



**City of Guyton, Georgia
City Council
Regular Meeting
March 11, 2025 at 7:00 P.M.**

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

AGENDA

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Consideration to Approve the Agenda

4. Consideration to Approve the Minutes

⊗ 2/12/25 Regular Meeting

5. Reports from Staff and Committees

⊗ Police Department	Kelphie Lundy
⊗ Fire Department	Clint Hodges
⊗ Public Works/Water/Sewer	EOM
⊗ Planning and Zoning	Lon Harden
⊗ Industrial Development	Lon Harden
⊗ Historical Commission	Lucy Powell
⊗ Leisure Services	Lula Seabrooks
⊗ Library Board	Jim Odum
⊗ Downtown Development	Miller Barger, Jr.

6. General Government

- ⊗ Joe Matz – Wastepro contract amendment and resolution
- ⊗ Discussion regarding Budget Retreat
- ⊗ Discussion regarding Equipment Purchase

7. New Business

- ⊗ Consideration to approve addition of City Manager Bill Lindsey as a signer for City Bank Accounts
- ⊗ First reading for consideration to approve Ordinance 2025-02, regarding rezoning of Parcel IDs G1-32, G1-30B & G1-33 From C-2 to C-1, Parkers Kitchen
- ⊗ Consideration to approve opening a new account for cash bonds received.

8. Public Participation

- ④ Scarlet Chancey- Stephen A. Cohen Military Family Clinic at Cornerstone

9. Dates to Remember

- ④ **Thursday, March 13th and 27th, Bingo at Leisure Services Room, 11:00 AM – 12:00 PM, Leisure Services Room, 505 Magnolia Street, Guyton GA 31312**
- ④ **Wednesday, March 19, 2025, Downtown Development Authority Meeting at 10:00 A.M., Guyton City Hall, 310 Central Boulevard, Guyton GA 31312**
- ④ **Tuesday, March 25, 2025, Planning and Zoning Meeting at 7:00 P.M., ---Guyton City Hall, 310 Central Boulevard, Guyton GA 31312**
- ④ **Tuesday, April 8, 2025, Guyton City Council Meeting at 7:00 P.M. --- Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312**

10. 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
Moses Walker

City of Guyton Regular Meeting February 12, 2025 — 7:00 PM

MINUTES OF MEETING

Call to Order — The City of Guyton Council held a City Council Meeting on February 12, 2025, at Guyton City Hall — 310 Central Boulevard, Guyton, GA 31312. The meeting was called to order by Mayor Andy Harville at approximately 7:00 PM. Mayor Pro Tem Michael Johnson, Councilmember Jeremiah Chancey, Councilmember Joseph Lee, and Councilmember Theodore Hamby were also present at this meeting.

Additional Administrative Staff Present — City Clerk Moses Walker and City Attorney Wes Rahn were present

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

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

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

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

Consideration to Approve the minutes -----**Johnson** made a motion to approve the minutes. **Hamby** second the motion. **Motion passed unanimously**.

Reports from Staff or Committees

☉ Police Department	Kelphie Lundy
☉ Public Works/Water/Sewer	EOM
☉ Planning and Zoning	Lon Harden
☉ Industrial Development	Lon Harden
☉ Historical Commission	Lucy Powell
☉ Leisure Services	Lula Seabrooks
☉ Downtown Development Authority	Miller Barger, Jr.

New Business



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A. Consideration to approve the employment contract new City Manager Bill Lindsey. **Johnson** made a motion to approve the employment contract. **Hambey** seconded the motion. **Motion passed unanimously.**

B. Consideration to approve Ordinance 2025-03, penalties for possession of marijuana. **Hambey** made a motion to approve the ordinance. **Harville, Chancey, Johnson, Lee** did not approve the motion. Vote to table Ordinance 2025-03 was passed with a vote of four (4) **Harville, Chancey, Johnson and Lee**, one (1) against **Hambey**, to be discussed at a town hall meeting in order to hear the opinion of the town citizens. **Johnson** made a motion to table Ordinance 2025-03. **Lee** seconded the motion.

