



**Planning and Zoning Commission
Public Hearing and Regular Meeting
February 25, 2025 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 02940040
(4.33 Acres / AR-1 → C-3)
 - ⊙ Annexation of Parcel IDs G1-32, G1-30B & G-133
(1.18 Acres / C-2 → 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 12.5.24
- 6. New Business**
 - ⊙ Consideration to recommend approval or disapproval of the annexation of Parcel ID 02940040 into the city limits of Guyton and rezoning from AR-1 to C-3 to City Council
 - ⊙ Consideration to recommend approval or disapproval of the annexation of Parcel IDs G1-32, G1-30B & G1-33 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.

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: Delens Cadichon

Owner's Name: Delens Cadichon

Property Address: 2698 Gathway 119 Guyton Ga 31312

Applicant's Phone Number: 917-533-2395

Owner's Phone Number: 917 533 2395

Applicant's Signature: *Delens Cadichon*

Owner's Signature: _____



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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: 2698 GA HWY 119 S GUYTON GA

3. It is requested that this territory to be annexed and shall be zoned: AR-1 TO B2 (approximately .64 acres) for the following reasons: I want to annex my property into the city because I want increase tax base to contribute into the City's Finances which can ultimately lead to affordable municipal services for everyone - like trash and Public Safety. Being part of the City would allow me to participate in the decision making that could impact our daily lives and the future of our community.
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 of Guyton.

Respectfully,

Deleus Cochran

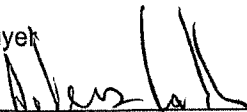
Owner/Purchaser

Owner/Purchaser

Acknowledgement

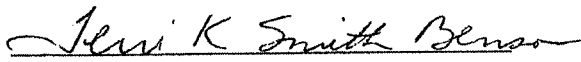
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize The Newberry Law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

Buyer

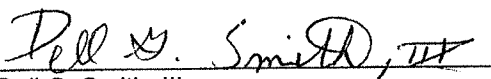


Delens Cadichon

Seller

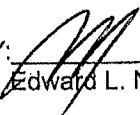


Terri K. Smith Benson



Dell G. Smith, III

The Newberry Law Firm, P.C.

BY: 

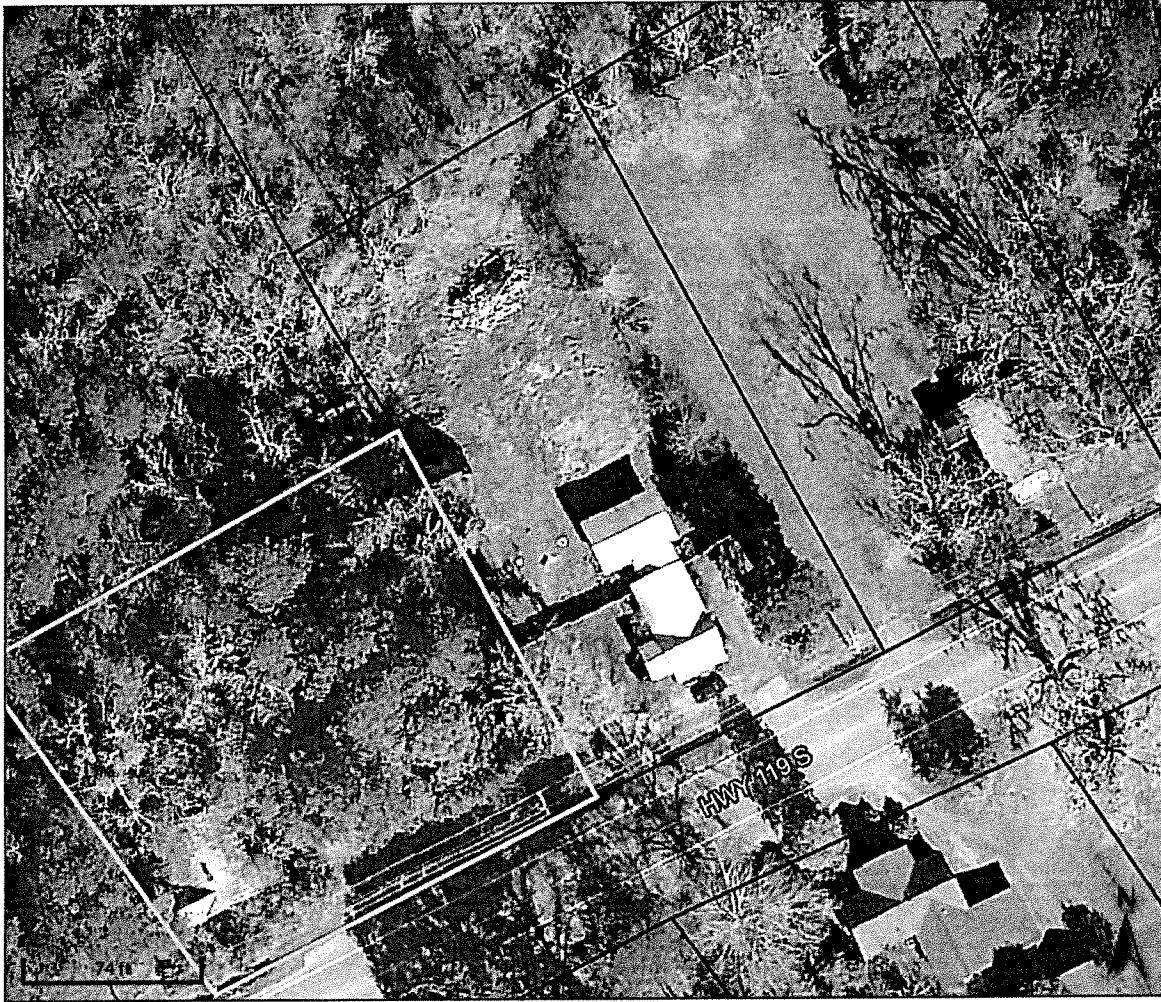
Edward L. Newberry Jr.

