



CITY OF GUYTON

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Working Together to Make a Difference

Mayor
Andy Harville
City Clerk
Fabian M. Mann, Jr.

July 25, 2024

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

Stephanie
Johnson

Digitally signed by Stephanie
Johnson
Date: 2024.07.29 13:40:58 -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 July 23, 2024.

The parcel proposed to be annexed is Parcel ID 02710025C00. The property is currently zoned AR-1 and is located within Effingham County limits. The property is approximately 100.01 acres and located on Brittingham 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 property will be used to construct residential housing. The applicant requests water service 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

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:
281 Brittingham Rd, Guyton, GA 31312
Tract #3, 100.001 AC, Zoned AR-1

3. It is requested that this territory to be annexed shall be zoned: R-1 (approximately 100.001 acres) for the following reasons.
The site is currently zoned AR-1. It is located within Effingham County limits. It is proposed to construct residential housing. The developer will need the City of Guyton water services. Also, the property is adjacent to a property that is within the City of Guyton city limits, so it is logical to annex the property.
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 o Guyton.

Respectfully,



Owner/Purchaser



~~Owner/Purchaser~~

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: S.D. Sauers Construction

Owner's Name: Judith B. Morris

Property Address: 281 Brittingham Rd - Tract #3 - 100.001 AC

City: Guyton

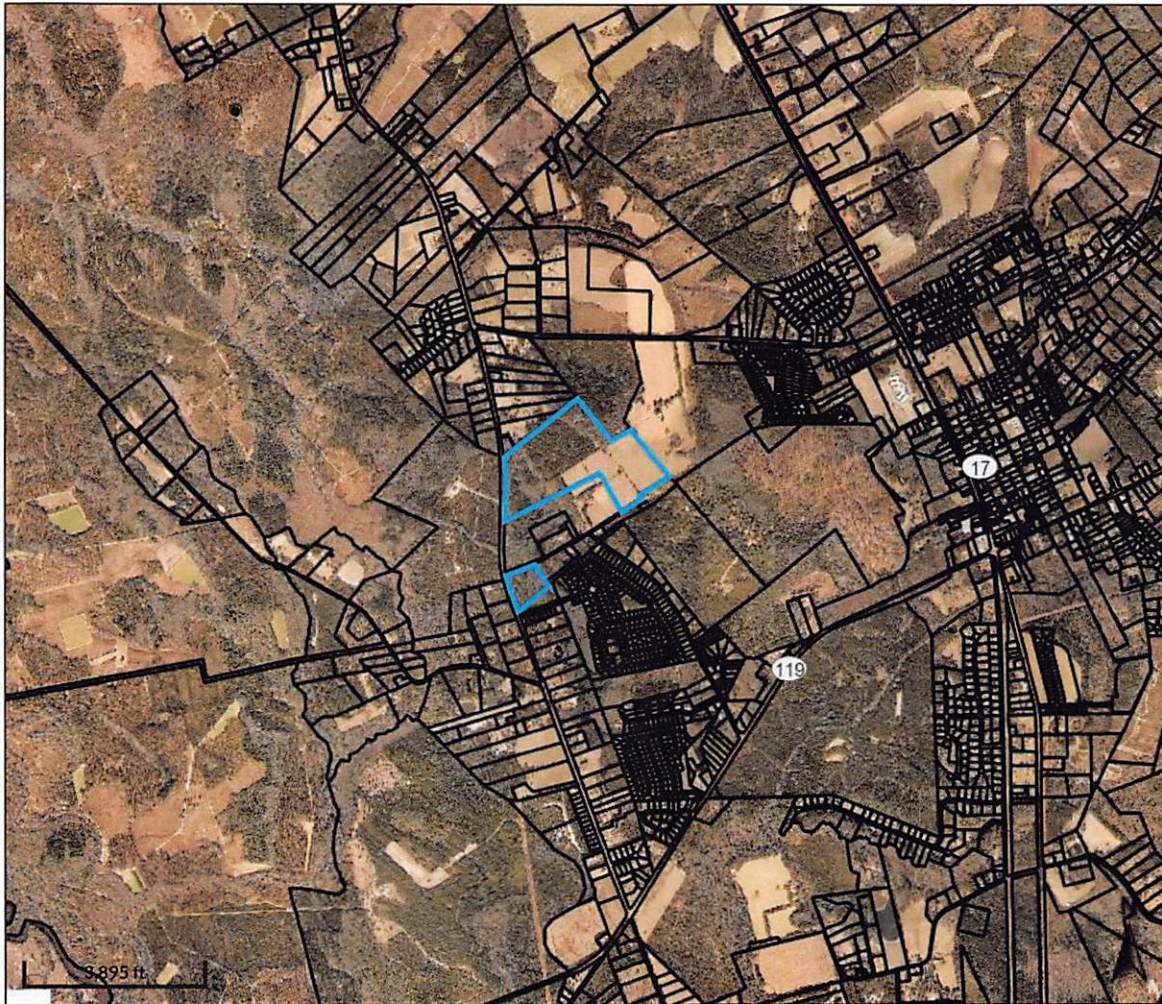
State: GA

Applicant Phone: 912-663-5859

Owner Phone: 912-772-3180

Signature of Applicant: *S.D. Sauers*

Signature of Owner: *Judith Brittingham Morris*



Overview



Legend

- Parcels
- Roads

<p>Parcel ID 02710025C00</p> <p>Class Code Consv Use</p> <p>Taxing District 01-County</p> <p>County</p> <p>Acres 100.0</p>	<p>Owner MORRIS JUDITH CECILE B</p> <p>685 OLD LOUISVILLE RD</p> <p>GUYTON, GA 31312</p> <p>Physical Address BRITTINGHAM RD</p> <p>Assessed Value</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>1/18/2008</td> <td>0</td> <td>UI</td> <td>U</td> </tr> <tr> <td>n/a</td> <td>0</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	1/18/2008	0	UI	U	n/a	0	n/a	n/a
Date	Price	Reason	Qual											
1/18/2008	0	UI	U											
n/a	0	n/a	n/a											

(Note: Not to be used on legal documents)

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Developed by **Schneider**
 GEOSPATIAL