Consideration to Adjourn -----Johnson made a motion to adjourn. **Lee** seconded the motion. **Motion passed unanimously.**

Dates to Remember

- ☉ Monday, February 17, 2025, City Hall will be closed in observance of Presidents Day
- ☉ Tuesday, February 19, 2025, Downtown Development Authority Meeting at 10:00 A.M. — Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312
- ☉ Tuesday, March 4, 2025, Seniors in the Know from 9:00 A.M.- 1:00 P.M. – Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312
- ☉ Wednesday, March 5, 2025, Blood Drive at 1:00 P.M.-6:00 P.M. Guyton Gymnasium, 505 Magnolia Street, Guyton GA 31312
- ☉ Tuesday, March 11, 2025, Guyton City Council Meeting at 7:00 P.M. ----- Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312

City of Guyton

Andy Harville, Mayor

Attest:

Moses Walker, City Clerk

**STATE OF GEORGIA
CITY OF GUYTON**

RESOLUTION # 2025-XX

A RESOLUTION OF THE CITY OF GUYTON, GEORGIA TO ENTER INTO AN AGREEMENT AMENDING ITS CONTRACT WITH WASTE PRO OF SOUTH CAROLINA, INC. FOR SOLID WASTE SERVICES

WHEREAS, the Mayor and Council of Guyton, Georgia (the “City”), are desirous of entering into an agreement to amend its contract with Waste Pro of South Carolina, Inc. (the “Agreement”), a copy of which is attached hereto as Exhibit A;

WHEREAS, the Agreement is not binding on the City until a vote by the Mayor and Council to enter into the Agreement; and

WHEREAS, the City is desirous of entering into the Agreement because it is in the best interests of the citizenry of the City of Guyton.

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

1. The Agreement is approved, and the Hon. Andy Harville, Mayor of the City of Guyton, Georgia, is fully authorized to: (1) execute all documents necessary to memorialize the Agreement; (2) comply with the terms of the Agreement; and (3) execute all documents in conformity with the Agreement.
2. All resolutions in conflict herewith are hereby repealed.
3. This Resolution shall become effective immediately upon its adoption by the Mayor and City Council.

SO RESOLVED, this ___ day of March, 2025.

CITY OF GUYTON

Andy Harville, Mayor

Attest:

Moses Walker, City Clerk

EXHIBIT A

Agreement

FIRST AMENDMENT
TO SOLID WASTE SERVICE AGREEMENT

THIS FIRST AMENDMENT TO THE CONTRACT (“First Amendment”) is entered into this 1st day of April, 2025 (“Effective date”), by and between the City of Guyton, Georgia (the “City”), a political subdivision of the State of Georgia, and Waste Pro of South Carolina, Inc. (the “Company”), a South Carolina Corporation authorized to do business in the State of Georgia. The City and the Company shall hereinafter collectively be referred to as the “Parties”.

WITNESSETH:

WHEREAS, on or about the 25th day of January, 2020, the Parties executed a contract wherein the Company agreed to provide solid waste collection and disposal services to the City (the “Agreement”);

WHEREAS, the Parties now wish to amend the Agreement as described in this First Amendment;

NOW, THEREFORE, AND IN CONSIDERATION for the mutual covenants herein, the City and the Company agree as follows:

1. Section 3 of the Agreement shall be amended and restated in its entirety as follows:

The term of the Agreement shall be for a period of two-years beginning on April 1, 2025. This Agreement will automatically renew for consecutive two-year periods under the terms included herein, unless either party provides notice of intent not to renew at least 90 days prior to the end of the term.

2. Section 8 of the Agreement shall be amended and restated in its entirety as follows:

A. Residential/Commercial Solid Waste Collection

\$ 14.47 - per cart/ per month

\$ 4.74 - per cart/ per month (extra cart)

~~B. Residential/Commercial Recycling Service~~

~~\$ 4.74 - per cart/ per month~~

As compensation for the Services, the City shall pay to the Company the established rates as set forth above in Section 8. The Company shall invoice the City for services rendered within fifteen (15) days following the end of the month and the City shall pay the Company within thirty (30) days after receipt of invoice. The rate paid to the Company will be adjusted by residential and commercial unit counts to be conducted as reasonably requested by Company from time to time.

Rate Adjustments. The rates will be adjusted upward *or downward* annually to reflect the cumulative changes in the Consumer Price Index (the “C.P.I”) for the preceding year. For the purposes of this Contract, C.P.I. shall mean the Consumer Price Index for the U.S. City Average, All Urban Consumers.

3. Section 3 and Section 8 of the Agreement, as amended above, shall supersede and be controlling over any conflicting provisions of the Agreement.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date written above.