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

File No./Escrow No.: 2024-168
Officer/Escrow Officer: Edward L. Newberry Jr.
Settlement Location: 129 North Laurel Street
Springfield, GA 31329
Property Address: 2698 State Hwy 119 S
Guyton, GA 31312
Buyer: Delens Cadichon
3480 Courthouse Road
Guyton, GA 31312
Seller: Terri K. Smith Benson
124 Shady Lane
Fitzgerald, GA 31750
Dell G. Smith, III
9 Pinetree Road
Midway, GA 31320
Settlement Date : October 28, 2024
Disbursement Date : October 28, 2024

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	57,000.00	Sale Price of Property	57,000.00	
		Deposit		2,000.00
		Prorations/Adjustments		
	53.54	County Taxes 10/28/24-12/31/24	53.54	
		Title Charges and Escrow/Settlement Charges		
250.00		Corrective Title Fee to The Newberry Law Firm, P.C.		
		Attorney Fee to The Newberry Law Firm, P.C.	650.00	
20.00		Identity Verification & Wire Protection Service to ClosingLock	20.00	
		Post Closing, Storage & Technology Fee to The Newberry Law Firm, P.C.	75.00	
		Search Fee to Statesboro Title, Inc.	207.50	
		Owner's Title Insurance to Fidelity National Title Company	313.50	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Coverage: \$57,000.00 Premium: \$313.50 Version: ALTA Homeowner's Policy (2021)		
		Commissions		
1,710.00		Commission - Listing Agent to Compass Georgia, LLC		
1,425.00		Commission - Selling Agent to Next Move Real Estate		
		Government Recording and Transfer Charges		
		Recording Fees to County Clerk of Superior Court	25.00	
25.00		Corrective Deed Recording Fee to County Clerk of Superior Court		
		Transfer Tax to County Clerk of Superior Court	57.00	
		Miscellaneous		
305.32		2024 County Taxes to Effingham Co. Tax Commissioner		
Seller		Description	Buyer	
Debit	Credit		Debit	Credit
3,735.32	57,053.54	Subtotals	58,401.54	2,000.00
		Due from Buyer		56,401.54
53,318.22		Due to Seller		
57,053.54	57,053.54	Totals	58,401.54	58,401.54



Overview



Legend

- Parcels
- Roads

Parcel ID	02940040	Owner	CADICHON DELENS	Last 2 Sales			
Class Code	Residential		3480 COURTHOUSE RD	Date	Price	Reason	Qual
Taxing District	01-County		GUYTON, GA 31312	10/28/2024	\$57000	FM	Q
	County	Physical Address	2698 S HWY 119	10/14/2024	0	U	U
Acres	0.64	Assessed Value	Value \$20133				

(Note: Not to be used on legal documents)

Date created: 2/5/2025
 Last Data Uploaded: 2/4/2025 6:24:00 PM

Developed by **SCHNEIDER**
 GEOSPATIAL

CITY OF GUYTON, GEORGIA
P.O. Box 99
Guyton, GA 31312
912.772.3353

FEE PAID \$ _____ DATE: _____
RECEIVED BY: _____
Title: _____

REZONING APPLICATION

INSTRUCTIONS: READ THIS FORM COMPLETELY, then answer each item. Please type or print neatly. Attach additional pages, if necessary.

INCOMPLETE APPLICATIONS WILL BE RETURNED AND NOT CONSIDERED FURTHER UNTIL COMPLETE.

1. Landowner: [Parcels: G1-32, G1-30B, & G1-33] 94 Central Blvd. LLC and 1 Brewster LLC
a. Address: 94 Central Blvd., Guyton, GA 31312
b. Phone #: ()

IF YOU ARE NOT THE LANDOWNER, YOU MUST OBTAIN WRITTEN, NOTARIZED PERMISSION TO APPLY ON THE LANDOWNER'S BEHALF.

2. Name of Agent, if any: Drayton-Parker Companies, LLC (Daniel Ben-Yisrael)
a. Address: 171 Crossroads Parkway, Savannah, GA 31407
b. Phone #: (912) 231-1001

3. ADDRESS OR LOCATION OF PROPERTY: 94 Central Boulevard, Guyton GA 31312
a. Tax Map Parcel Number: ^{G0010032}
G0010030B00 # of Acres 1.18
_{G0010033}

4. EXISTING USE OF PROPERTY:
The existing use of the three properties to be rezoned are empty grassed lots.

5. PRESENT ZONING (check correct box; if unsure, check with city clerk)

() R-1 () R-2 () R-3 () R-4 () MH () R-5
() C-1 (✓) C-2 () C-3 () I-L () I-G

6. PROPOSED ZONING (check correct box)

() R-1 () R-2 () R-3 () R-4 () MH () R-5
(✓) C-1 () C-2 () C-3 () I-L () I-G () C-P

NOTE: Your proposed use may require a special use permit. Review the city zoning ordinance to determine if such a permit is required. If so, you will need to simultaneously file a special use permit application; your application package will not be considered complete otherwise, and will be returned.