EXHIBIT A

DESCRIPTION OF PROPERTY

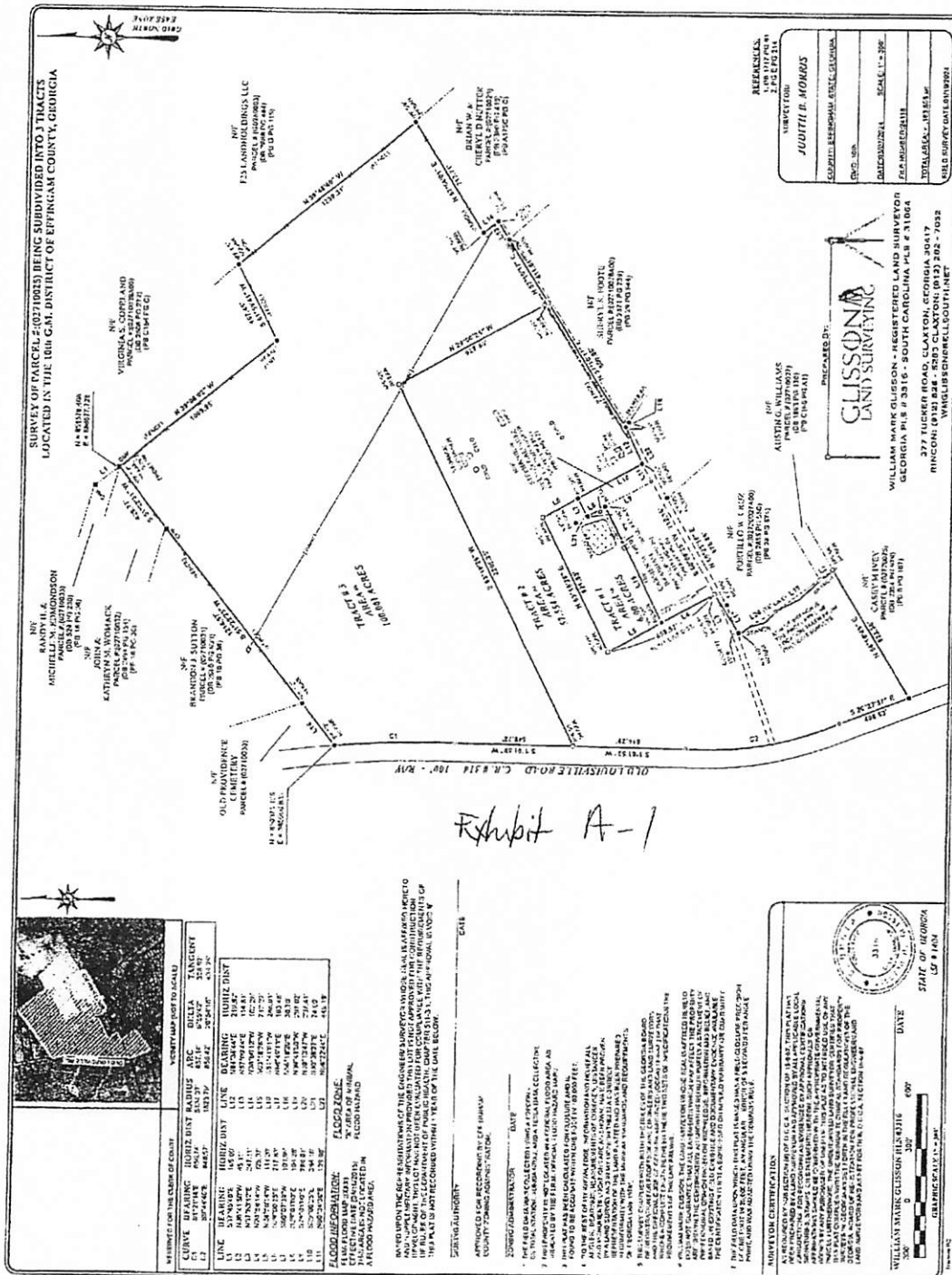
All that certain lot, tract or parcel of land, situate, lying and being in the 10th GM District of Effingham County, Georgia, containing one hundred and one-thousandths (100.001) acres, more or less, being Tract #3 as shown on that certain proposed plat of survey by William Mark Glisson, entitled "SURVEY FOR JUDITH B. MORRIS", File #24118, dated March 7, 2024, attached hereto as Exhibit A-1, and specifically incorporated herein for any and all purposes, said plat not approved by Effingham County nor fully corrected with regard to matters not applicable to Tract #3, said 100 acre tract being a portion of the following described property, to wit:

All that tract or parcel of land lying and being in the 10th District, G.M., Effingham County, Georgia, containing Two Hundred Eighty-Seven and three-quarters (287 $\frac{3}{4}$) acres, more or less, and being bounded by lands now or formerly owned as follows: on the North by lands now or formerly of Ms. Pearl Newton and lands of the Estate of C.Y. Gracen; on the East by lands now or formerly of the Estate of C.Y. Gracen; on the South by lands now or formerly of Henry Archer Estate; and on the West by the Louisville Public Road and lands now or formerly of National Land Company.

