



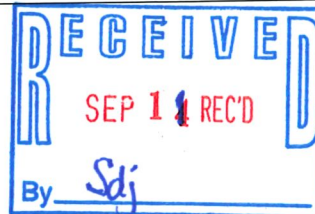
CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 • Fax – 912.772.3152
www.cityofguyton.com
Working Together to Make a Difference

Mayor
Russell Deen
City Manager
Meketa H. Brown
City Clerk
Fabian M. Mann, Jr.

September 6, 2023

Effingham County
Board of Commissioners
601 N. Laurel Street
Springfield, GA 31329



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 5, 2023.

The parcel proposed to be annexed is Parcel ID 02710039. The property is currently zoned AR-1 and is part of unincorporated Effingham County. The property is approximately 121 acres and located on Gracen Road. The property is shown on a map in the attached Petition Requesting Annexation.

The Applicant has requested that the property be rezoned to R-1. The Applicant has proposed the development of single-family residential housing. The Applicant requests public utilities 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

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: Mr. Wes Simmons – Horizon Home Builders
Owner's Name:

Janice S. Sullivan

Property Address: 895 Gracen Road

County: Effingham

State: Georgia

Applicant Phone: (912) 354-0838

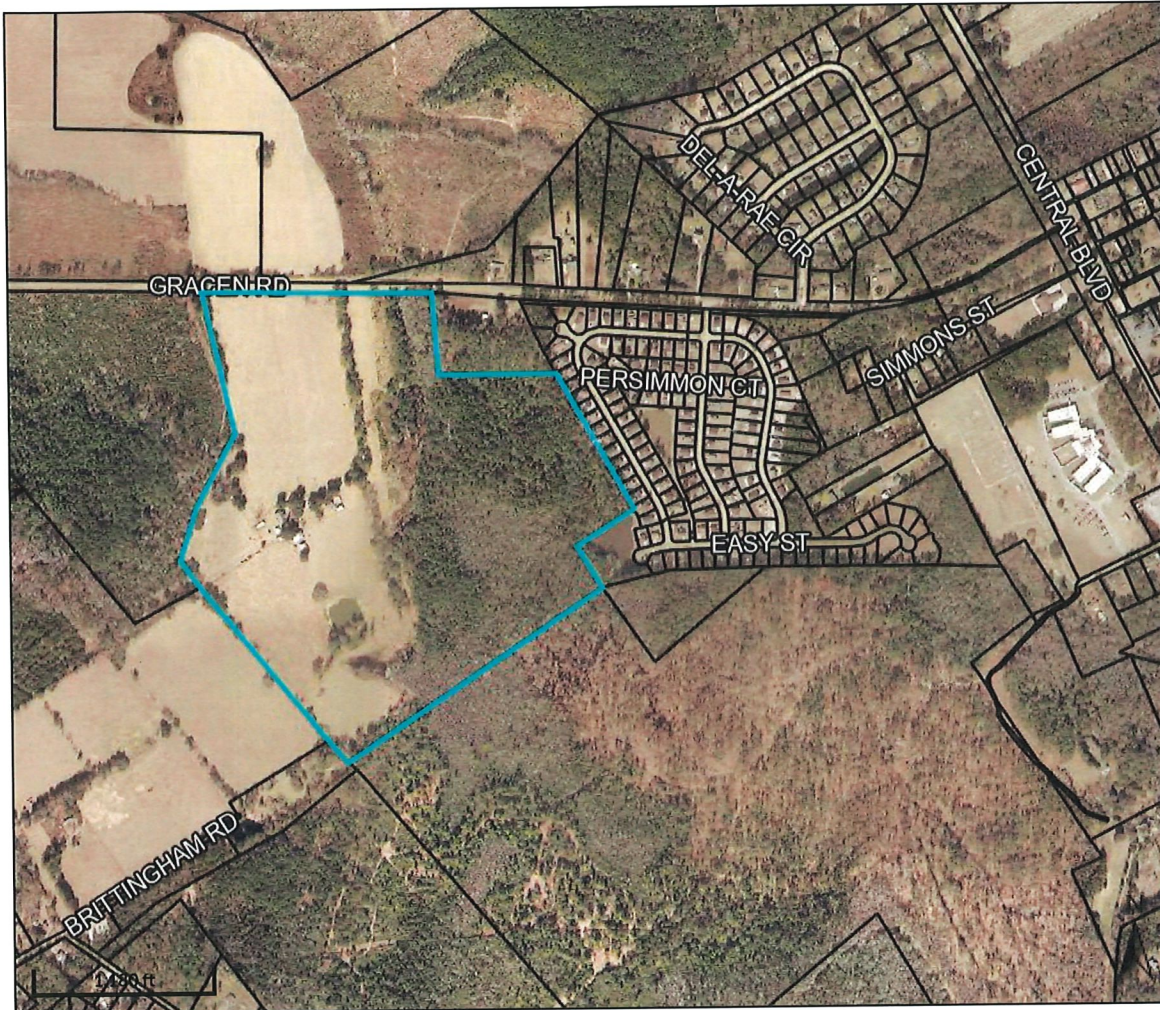
Owner Phone: 912-312-4140

Signature of Applicant:

