



# CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312  
Telephone – 912.772.3353 • Fax – 912.772.3152

[www.cityofguyton.com](http://www.cityofguyton.com)

*Working Together to Make a Difference*

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

November 13, 2024

Effingham County  
Board of Commissioners  
804 S. 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 of 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 with this letter the City of Guyton Petition for Requesting Annexation packet.

The proposed property to be annexed is 2726 S HWY 119, Guyton, GA 31312 (Parcel ID 02940041). The property is currently zoned Effingham County designation B-2 and is approximately 4.33 acres. An ariel view of the parcel is included in the enclosed packet.

The applicant desires to rezone the property to City of Guyton zoning designation C-3. Additionally, the applicant intends to utilize the property to construct a retail tire business. Water service is 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: 2726 Hwy 119 South

3. It is requested that this territory to be annexed and shall be zoned: C 3  
(approximately 4.3 acres) for the following reasons:

Forklift Tire Business  
RETAIL TIRE BUSINESS

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,

Don C Warden

Owner/Purchaser

Don C Warden

Owner/Purchaser

Mailing Address: 2873 Sandhill RD  
Guyton GA 31312



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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: Don C Walden

Owner's Name: Don C Walden

Property Address: 2726 Hay 119 South

Applicant's Phone Number: [REDACTED]

Owner's Phone Number: [REDACTED]

Applicant's Signature: Don C Walden

Owner's Signature: Don C Walden

**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.

**Borrower**

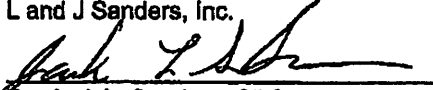
Forklift Tire Specialist, LLC



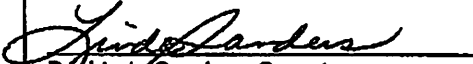
By: Don Cameron Walden, Sole Member

**Seller**

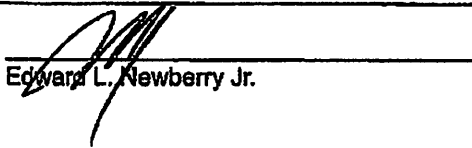
L and J Sanders, Inc.



By: Jack L. Sanders, CEO



By: Linda Sanders, Secretary



Edward L. Newberry Jr.

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

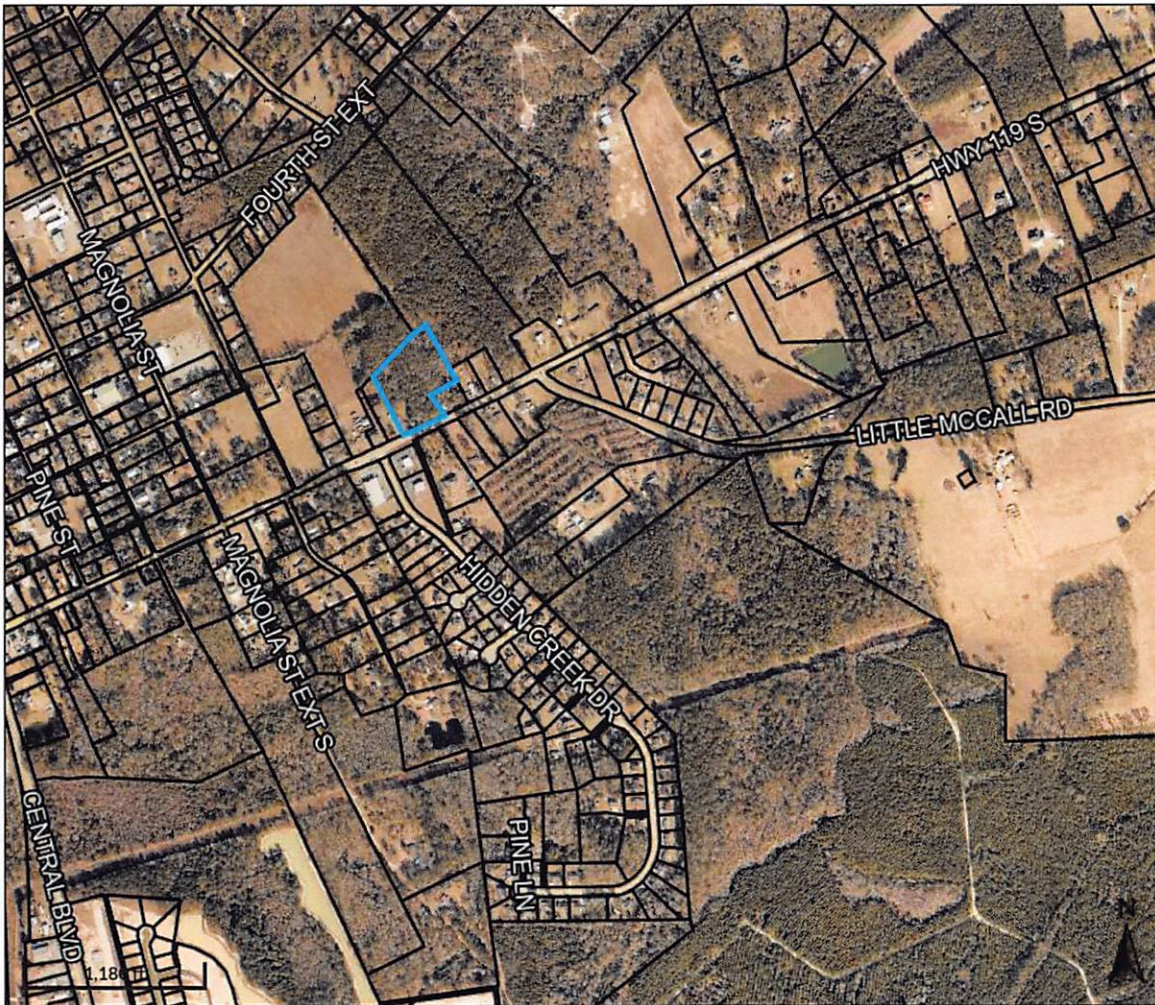
File No./Escrow No.: 2023-80  
Officer/Escrow Officer: Edward L. Newberry Jr.  
Settlement Location: 129 North Laurel Street  
Springfield, GA 31329  
Property Address: 2726 Hwy 119 South  
Guyton, GA 31312  
Borrower: Forklift Tire Specialist, LLC  
2873 Sand Hill Road  
Guyton, GA 31312  
Seller: L and J Sanders, Inc.  
7217 Hwy 17 N.  
Newington, GA 30446