7. **List nearby property owners – include** the name, address and tax/parcel number for all property owners abutting the parcel of land being considered. **You may obtain this information from the Effingham County Tax Assessor (@ <http://qpublic.net/ga/effingham/>), or Effingham County’s GIS maps (@<http://effingham.binarybus.com/>)**

NAME	TAX MAP PARCEL #	ADDRESS
Louis T & Marsha H Roe	G0010034A00	92 Central Boulevard
Thomas & Dianne Roe	G0010034	90 Central Boulevard
David K Minor	G0010030	106 Springfield Avenue

Attach additional pages if necessary

8. **Describe proposed use (include reasons for rezoning):**
The proposed use will be for the expansion of the Parker's Kitchen Gas Station and Convenience Store currently located at the corner lot. Parker's is looking to expand the site to include the three additional parcels that are currently zoned C-2. This includes demoing the current building and replacing with a new 6,065 SF convenience store, additional parking, and stormwater infrastructure. The three adjacent parcels will need to be rezoned to C-1 to bring all parcels into one zoning classification prior to combining the parcels into one overall parcel. Additionally, a special use permit application will be applied for as part of this rezoning application.

Attach additional pages if necessary

9. ATTACH PLOT PLAN (OR SURVEY TO SCALE) showing the following:

- Location of existing and proposed structures and uses
- Access drives
- Parking
- Loading areas
- Easements
- Utilities
- Existing zoning and future land designation

9A. DETAILED SITE DEVELOPMENT PLAN. If you are seeking rezoning for R-2, R-3, R-5, MH, C-1, C-2, C-3, I-L, I-G, or C-P, you must submit a detailed site development plan prepared by a registered surveyor containing the following elements:

- Survey plat showing dimensions of the property to be rezoned
- Location and dimension of existing structures, rights-of-way, marshlands, boundaries, watercourses, and lakes
- Location and dimension of proposed development including structures, types of uses, access drives, setbacks, easements, etc.
- Location and dimensions of proposed recreational areas and buffer zones, if any.
- Location and size of water, sewer, and drainage facilities
- In case of residential developments, proposed number of dwelling units and net acres available for building
- In case of commercial and industrial developments, proposed off-street parking and loading areas, signage, and outdoor lighting.

Failure to submit any required documentation results in an incomplete application – WHICH WILL BE RETURNED TO YOU and NOT CONSIDERED FURTHER.

PLEASE NOTE:

- In granting a rezoning request, the Planning Commission may prescribe appropriate conditions as (Section 1105(2)(g)(4) of the City Zoning Ordinance).
- A completed application must be filed at least thirty-two (32) days prior to the Planning Commission meeting at which the request will be heard.

I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

DATE 01.08.2025

LANDOWNER or AGENT

Signature: _____ (L.S.)



Digitally signed by Tiffany Jackson, Entitlement Manager
DN: C=US,
E=tjackson@parkersav.com,
O="Drayton-Parker Companies, LLC", CN="Tiffany Jackson, Entitlement Manager"
Reason: I am approving this document
Date: 2025.01.08 08:03:46-05'00'



CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 Fax – 912.772.3152
www.cityofguyton.com
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Special Permit Use Application

Applicant Name: Drayton-Parker Companies, LLC (Tiffany Jackson)

Applicant Mailing Address: 171 Crossroads Parkway, Savannah, GA 31407

Phone Number: 912-231-1001 Email Address: dbenyisrael@parkersav.com

Street Address of Property: 94 Central Blvd., Guyton, GA 31312

Describe the requested special use: The proposed properties use will be for a convenience store and gas station which both require a special use permit within the C1 zoning district. The three parcels requesting to be rezoned will be combined with the existing corner parcel to renovate / expand the existing c-store and gas station use.

(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)

Tiffany Jackson

Digitally signed by Tiffany Jackson, Entitlement Manager
DN: c=US, e=tjackson@parkersav.com,
o="Drayton-Parker Companies, LLC", CN="Tiffany
Jackson, Entitlement Manager"
Reason: I am approving this document
Date: 2025.01.08 08:05:01-05'00'

01.08.2025

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: _____ Current Zoning: _____

Code Section Affected: _____

Invoice Number: _____ Amount: _____ Date Paid: _____

Planning & Zoning Public Hearing Date: _____

Notification sent: _____ Planning and Zoning Decision: _____

January 7, 2025

City of Guyton
P.O. Box 99
Guyton, GA 31312
912-772-3353

RE: **Ownership Permission Letter - Rezoning and Special Use Permit Application**
94 Central Blvd., Guyton, GA 31312
Parcel #'s: G1-32, G1-30B, & G1-33

As current landowner under the legal name of **94 Central Blvd. LLC and 1 Brewster LLC** (seller) of subject property described as parcels **G1-32, G1-30B, & G1-33** and located at **94 Central Blvd., Guyton, GA 31312**, I hereby give my permission for **Drayton-Parker Companies, LLC** (buyer) to apply for a rezoning and special use permit application within the City of Guyton on my behalf.