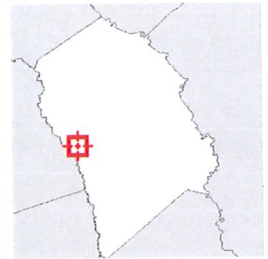


Signature of Owner:

Janice S. Sullivan
8/1/22



Overview



Legend

- Parcels
- Roads

Parcel ID	02710039	Owner	SULLIVAN JANICE E	Last 2 Sales			
Class Code	Consv Use		895 GRACE RD	Date	Price	Reason	Qual
Taxing District	01-County		GUYTON, GA 31312	1/29/2021	0	D	U
	County	Physical Address	895 GRACEN RD	12/17/2008	0	UI	U
Acres	121.0	Assessed Value	Value \$957435				

(Note: Not to be used on legal documents)

Date created: 9/5/2023
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Notice of Public Hearing for Property Annexation

On October 3, 2023, at 7:00 pm, the City of Guyton Planning and Zoning Board will hold a public hearing followed by a Planning and Zoning meeting.

On October 10, 2023, at 7:00 pm, the Mayor and City Council of the City of Guyton will hold a public hearing followed by a City Council meeting.

Both public hearings will be held to receive public comments on the following item:

- Request for Annexation – Parcel ID 02710039 requesting annexation into the City of Guyton. The property will be rezoned from AR-1 to R-1.

Both public hearings and meetings will be held in the Guyton Gymnasium at 505 Magnolia Street, Guyton, GA 31312.

After Recording, Return To:
RATCHFORD & RATCHER, LLP
P.O. Box 1934, Springfield, GA
STATE OF GEORGIA

COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INSTRUMENT, made the _____ day of December, 2002, by and between MYRTLE H. SULLIVAN as GRANTOR of Effingham County, Georgia and GEORGE H. SULLIVAN AND JANICE E. SULLIVAN as GRANTEE of Chatham County, Georgia.

WITNESSETH:

That the GRANTOR, for and in consideration of the natural love and affection she has for GEORGE H. SULLIVAN and JANICE E. SULLIVAN, the said GRANTEE, and the sum of One Dollar (\$1.00) together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does give, grant and convey, and by these presents does hereby give, grant, and convey unto the said GRANTEE, their heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing one hundred (100) acres, more or less, bounded on the North by lands, now or formerly, of E.H. Robertson; on the Southeast by lands, now or formerly, of the Estate of Ed Gracen and others; on the Southwest by the Spier field, now or formerly, owned by E.H. Robertson; and on the Northwest by the tract of land, now or formerly, willed to C.Y. Gracen by his father T.J. Gracen, the dividing line to run thirty-three (33) feet northwest from the residence of the late C.Y. Gracen and parallel with the Northwest end of the dwelling house. Also, all that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing Ninety (90) acres, more or less, bounded on the Northwest by lands, now or formerly, of E.H. Robertson from which is separated by a Public Road; on the Northeast by lands, now or formerly, of E.H. Robertson, and the part of the John Butler land lying on the East side of the Run of Dark Bay; on the South, now or formerly, by Homestead Tract of the late T.J. Gracen, now or formerly, owned by Andrew B. Smith; and on the West by lands, now or formerly, of Nease and of others. Said two (2) parcels of land adjoining, being contiguous and in One (1) body, and as a whole containing one hundred eighty-two and one-half (182½) acres, by actual survey and having metes and bounds as shown by a survey, made by Paul Weitman, County Surveyor, on the 6th day of November, 1951, plat of which is recorded in Book G, page 115, of the Surveyor's records of Effingham County, Georgia.

appurtenances, thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and benefit of GRANTEE, their heirs and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal on the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Myrtle H. Sullivan (SEAL)
MYRTLE H. SULLIVAN

signed, sealed and delivered
in the presence of:

WITNESSES

Myrtle H. Sullivan
NOTARY PUBLIC