CITY OF GUYTON, GEORGIA

By: _____

ANDY HARVILLE

Its: Mayor

Attest: _____

Its: City Clerk

WASTE PRO OF SOUTH CAROLINA, INC.

By: _____

Title: _____



Quote Summary

Prepared For:
City Of Guyton
GA
Home: 912-772-3353

Prepared By:
Bennett Zackery
Blanchard Equipment Co. Inc.
201 Stockyard Road
Statesboro, GA 30458
Phone: 912-764-5629
zbennett@blanchardequipment.com

Quote Id: 32266296
Created On: 28 January 2025
Last Modified On: 28 January 2025
Expiration Date: 31 January 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
2024 JOHN DEERE 3025E Compact Utility Tractor - 1LV3025EKRR167862	\$ 31,019.00	\$ 24,016.27 X	1 =	\$ 24,016.27
Free Basic Warranty Inspection	Included, Value of \$ 0.00	\$ 0.00 X	1 =	\$ 0.00
2024 Frontier AV20F - 53 In. Root Grapple for 100 - 300E Series Loader - 1XFAV20FLR0013552	\$ 4,357.60	\$ 4,357.60 X	1 =	\$ 4,357.60
Frontier GM2060R Rear Discharge Grooming Mower with Rear Chain Shields	\$ 5,111.00	\$ 5,111.00 X	1 =	\$ 5,111.00
Equipment Total				\$ 33,484.87

Quote Summary

Equipment Total	\$ 33,484.87
SubTotal	\$ 33,484.87
Est. Service Agreement Tax	\$ 0.00
Total	\$ 33,484.87
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 33,484.87

Salesperson : X _____

Accepted By : X _____



JOHN DEERE



Selling Equipment

Quote Id: 32266296

2024 JOHN DEERE 3025E Compact Utility Tractor - 1LV3025EKRR167862

Hours: 1

Suggested List

Stock Number: 122543

\$ 31,019.00

Code	Description	Qty
1357LV	2024 JOHN DEERE 3025E FIL R4 TO AIKEN 1357LV	1

Standard Options - Per Unit

0202	UNITED STATES - COUNTRY CODE	1
0409	ENGLISH OM & MAINT	1
1701	3E FIL WITH BUCKET	1
4060	IMATCH QUICK HITCH CATEGORY 1	1
4110	FLAT BAR DRAFT LINK-STANDARD	1
5214	43X16-20 6PR R4 INDUSTRIAL	1
6214	27X8.50-15 6PR R4 INDUSTRIAL	1

Value Added Services

Free Basic Warranty Inspection

Other Charges

Setup	1
FACTORY HAUL	1

Original Factory Build Codes

Code	Description
0202	UNITED STATES - COUNTRY CODE
0409	ENGLISH OM & MAINT
1701	3E FIL WITH BUCKET
4060	IMATCH QUICK HITCH CATEGORY 1
4110	FLAT BAR DRAFT LINK-STANDARD
5214	43X16-20 6PR R4 INDUSTRIAL
6214	27X8.50-15 6PR R4 INDUSTRIAL

2024 Frontier AV20F - 53 In. Root Grapple for 100 - 300E Series Loader - 1XFAV20FLR0013552

Hours: 0

Suggested List

Stock Number: 129295

\$ 4,357.60



JOHN DEERE



Selling Equipment

Quote Id: 32266296

Code	Description	Qty
2381XF	Frontier AV20F 53 IN ROOT GRAPPLE 2381XF	1
Standard Options - Per Unit		
0202	US DESTINATION	1
0409	AV20F ENGLISH OM	1
Dealer Attachments		
	3rd Function Full Kit	1
Other Charges		
	Freight	1
	FRT DISC	1
	Discount	1

Original Factory Build Codes

Code	Description
0202	US DESTINATION
0409	AV20F ENGLISH OM

Frontier GM2060R Rear Discharge Grooming Mower with Rear Chain Shields

Hours:

Suggested List

Stock Number:

\$ 5,111.00

Code	Description	Qty
0481XF	GM2060R Rear Discharge Grooming Mower with Rear Chain Shields	1
Standard Options - Per Unit		
3050	Solid Gauge Wheel Tires	1
Other Charges		
	Freight	1



JOHN DEERE

Extended Repair Plan Proposal

PowerGard™ Protection Plan Residential

Date : January 28, 2025

Machine/Use Information	Plan Description	Price
Manufacturer JOHN DEERE	Plan Type:	Deductible:
Equipment Type 3025E TRACTOR	Coverage:	Quoted Price \$ 0.00
Model 3025E TRACTOR	Total Months:	
	Total Hours:	

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also pass fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.