Sincerely,

94 Central Blvd. LLC and 1 Brewster LLC

BY: 

NAME: Howard E. Spiva, President of SAV R&I, Inc, their manager

DATE: 1-7-2025



NOTARY PUBLIC

BY: Michelle Lea Masteller

NAME: Michelle Lea Masteller

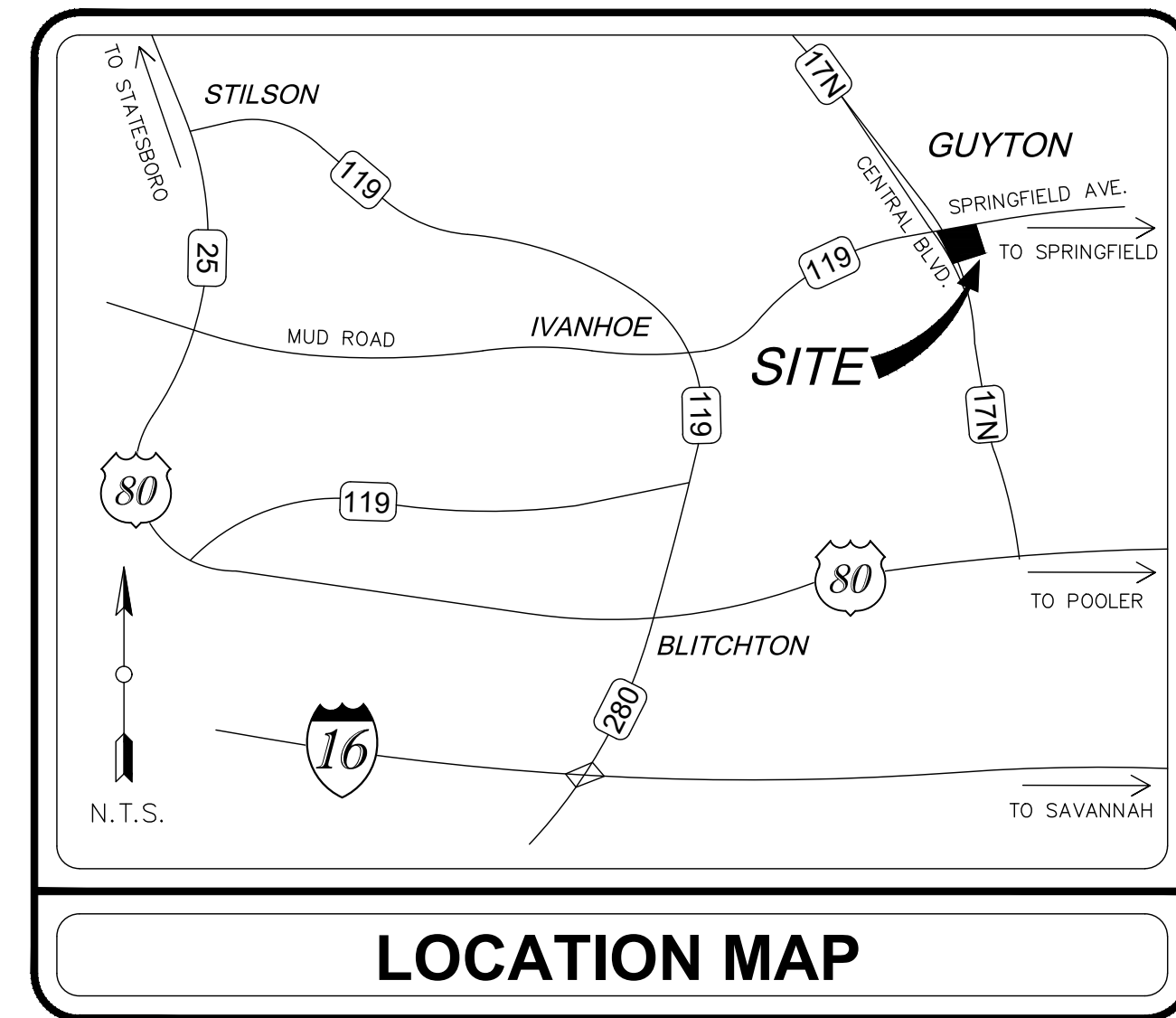
DATE: 1/7/2025

COMMISSION #: 10/2/2028

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

ALTA / NSPS LAND TITLE SURVEY

OF
PARKER'S KITCHEN - CENTRAL BOULEVARD SITE
TOWN OF GUYTON, EFFINGHAM COUNTY, GEORGIA
EMC PROJECT NO. 24-2091



LOCATION MAP

NO.	REVISION DESCRIPTION	DATE



GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
1211 Merchants Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • THOMASSTON

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 201L GNSS receiver (RTK Accuracy Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS) with a Juniper Systems Mesa 3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown herein are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
- Structures visible on the date of survey are shown hereon.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 1310302055E, Effective Date: 3/16/2015. This determination is based on lines taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-87, in that where a conflict exists between these two sets of specifications, the requirements of law prevail.
- All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
- The subject property has direct access to Windsor Spring Road (South) and Richmond Hill Road (East).
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There were no proposed changes in street right of way, lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- At the time of this survey, there was no observable evidence of the site being used as a burial ground or cemetery.
- At the time of this survey, there was no observable evidence of the site being used as a landfill or solid waste dump.
- At the time of this survey, there was no observable evidence of any intrusion of buildings, fences or other improvements.

SURVEY DATA

Parcel One Area:	0.465 Acres (20,269 Square Feet)
Parcel Two Area:	0.371 Acres (16,158 Square Feet)
Parcel Three Area:	0.437 Acres (19,023 Square Feet)
Parker's #30 Parcel Area:	1.198 Acres (52,184 Square Feet)
Total Combined Area:	2.471 Acres (107,634 Square Feet)

Plat Closure: 1 in 142,058:41"
Field Precision: This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.06 feet or less, horizontally at the 95% confidence level.