This being the same property conveyed to Mrs. T.W. Beard by Warranty Deed from E.H. Robertson, dated January 1, 1951, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Book 105, page 482, and to Mrs. Margie W. Brittingham by Warranty Deed from Mrs. T.W. Beard, dated June 17, 1952, and recorded in Deed Book 108, page 35, aforesaid records. For a more particular description of said original tract of land reference is herein had to a map or plat made by D.M. Weitman, County Surveyor, dated February 11, 1913, recorded in Plat Book "E", page 214, Surveyor's Records, Effingham County, Georgia.

SUBJECT TO any and all easements of record.

EXHIBIT A-1



Judith B. Morris to Stephen D. Sauers
 Agreement for Sale - Final

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

All easements of record;

Wetlands

Cemetery location on boundary

Any matter pertaining to Brittingham Road from the intersection of Archer Road and Brittingham Road extending eastward to its' termination as shown "road end" on the above referenced Glisson Survey Plat attached hereto as Exhibit A-1.

Notice of Public Hearings for Property Annexation

On September 3, 2024, at 7:00 PM, the City of Guyton Planning and Zoning Commission will hold a public hearing. On September 10, 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 Parcel ID 02710025C00. The proposed rezoning of the property is AR-1 to R-1. The public hearings will be held at Guyton City Hall — 310 Central Boulevard, Guyton, GA 31312.