Proposal Prepared for:

I have been offered this coverage and

Customer Name - Please Print

I ACCEPT the Residential plan

I DECLINE the Residential plan

Customer Signature

If declined, I fully understand that my equipment listed above is not covered for repair expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is not a contract. For specific PowerGard™ Protection plan Residential coverage, please refer to the terms and conditions on John Deere's public website(www.JohnDeere.com) under Services & Support >Warranty > Extended Warranties > PowerGard protection plan Residential.

PowerGard™ Protection Plan Residential (Residential plan) is:

The PowerGard™ Protection Plan Residential is an extended repair plan that provides parts and labor coverage up to four years beyond the manufacturer's warranty. It is available on all riding lawn equipment, zero-turn radius mowers, utility vehicles, utility tractors and compact utility tractors. Your John Deere equipment will be in the hands of qualified, certified technicians from John Deere dealers using Genuine John Deere Parts.

Not covered under a Residential plan:

Residential plans do not cover routine maintenance services or items normally designed to be replaced by the purchaser due to normal wear and tear. They do not cover any product used for commercial or rental applications. They also do not cover repairs for damage from accident, misuse, fire, theft, or exposure to weather conditions such as lightning, hail, flood or water. See the actual PowerGard™ Protection Plan Residential Terms and Conditions for a complete listing of coverage, and limitations and conditions under the program.



JOHN DEERE

Benefits of a Residential plan:

- Offer the choice of adding up to 4 years of repair coverage beyond the machine's factory warranty.
- Do not require preapproval before repairs are made by the authorized John Deere dealership.
- Is transferable by the original purchaser for the balance of the original agreement period.
- Ensures higher resale value and makes equipment more marketable during sale or trade-in.
- Comprehensive Plans:
 - No deductibles and no out-of-pocket costs on covered repairs.
 - Free transportation for factory warranty and extended repair plan repairs for the term of the plan (Note: A surcharge may apply for machines located outside of the dealership's normal service area).
- Limited Powertrain Plans:
 - Low deductibles on covered repairs
 - Do not provide transportation coverage

**CITY OF GUYTON
STATE OF GEORGIA**

ORDINANCE NO. 2025-02

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF GUYTON, GEORGIA, TO REZONE FROM ZONING CLASSIFICATION OF C-2 TO A ZONING CLASSIFICATION OF C-1 CERTAIN REAL PROPERTY OWNED BY 94 CENTRAL BLVD LLC AND 1 BREWSTER LLC, KNOWN AS PARCEL NOS. G0010032, G0010030B00, AND G0010033; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of Guyton, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and Council have the authority to amend the zoning classification of parcels from time to time;

NOW, THEREFORE, 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. The Zoning Ordinance and Official Zoning Map of the City of Guyton, Georgia, is hereby amended so that real property known as Parcel Nos. G0010032, G0010030B00, and G0010033, consisting of 1.18 acres, more or less, presently owned by 94 CENTRAL BLVD LLC and 1 BREWSTER LLC, and more fully described in Attachment A, which is hereby incorporated by reference as if set forth verbatim herein, be rezoned from its present zoning classification of C-2 to a zoning classification of C-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.

SECTION 4. The City Manager of the City of Guyton or his designee is hereby instructed to amend the Official Zoning Map of the City of Guyton to reflect the re-zoning reflected herein.

SO ORDAINED, this ___day of _____, 2025.

CITY OF GUYTON

ANDY HARVILLE, Mayor

ATTEST:

MOSES WALKER, City Clerk

Attachment A – Ordinance 2025-02

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 of 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 Mock; 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 "I", 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 43, 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 (.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.

ALSO, a non-exclusive easement for ingress and egress over and across the lands of Marvin B. Hembel lying on the southeast boundary line of said lands which lead from the location of the house as shown on said plat above referred to, to the boundary of Georgia state Highway #17.