Equipment used: Carlson CR2+ Robotic Total Station
eGPS 201L GNSS Receiver/eGPS Network

Field Work Completed on: October 14, 2024

REFERENCES
DB I, PG 181 DB 1437, PG 253 DB 2813, PG 980 PB 15, PG 221 PB 19, PG 42 PB A224, PG F1

SURVEYOR'S CERTIFICATION

To: Drayton-Parker Companies, LLC, a Georgia limited liability company; Fidelity National Title Insurance Company
Fidelity National Title Insurance Company Commitment No.: DC41-24-1181; Commitment Date: October 9, 2024 at 8:00 AM.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, and 19 of Table A thereof.

The fieldwork was completed on October 14, 2024.



GA REG. L. S. LIC. NO. 3343 DATE

AS SURVEYED LEGAL DESCRIPTION

PARCEL ONE:
All that certain lot, tract, or parcel of land situate, lying and being in the 10th G.M. District, Town of Guyton, Effingham County, Georgia, and being more particularly described as follows:

COMMENCING at a 5' right of way marker found on the southern right-of-way of Georgia State Highway #119 (60' public right-of-way), having a coordinate value of North 848463.92 and East 895341.02 according to the Georgia State Plane Coordinate System, NAD83, US Foot.

THENCE along the right-of-way of Georgia State Highway #119, S 47°18'19" W a distance of 55.40' to a 5' right-of-way monument found (bearing); THENCE S 33°20'39" W a distance of 42.16' to a 5' right-of-way monument found (bearing) on the eastern right-of-way of Georgia State Highway #17 (60' public right-of-way); THENCE along the right-of-way of Georgia State Highway #17, S 15°20'19" E a distance of 145.45' to a 5/8" iron rebar found; THENCE S 14°50'58" E a distance of 90.94' to a 5/8" iron rebar found (bearing); THENCE S 14°47'55" E a distance of 25.46' to a 5/8" iron rebar set and the common corner of the lands of 94 Central Blvd., LLC And 1 Brewster, LLC, having coordinate value of North 848138.34 and East 895345.42 according to the Georgia State Plane Coordinate System, NAD83, US Foot, said point also being known as the POINT OF BEGINNING.

THENCE leaving the right-of-way of Georgia State High #17 and along the common line with the lands of 94 Central Blvd., LLC and 1 Brewster, LLC, N 64°27'24" E a distance of 220.80' to a 5/8" iron rebar found and common corner of the lands of Thomas and Dianne Roe;

THENCE along the common line with the lands of Thomas and Dianne Roe, S 22°50'22" E a distance of 90.14' to a 5/8" iron rebar found and common corner of the lands of Louis T. and Marsha H. Roe, THENCE along the common line with the lands of Louis T. and Marsha H. Roe, S 64°51'19" W a distance of 233.33' to a 5/8" iron rebar found on the eastern right-of-way of Georgia State Highway #17;

THENCE along the right-of-way of Georgia State Highway #17, N 14°47'55" W a distance of 90.00' to a 5/8" iron rebar set, the said POINT OF BEGINNING.

Said PARCEL ONE contains 0.465 Acres (20,269 Square Feet) of land, more or less.

PARCEL TWO:
All that certain lot, tract, or parcel of land situate, lying and being in the 10th G.M. District, Town of Guyton, Effingham County, Georgia, and being more particularly described as follows:

COMMENCING at a 5' right of way marker found on the southern right-of-way of Georgia State Highway #119 (60' public right-of-way), having a coordinate value of North 848463.92 and East 895341.02 according to the Georgia State Plane Coordinate System, NAD83, US Foot.

THENCE along the right-of-way of Georgia State Highway #119, S 47°18'19" W a distance of 55.40' to a 5' right-of-way monument found (bearing); THENCE S 33°20'39" W a distance of 42.16' to a 5' right-of-way monument found (bearing) on the eastern right-of-way of Georgia State Highway #17 (60' public right-of-way); THENCE along the right-of-way of Georgia State Highway #17, S 15°20'19" E a distance of 145.45' to a 5/8" iron rebar found; THENCE S 14°50'58" E a distance of 90.94' to a 5/8" iron rebar found (bearing) and the common corner of the lands of 94 Central Blvd., LLC and 1 Brewster, LLC, having coordinate value of North 848162.95 and East 895338.92 according to the Georgia State Plane Coordinate System, NAD83, US Foot, said point also being known as the POINT OF BEGINNING.

THENCE leaving the right-of-way of Georgia State High #17 and along the common line with the lands of 94 Central Blvd., LLC and 1 Brewster, LLC, N 67°04'49" E a distance of 216.99' to a 5/8" iron rebar set; THENCE along the common line with the lands of First City Associates, LLLP, THENCE along the common line with the lands of David K. Minor, N 61°49'30" E a distance of 88.38' to a 3" concrete monument found and common corner of the lands of David K. Minor;

THENCE along the common line with the lands of David K. Minor, N 62°51'47" E a distance of 19.24' to a 1.5" open top pipe found, THENCE S 24°19'58" E a distance of 110.22' to a 5/8" iron rebar found and the common corner of the lands of Thomas and Dianne Roe;

THENCE along the common line with the lands of Thomas and Dianne Roe S 64°32'20" W a distance of 110.41' to a 5/8" iron rebar found and the common corner of the lands of 94 Central Blvd., LLC and 1 Brewster;

THENCE along the common line with the lands of 94 Central Blvd., LLC and 1 Brewster, LLC, S 64°27'24" W a distance of 220.80' to a 5/8" iron rebar set on the eastern right-of-way of Georgia State Highway #17;

THENCE along the right-of-way of Georgia State Highway #17, N 14°47'55" W a distance of 25.46' to a 5/8" iron rebar found, the said POINT OF BEGINNING.

Said PARCEL TWO contains 0.371 Acres (16,158 Square Feet) of land, more or less.