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	275,000.00	Sale Price of Property	275,000.00	
		Deposit		2,000.00
		Loan Amount		200,000.00
		<b>Prorations/Adjustments</b>		
792.08		County Taxes 01/01/23-08/30/23		792.08
		<b>Loan Charges to Bank of Newington</b>		
		Loan Fee	2,000.00	
		Appraisal Fee to BON fbo David Atkins \$500.00 paid outside closing by Borrower	700.00	
		Credit Report Fee to BON fbo CoreLogic	143.72	
		Flood Fee to BON fbo CoreLogic	18.00	
		Wire Fee	15.00	
		<b>Title Charges and Escrow/Settlement Charges</b>		
		Attorney Fee to The Newberry Law Firm, P.C.	650.00	
		Post Closing, Storage & Technology Fee to The	150.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Newberry Law Firm, P.C.		
		Search Fee to Statesboro Title, Inc.	211.50	
			200.00	
			100.00	
			1,187.50	
		<b>Commissions</b>		
13,750.00		Commission - Listing Agent to ERA Southeast Coastal Real Estate		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to County Clerk of Superior Court	50.00	
		Transfer Tax to County Clerk of Superior Court	275.00	
Seller		Description	Borrower	
Debit	Credit		Debit	Credit
14,542.08	275,000.00	<b>Subtotals</b>	280,700.72	202,792.08
		<b>Due from Borrower</b>		77,908.64
260,457.92		<b>Due to Seller</b>		
275,000.00	275,000.00	<b>Totals</b>	280,700.72	280,700.72

## **Notice of Public Hearings for Property Annexation**

On December 5, 2024, at 7:00 PM, the City of Guyton Planning and Zoning Commission will hold a public hearing. On December 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 2726 S HWY 119, Guyton, GA 31312 (Parcel ID 02940041). The proposed rezoning of the property is B-2 to C-3. The public hearings will be held at Guyton City Hall — 310 Central Boulevard, Guyton, GA 31312.



Overview



Legend

- Parcels
- Roads

Parcel ID	02940041	Owner	FORKLIFT TIRE SPECIALIST LLC		Last 2 Sales			
Class Code	Residential		2873 SAND HILL RD		Date	Price	Reason	Qual
Taxing District	01-County		GUYTON, GA 31312		8/30/2023	\$275000	LM	Q
	County	Physical Address	2726 S HWY 119		10/13/2005	0	UV	U
Acres	4.33	Assessed Value	Value \$275000					

(Note: Not to be used on legal documents)

Date created: 11/13/2024  
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