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
Working Together to Make a Difference

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

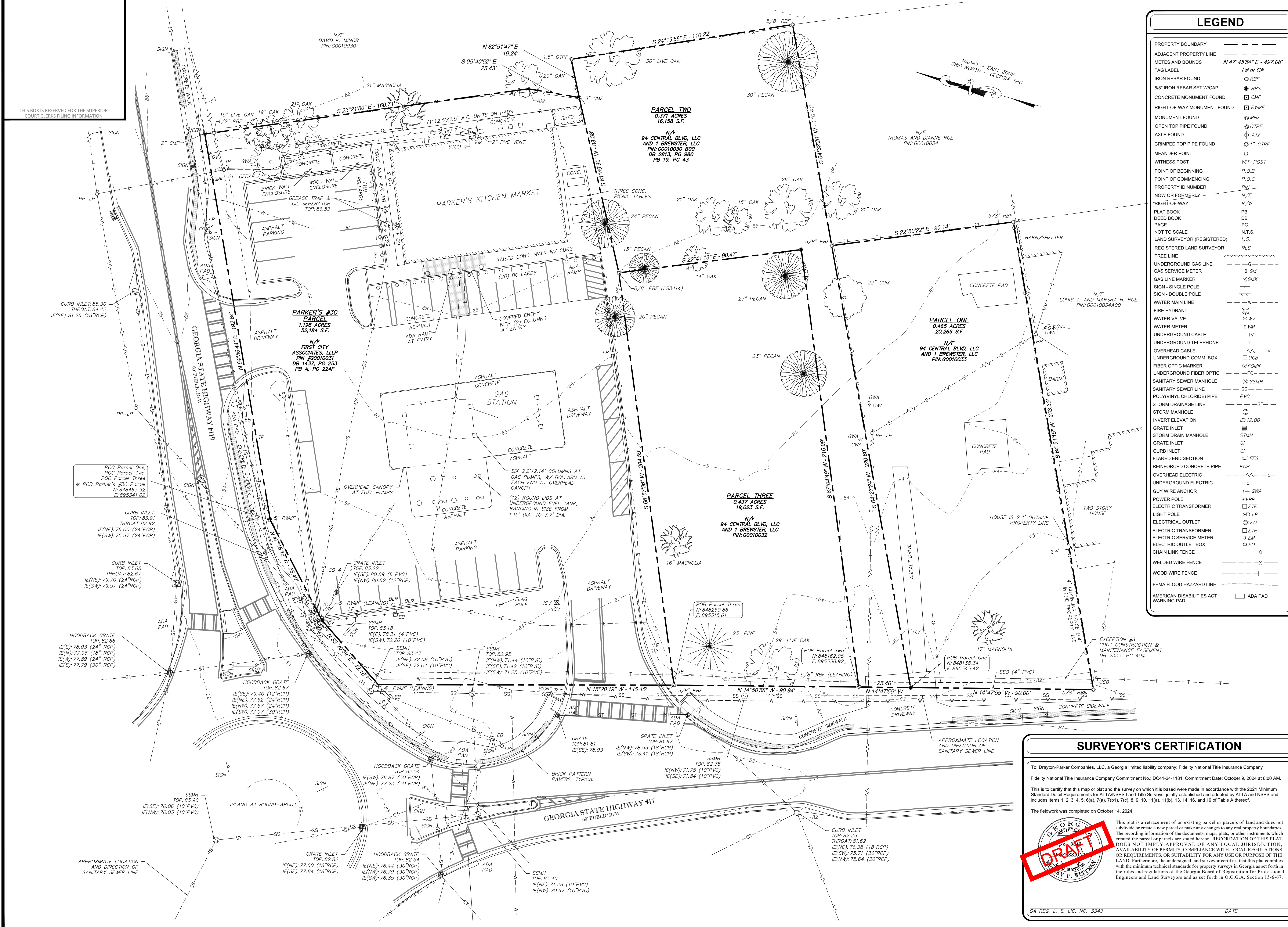
NAME: Michelle Lea Masteller

DATE: 1/7/2025

COMMISSION #: 10/2/2028

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

LEGEND	
PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
METES AND BOUNDS	N 47°45'54" E - 497.06'
TAG LABEL	L# or C#
IRON REBAR FOUND	○ RBF
5/8" IRON REBAR SET W/CAP	● RBS
CONCRETE MONUMENT FOUND	○ CMF
RIGHT-OF-WAY MONUMENT FOUND	□ RWMF
MONUMENT FOUND	○ MNF
OPEN TOP PIPE FOUND	○ OTPF
AXLE FOUND	⊕ AXF
CRIMPED TOP PIPE FOUND	○ 1" CTPF
MEANDER POINT	○
WITNESS POST	WT-POST
POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
PROPERTY ID NUMBER	PIN
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
PLAT BOOK	PB
DEED BOOK	DB
PAGE	PG
NOT TO SCALE	N.T.S.
LAND SURVEYOR (REGISTERED)	L.S.
REGISTERED LAND SURVEYOR	RLS
TREE LINE	---
UNDERGROUND GAS LINE	---
GAS SERVICE METER	○ GM
GAS LINE MARKER	○ GKM
SIGN - SINGLE POLE	---
SIGN - DOUBLE POLE	---
WATER MAIN LINE	---
FIRE HYDRANT	---
WATER VALVE	○ WMV
WATER METER	○ WM
UNDERGROUND CABLE	---
UNDERGROUND TELEPHONE	---
OVERHEAD CABLE	---
UNDERGROUND COMM. BOX	□ UCB
FIBER OPTIC MARKER	○ FOMK
UNDERGROUND FIBER OPTIC	---
SANITARY SEWER MANHOLE	○ SSMH
SANITARY SEWER LINE	---
POLY(VINYL CHLORIDE) PIPE	PVC
STORM DRAINAGE LINE	---
STORM MANHOLE	○
INVERT ELEVATION	IE: 12.00
GRATE INLET	---
STORM DRAIN MANHOLE	○ STMH
GRATE INLET	---
CURB INLET	---
CURB END SECTION	---
REINFORCED CONCRETE PIPE	RCP
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
GUY WIRE ANCHOR	○ GWA
POWER POLE	○ PP
ELECTRIC TRANSFORMER	□ ETR
LIGHT POLE	○ LP
ELECTRICAL OUTLET	○ EO
ELECTRIC TRANSFORMER	□ ETR
ELECTRIC SERVICE METER	○ EM
ELECTRIC OUTLET BOX	○ EO
CHAIN LINK FENCE	---
WELDED WIRE FENCE	---
WOOD WIRE FENCE	---
FEMA FLOOD HAZARD LINE	---
AMERICAN DISABILITIES ACT WARNING PAD	□ ADA PAD



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(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.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

DRAFT

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

NO.	REVISION DESCRIPTION	DATE

EMC Engineering Services, Inc.
 Land Surveying Firm No. 000051
 1211 Mercham Way, Suite 201
 Statesboro, GA 30458
 Ph: (912) 764-7022
 Fax: (912) 233-4580
 www.emc-eng.com

GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.

CIVIL ENGINEER
 MARINE ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

ALTA/NSPS LAND TITLE SURVEY

PARKERS KITCHEN - CENTRAL BLVD. SITE

10TH G.M.D.

TOWN OF GUYTON, EFFINGHAM COUNTY, GEORGIA

Prepared for:
DRAYTON - PARKER COMPANIES, LLC

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

SHEET
2
 OF 2

G:\2024\24-2091 PARKERS - CENTRAL BLVD\DWG\24-2091-A01 PARKERS CENTRAL BLVD. ALTA/NSPS 11/7/2024 12:29 PM

Drawing name: K:\SAV_Civil\14774000_Pecan\014774000_CAD\014774000.dwg Central Blvd. GUYTON, GA\014774000.dwg C2-00 SITE PLAN Jan 03, 2025 1:36pm by: Megan Galloway

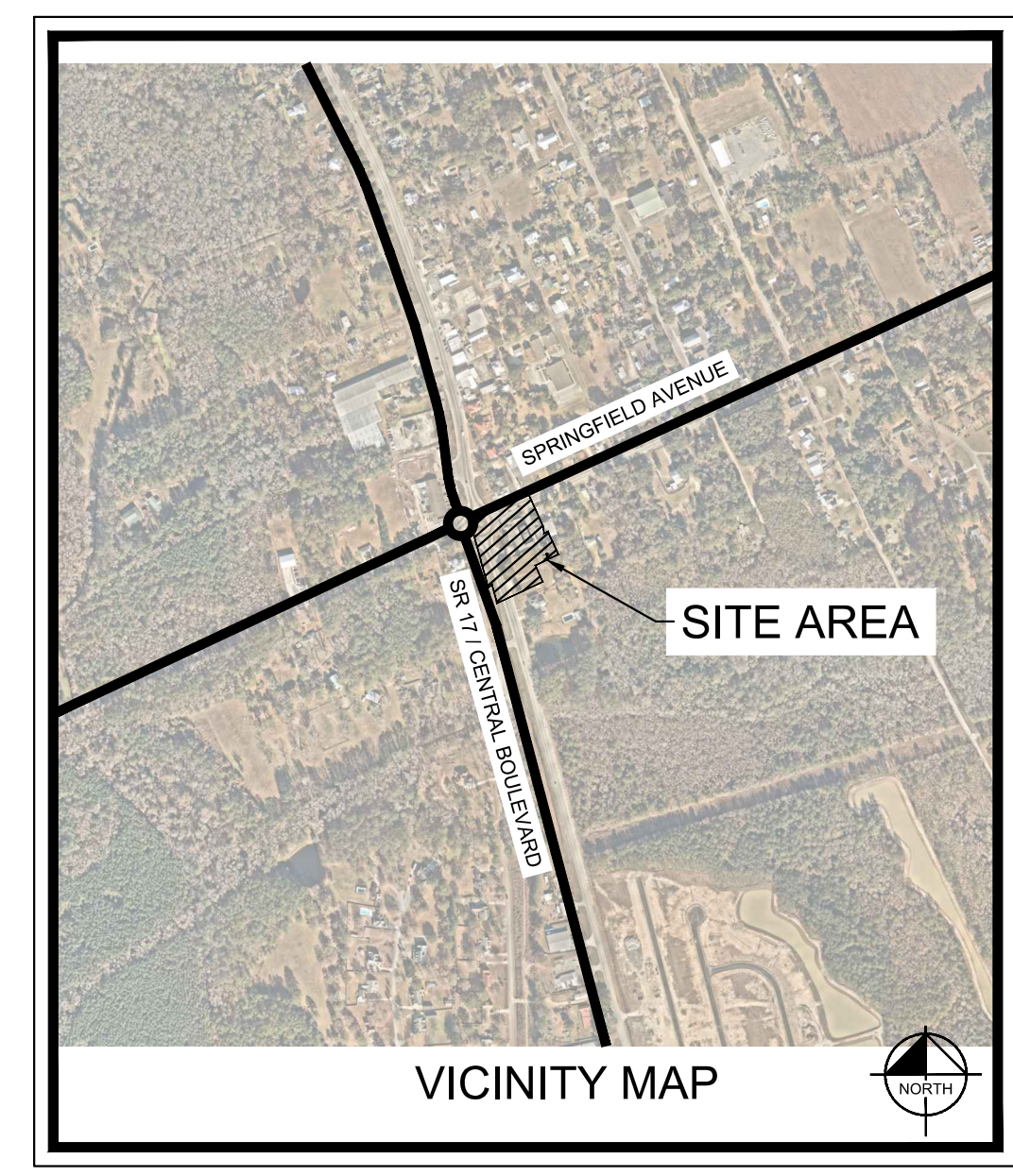


DEVELOPMENT SUMMARY:

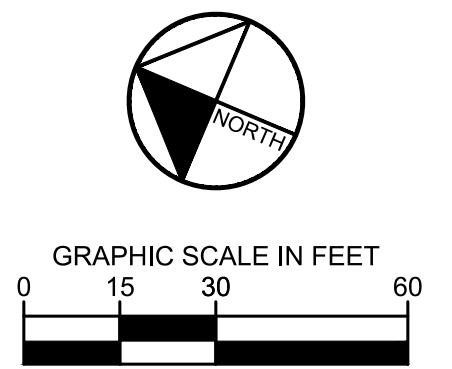
SITE SUMMARY:	
ADDRESS:	100 CENTRAL BOULEVARD, GUYTON, GA 31312
PIN NO.:	G0010031, G0010032, G0010030B00, G0010033
CURRENT ZONING:	CENTRAL BUSINESS DISTRICT (C-1), HIGHWAY COMMERCIAL DISTRICT (C-2)
PROPOSED ZONING:	CENTRAL BUSINESS DISTRICT (C-1)
OVERALL PROPERTY AREA:	2.50 ACRES
PARKER'S OWNED AREA:	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.
 Know what's below.
 Call before you dig.



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

PREPARED FOR
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

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

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.