PARCEL THREE:
All that certain lot, tract, or parcel of land situate, lying and being in the 10th G.M. District, Town of Guyton, Effingham County, Georgia, and being more particularly described as follows:

COMMENCING at a 5' right of way marker found on the southern right-of-way of Georgia State Highway #119 (60' public right-of-way), having a coordinate value of North 848463.92 and East 895341.02 according to the Georgia State Plane Coordinate System, NAD83, US Foot.

THENCE along the right-of-way of Georgia State Highway #119, S 47°18'19" W a distance of 55.40' to a 5' right-of-way monument found (bearing); THENCE S 33°20'39" W a distance of 42.16' to a 5' right-of-way monument found (bearing) on the eastern right-of-way of Georgia State Highway #17 (60' public right-of-way); THENCE along the right-of-way of Georgia State Highway #17, S 15°20'19" E a distance of 145.45' to a 5/8" iron rebar found and the common corner of the lands of 94 Central Blvd., LLC and 1 Brewster, LLC;

THENCE S 14°50'58" E a distance of 90.94' to a 5/8" iron rebar found (bearing) and the common corner of the lands of 94 Central Blvd., LLC and 1 Brewster, LLC, having coordinate value of North 848250.86 and East 895315.61 according to the Georgia State Plane Coordinate System, NAD83, US Foot, said point also being known as the POINT OF BEGINNING.

THENCE leaving the right-of-way of Georgia State High #17 and along the common line with the lands of First City Associates, LLLP, N 66°57'36" E a distance of 204.59' to a 5/8" iron rebar found and common corner of the lands of 94 Central Blvd., LLC and 1 Brewster, LLC;

THENCE along the common line with the lands of 94 Central Blvd., LLC and 1 Brewster, LLC, S 22°41'13" E a distance of 90.47' to a 5/8" iron rebar set; THENCE S 67°04'49" W a distance of 216.99' to a 5/8" iron rebar found (bearing) on the eastern right-of-way of Georgia State Highway #17;

THENCE along the right-of-way of Georgia State Highway #17, N 14°50'58" W a distance of 90.94' to a 5/8" iron rebar found, the said POINT OF BEGINNING.

Said PARCEL THREE contains 0.437 Acres (19,023 Square Feet) of land, more or less.

Parcel One, Parcel Two and Parcel Three being the same properties as described in the Fidelity National Title Company Commitment Number DC41-24-1181; Commitment Date October 9, 2024 at 08:00 AM.

AS SURVEYED LEGAL DESCRIPTION

PARKER'S #30 PARCEL:
All that certain lot, tract, or parcel of land situate, lying and being in the 10th G.M. District, Town of Guyton, Effingham County, Georgia, and being more particularly described as follows:

BEGINNING at a 5' right of way marker found on the southern right-of-way of Georgia State Highway #119 (60' public right-of-way), having a coordinate value of North 848463.92 and East 895341.02 according to the Georgia State Plane Coordinate System, NAD83, US Foot, said point also being known as the POINT OF BEGINNING.

THENCE along the right-of-way of Georgia State Highway #119, N 64°56'44" E a distance of 192.64' to a 2" concrete monument found and the common corner of the lands of David K. Minor;

THENCE leaving the right-of-way of Georgia State Highway #119 and along the common line with the lands of David K. Minor, S 23°21'50" E a distance of 160.71' to an iron axle found; THENCE S 05°40'52" E a distance of 25.43' to a 3" concrete monument found on the common line of the lands of 94 Central Blvd., LLC and 1 Brewster, LLC;

THENCE along the common line with the lands of 94 Central Blvd., LLC and 1 Brewster, LLC, S 61°49'30" W a distance of 88.38' to a 5/8" iron rebar found (LS3414); THENCE S 66°57'36" W a distance of 204.59' to a 5/8" iron rebar found on the eastern right-of-way of Georgia State Highway #17;

THENCE along the right-of-way of Georgia State Highway #17, N 15°20'19" W a distance of 145.45' to a 5' right-of-way monument found (bearing) on the southern right-of-way of Georgia State Highway #119; THENCE along the right-of-way of Georgia State Highway #119, N 33°20'39" E a distance of 42.16' to a 5' right-of-way monument found (bearing); THENCE N 47°18'19" E a distance of 55.40' to a 5' right-of-way monument found, the said POINT OF BEGINNING.

Said PARKER'S #30 PARCEL contains 1.198 Acres (52,184 Square Feet) of land, more or less.

OF RECORD LEGAL DESCRIPTION

PARKER'S #30 PARCEL:
ALL that certain lot, tract of parcel of land situate, lying and being in the Town of Guyton, 10th G.M. District, Effingham County, Georgia, containing 1.23 acres, more or less, that is shown and more particularly described by the plat of survey made by Warren E. Poyntress, R.L.S. #1953, dated July 1, 1993, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 224-F, which is incorporated into this description by specific reference thereto.
(taken from Warranty Deed in Deed Book 1437, page 253)

OF RECORD LEGAL DESCRIPTION

PARCEL ONE:
ALL that certain lot, tract or parcel of land situate, lying and being in the City of Guyton, 10th G.M. District, Effingham County, Georgia, having a frontage on State Highway No. 17 of Ninety (90) feet, with a rectangular depth eastwardly therefrom. Said parcel of land being bounded on the north by the northern one-half of said parcel; on the east by lands now or formerly of Kock; on the south by lands now or formerly of Williams; and on the west by Georgia State Highway No. 17, being more particularly described on a plat by Paul Weitman, County Surveyor, recorded in the Surveyor's Records Effingham county, Georgia, in Surveyor's Record Book "T", Page 181, said plat being specifically incorporated herein as part of this description.

