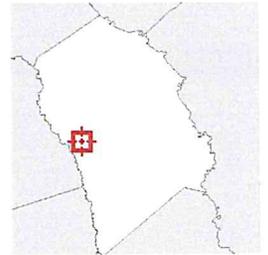
AND, ALSO;

PARCEL TWO:

All that parcel of land being in the State of Georgia, County of Effingham, city of Guyton, 10th GMD, being 0.41 acres, more or less, being known and designated as Lots, 23, 25 & 27 of Tract 2 as shown on the plat recorded in Plat Book D139, Page B2, thereof hereinafter referred to. Said parcel of land lying and adjoining and being contiguous and being bounded on the northwest by Dilmus Jackson Street; on the northeast by other lands in Highland Park Subdivision; On the southeast by a 15 foot wide lane; and on the southwest by Lot 21 shown on the plat dated April 23, 2014 by Warren E. Poythress. Being more commonly known as 0 Dilmus Jackson Street, Guyton, Georgia 31312. Parcel ID Number: G0060037. Subject to any Easements or Restrictions of Record.



Overview



Legend

- Parcels
- Roads

Parcel ID	G0060037	Owner	BACA MIGUEL	Last 2 Sales			
Class Code	Residential		109 CRESTVIEW DR	Date	Price	Reason	Qual
Taxing District	02-Guyton		GUYTON, GA 31312	9/29/2023	\$320000	QZ	U
	Guyton	Physical Address	DILMUS JACKSON ST	5/20/2014	0	U	U
Acres	0.41	Assessed Value	Value \$20500				

(Note: Not to be used on legal documents)

Date created: 2/29/2024
 Last Data Uploaded: 2/29/2024 1:22:08 AM

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**City of Guyton
Planning and Zoning Commission
Public Hearing/Special Called Meeting
January 30, 2024 — 7:00 PM**

MINUTES OF MEETING

Call to Order — The City of Guyton’s Planning and Zoning Commission held a public hearing and special called meeting on January 30, 2024, at the City of Guyton Gymnasium, 505 Magnolia Street, 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.

Additional Administrative Staff Present —City Manager Meketa Brown and City Clerk Fabian Mann were present.

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

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

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

Consideration to Approve the Agenda — **Hicklen** 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.**

01/23/24

Public Hearing & Regular Meeting

Public Hearing Regarding Special Use Permit for a Mobile Home at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312

The applicant, Allen Cogar, spoke regarding his intention to place a mobile home on the property. The seller of the mobile home, Joey Darley, also spoke about the home’s characteristics. A citizen posed a question concerning the location of the mobile home.

New Business

Consideration of a Special Use Permit for a Mobile Home at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312—**Hicklen** made a motion to approve the special use permit at 512 Samuel Smalls Sr. Avenue, Guyton, GA 31312. **Gerwig** 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 7:14 PM.

City of Guyton

Lon Harden, Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk