



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 Harville
City Clerk
Fabian M. Mann, Jr.

September 24, 2024

Effingham County
Board of Commissioners
804 S. Laurel Street
Springfield, GA 31329

Stephanie Johnson

Digitally signed by
Stephanie Johnson
Date: 2024.09.26
12:17:29 -04'00'

Dear Members of the Effingham County Board of Commissioners,

Pursuant to O.C.G.A. §§ 36-36-6 and 36-36-111, this letter and the materials attached hereto serve as the required notice to Effingham County as the City of Guyton's intention to annex via the 100% annexation method (O.C.G.A. §§ 36-36-20, 36-36-21) certain property contiguous to the City's corporate boundaries. I have enclosed in this letter the Petition for Requesting Annexation and accompanying documents received by the City of Guyton on September 23, 2024.

The property proposed to be annexed is 2736 S HWY 119, Guyton, GA 31312, Parcel ID 02940042. The property is currently zoned Effingham County designation AR-1 and approximately 0.9 acres. An ariel view of the parcel is included in the attached Petition Requesting Annexation.

The applicant desires to rezone the property to City of Guyton designation C-1. Additionally, the applicant intends to utilize the property to construct a professional service office. Water and sewer services are requested from the City of Guyton.

Under O.C.G.A § 36-36-113(c), the Effingham County Board of Commissioners has forty-five days to object to the proposed annexation described in this letter and the enclosed Petition Requesting Annexation.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Fabian Martin Mann, Jr.
City Clerk, City of Guyton



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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: 2736 Ga Hwy 119 S

3. It is requested that this territory to be annexed and shall be zoned: Commercial (C-1)
(approximately 0.9 acres) for the following reasons:

I would like the property be considered to be in the
downtown district & have city water & septic.

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,

Carl Herndel

Owner/Purchaser

[Signature]

Owner/Purchaser



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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: Carl Heindel

Owner's Name: Pillar Real Estate, LLC

Property Address: 2736 Ga. Hwy 119 S

Applicant's Phone Number: [REDACTED]

Owner's Phone Number: [REDACTED]

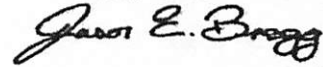
Applicant's Signature: [Signature]

Owner's Signature: [Signature]

BK: 2923 PG: 297-298
Filed and Recorded
07-31-2024 10:21 AM
DOC# D2024-005783


RETURN RECORDED DOCUMENT TO:

SCOTT A. HODGIN, ESQUIRE
TAULBEE, RUSHING, SNIPES,
MARSH & HODGIN, LLC
1209 MERCHANTS WAY, SUITE 201
STATESBORO, GEORGIA 30458



JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Real Estate Transfer Tax
Paid : \$ 75.00
PT-61 051-2024-001792

Participant ID: 

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA]
]
COUNTY OF EFFINGHAM]

LIMITED WARRANTY DEED

THIS INDENTURE made this 31st day of July, 2024, between **FREDERICK BLACKMAR**, (hereinafter referred to as "Grantor") and **PILLAR REAL ESTATE, LLC**, a **Georgia limited liability company**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, all of the following described property, to-wit:

All that certain lot, tract or parcel of land lying, situate and being in the 10th G. M. District of Effingham County, Georgia, designated as Parcel "B", containing 0.901 of an acre, as shown on a plat of survey prepared by William M. Glisson, Surveyor, for Fred Blackmar, dated November 17, 2021, recorded in Plat Book 29, Page 907, Effingham County Records. Said parcel being bound as follows: Northwesterly by lands of Randy W. & Sherry Edwards a distance of 105.96 feet; Easterly by lands of L and J Sanders, Inc. a distance of 415.45 feet; Southerly by the 60-foot right-of-way of Georgia Highway 119 a total distance of 99.86; and Southwesterly by lands of Randy

W. & Sherry Edwards a distance of 373.73 feet.

Said plat is hereby incorporated by reference and made a part of this description.

Subject, however, to all valid restrictions, easements, zoning ordinances and rights-of-way of record affecting subject property.

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor.

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

Frederick Blackmar
FREDERICK BLACKMAR

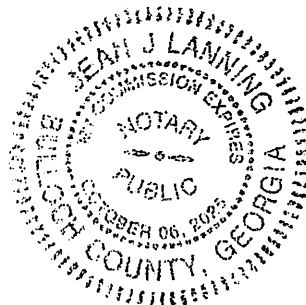
Signed, sealed and delivered in the presence of:

[SEAL]

Witness

Notary Public

My Commission Expires: 7/6/25





Overview



Legend

- Parcels
- Roads

Parcel ID	02940042	Owner	PILLAR REAL ESTATE LLC	Last 2 Sales			
Class Code	Residential		508 HIGHPOINT RD	Date	Price	Reason	Qual
Taxing District	01-County		STATESBORO, GA 30458	7/31/2024	\$75000	LM	Q
	County	Physical Address	2736 S HWY 119	10/15/2021	\$50000	J	U
Acres	0.9	Assessed Value	Value \$47361				

(Note: Not to be used on legal documents)

Date created: 9/23/2024

Last Data Uploaded: 9/20/2024 7:10:04 PM

Developed by Schneider
GEOSPATIAL

Notice of Public Hearings for Property Annexation

On October 29, 2024, at 7:00 PM, the City of Guyton Planning and Zoning Commission will hold a public hearing. On November 12, 2024, at 7:00 PM, the Mayor and City Council of the City of Guyton will also hold a public hearing. Both public hearings will be held to receive public comments on the annexation request of 2736 S HWY 119, Guyton, GA 31312 (Parcel ID 02940042). The proposed rezoning of the property is AR-1 to C-1. The public hearings will be held at Guyton City Hall — 310 Central Boulevard, Guyton, GA 31312.