PARCEL TWO:
ALL that certain tract or parcel of land situate, lying and being in the Town of Guyton, 10th G.M. District of Effingham County, Georgia, containing Thirty-seven Hundredths (0.37) of an acre, more or less, and being bounded on the northeast by lands now or formerly of Kock; on the southeast by lands now or formerly of Hembel and by lands now or formerly of Patterson; on the west-southwest by Georgia State Highway 17 and by lands of Baumann and on the north-northwest by lands of Baumann and by lands of Hasbrouck. Express reference is hereby made to a plat of said lands made by Paul Wilder, R.L.S. #1559, dated September 14, 1984, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 19, Page 42, for better determining the metes and bounds of said lands herein conveyed.

PARCEL THREE:
ALL that certain tract or parcel of land situate, lying and being in the Town of Guyton, 10th G.M. District of Effingham County, Georgia, containing Forty-three Hundredths (0.43) of an acre, more or less, and being bounded on the northeast by lands of Marvin B. Hembel, a distance of 90 feet; on the southeast by lands of Marvin B. Hembel, a distance of 216.93 feet; on the west-southwest by Georgia State Highway #17, a distance of 90 feet and on the northwest by lands of Hasbrouck, a distance of 204.32 feet. Express reference is hereby made to a plat of said lands made by Paul Wilder, R.L.S. #1559, dated October 6, 1982, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 15, Page 221, for better determining the metes and bounds of said lands herein conveyed.

SCHEDULE B, PART II EXCEPTIONS

Parcel One, Parcel Two & Parcel Three (94 Central Blvd, LLC and 1 Brewster, LLC)

Fidelity National Title Insurance Company Commitment No.: DC41-24-1181 Commitment Date: October 9, 2024 at 08:00 A.M.

ITEMS #1 - #7 ARE NOT SURVEY RELATED MATTERS

- Georgia Department of Transportation Construction and Maintenance Easement from Roscoe Collins and Carolyn Collins, dated February 16, 2016, as recorded in Deed Book 2333, Page 404, Effingham County, Georgia records. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- Georgia Department of Transportation Driveway Easement from Roscoe Collins and Carolyn Collins, dated February 16, 2016, as recorded in Deed Book 2333, Page 408, Effingham County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY - EXPIRED AT COMPLETION & FINAL ACCEPTANCE OF PROJECT)
- All matters as shown on plats recorded in Plat Book I, Page 181, Effingham County, Georgia records. (NO MATTERS SHOWN ON THIS PLAT AFFECT SUBJECT PROPERTY)
- All matters as shown on plats recorded in Plat Book J, Page 156, Effingham County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY)
- All matters as shown on plats recorded in Plat Book 19, Page 42, Effingham County, Georgia records. (NO MATTERS SHOWN ON THIS PLAT AFFECT SUBJECT PROPERTY)

END OF SCHEDULE B, PART II

ALTA/NSPS LAND TITLE SURVEY
PARKER'S KITCHEN - CENTRAL BLVD. SITE
10TH G.M.D.
TOWN OF GUYTON, EFFINGHAM COUNTY, GEORGIA
DRAYTON - PARKER COMPANIES, LLC
Prepared for:

PROJECT NO.: 24-2091
DRAWN BY: WPP/WEC
DESIGNED BY: ---
SURVEYED BY: JCD
SURVEY DATE: 10-14-2024
CHECKED BY: WPP
SCALE: 1" = 20'
DATE: 11-01-2024

01/2024, 24-2091 PARKERS - CENTRAL BLVD (DWG) 24-2091_V1_A01 PARKERS CENTRAL BLVD - ALTA/DWG 11/7/2024 12:29 PM

Drawing name: K:\SAV_Civil\14774000_Pecan\014774000_Central Blvd_GA\CAD\Plansheets\C2-00 - SITE PLAN.dwg GUYTON, GA - 03/2025 1:36pm by: Megan Galloway

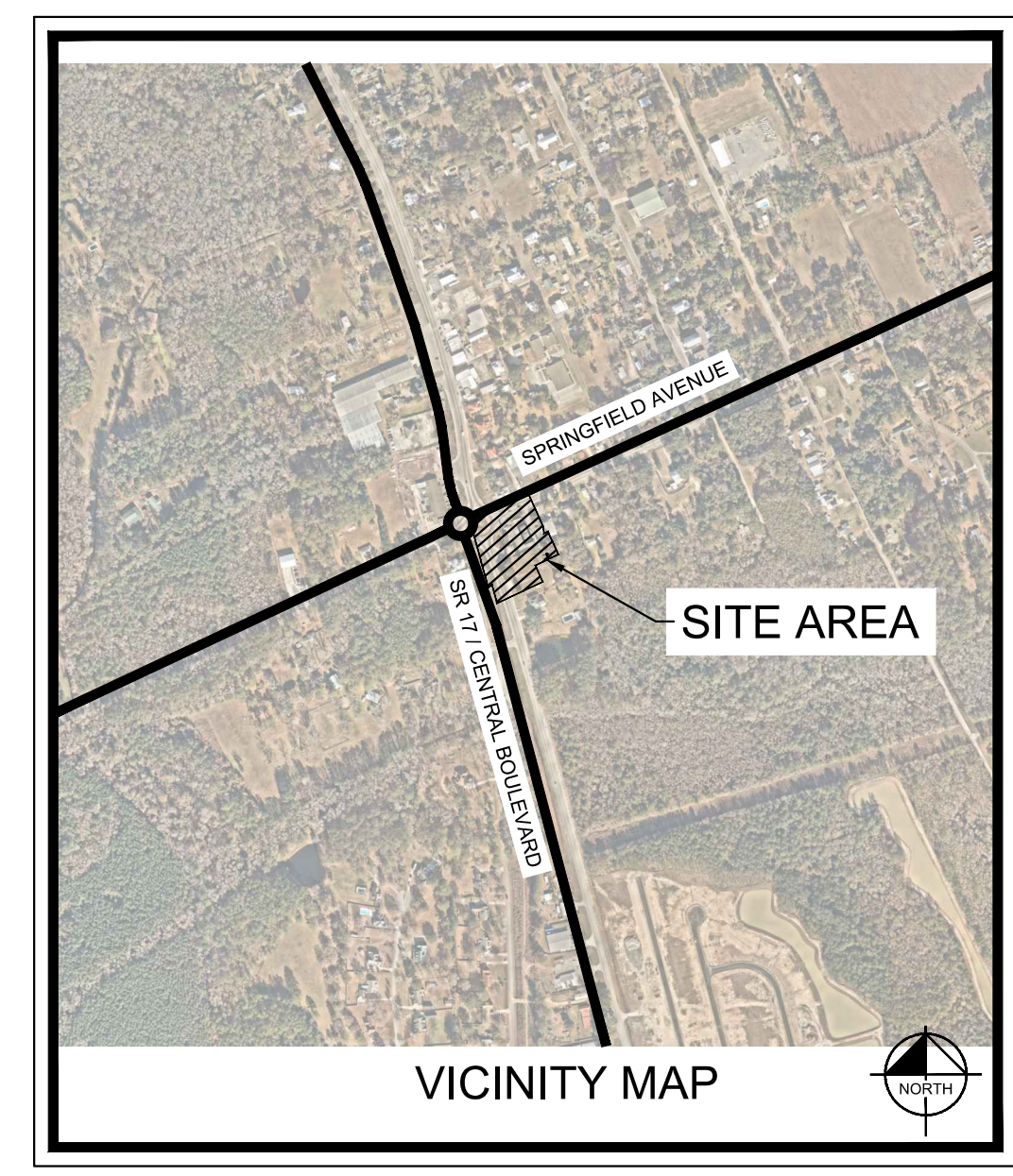


DEVELOPMENT SUMMARY:

SITE SUMMARY:	
ADDRESS:	100 CENTRAL BOULEVARD, GUYTON, GA 31312
PIN NO.:	G0010031, G0010032, G0010030B00, G0010033
CURRENT ZONING:	CENTRAL BUSINESS DISTRICT (C-1), HIGHWAY COMMERCIAL DISTRICT (C-2)
PROPOSED ZONING:	CENTRAL BUSINESS DISTRICT (C-1)
OVERALL PROPERTY AREA:	2.50 ACRES
PARKER'S OWNED AREA:	1.32 ACRES
TO BE PURCHASED AREA:	1.18 ACRES (3 PARCELS)
BUILDING SETBACK:	
FRONT YARD:	50 FT
SIDE YARD (ADJ. TO STREET):	50 FT
SIDE YARD (INTERNAL):	15 FT
BACK YARD:	15 FT
PARKING SUMMARY:	
REQUIRED PARKING:	16 SPACES (TOTAL)
CITY OF GUYTON REQUIRES 2 PARKING SPACES PER PUMP	
EXISTING PARKING:	18 SPACES (TOTAL)
PROPOSED PARKING:	36 SPACES (TOTAL)
ADA PARKING	3 SPACES
STANDARD PARKING SPACES	33 SPACES
TOTAL PARKING:	54 SPACES (TOTAL)

SITE PLAN LEGEND:

- EXISTING PROPERTY LINE
- - - 15' BUILDING SETBACK
- 50' BUILDING SETBACK
- ⊙ PARKING COUNT



GEORGIA811.
Utilities Protection Center, Inc.
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GRAPHIC SCALE IN FEET
0 15 30 60

GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	MMG
DESIGNED BY	MMG
REVIEWED BY	BDC
DATE	01/03/2025
PROJECT NO.	014774036
TITLE	CONCEPTUAL SITE PLAN
SHEET NUMBER	C2-00

Kimley Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

Parker's Kitchen
DRAYTON-PARKER COMPANIES, LLC.
171 CROSSROADS PARKWAY
SAVANNAH, GEORGIA 31407
PHONE: 912-231-1001

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT: PARKER'S - #30
CITY OF GUYTON, GEORGIA

PRELIMINARY
NOT FOR CONSTRUCTION

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



City of Guyton
Planning and Zoning Commission
Public Hearing and Special Called Meeting
December 5, 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 December 5, 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 and Diann Hicklen 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 02940041
(4.33 Acres / B-2 → C-3)
-

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

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

- Public Hearing & Special Called Meeting 10.29.24
 - Public Hearing & Special Called Meeting 11.19.24
-

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 — Gerwig made a motion to recommend approval of the annexation of Parcel ID 02940041 into the city limits and rezoning from B-2 to C-3 to the City Council. **Hicklen** seconded the motion. **Motion passed unanimously.**

Consideration to Adjourn — Hicklen made a motion to adjourn. **Gerwig** seconded the motion. **Motion passed unanimously.** The meeting adjourned at approximately 7:10 PM.

City of Guyton

Lon Harden, Chairperson

Attest:

Fabian M. Mann, Jr., City Clerk