



**City of Guyton, Georgia
Planning and Zoning
Public Hearing and Special Call Meeting
September 30, 2025 at 7:00 P.M.**

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

AGENDA

- 1. Call to Order**
- 2. Public Hearing**
- 3. Consideration to move from Public Hearing to Special Called Meeting**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
Public Hearing and Regular Meeting 8.26.25
- 6. Consideration to approve variance for Parcel G0020050, 103 Samuel Rahn Rd.,
Guyton, Ga. 31312. Resident desires to remove one home and replace it with another**
- 7. 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
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www.cityofguyton.com
Working Together to Make a Difference

Special Use Permit Application

Applicant Name: Cynthia Dean Bazemore

Applicant Mailing Address: 103 Samuel Rahn Rd Guyton Ga. 31312

Phone Number: [REDACTED]

Email Address: [REDACTED]

Street Address of Property: 103 Samuel Rahn Rd Guyton Ga. 31312

Describe the requested special use: removing one home and
replacing with a new home.

(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)

Cynthia D. Bazemore
Applicants Signature

8/25/25
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:

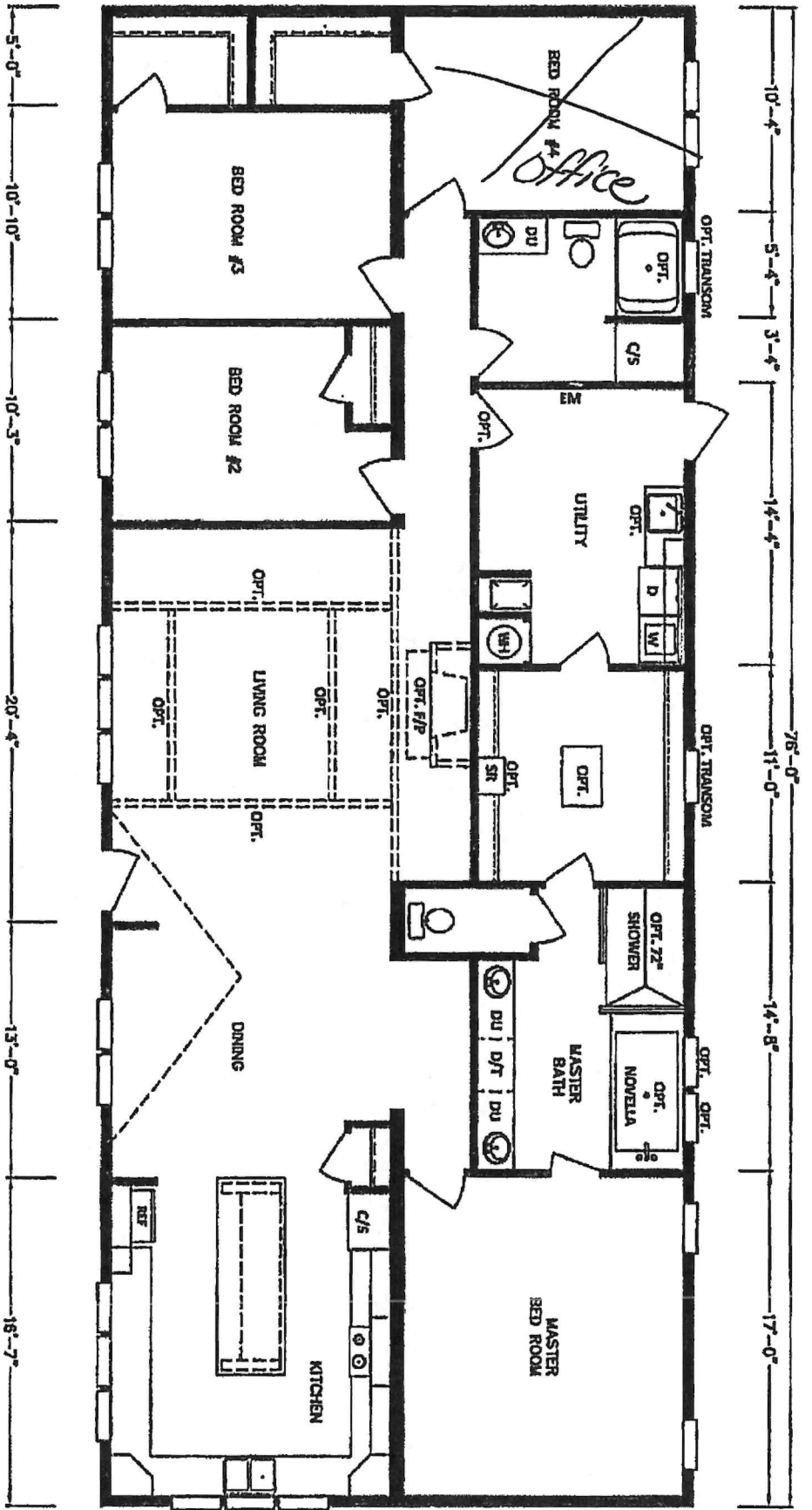
Parcel ID: _____ Current Zoning: _____

Code Section Affected: _____

Invoice Number: _____ Amount: _____ Date Paid: _____

Planning & Zoning Public Hearing Date: _____

Notification sent: _____ Planning and Zoning Decision: _____



Home will be on concrete footers & bricked all the way around

Effingham County, GA

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice 30 Day \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number G0020050
 Account/Realkey 21243
 Location Address 103 SAMUEL RAHN DR
 Legal Description .60 AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R-1
 Tax District 02-Guyton (District 02)
 Millage Rate 28.366
 Acres 0.6
 Neighborhood G0020: LAND: 00130/ BLDG: 00110 (001599)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[DEAN ELIZABETH](#)
 103 SAMUEL RAHN RD
 GUYTON, GA 31312

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	G0020-GUYTON	Acres	0	0	0	0.6	1

Residential Improvement Information

Style	One Family
Heated Square Feet	1376
Interior Walls	Sheetrock/Plywood
Exterior Walls	Aluminum Siding
Foundation	Pieirs
Attic Square Feet	0
Basement Square Feet	0
Year Built	1977
Roof Type	Asphalt Shingles
Flooring Type	Oak
Heating Type	Cent. Htg (Forced Air)
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$56,309
Condition	Average
House Address	103 Samuel Rahn Rd

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	1376	\$0
FIRE FEE-RES	2010	0x0 / 0	1	\$0
GARAGE	2000	31x48 / 0	1	\$8,824
CARPORT WITH FLOOR	2000	12x15 / 0	1	\$1,134

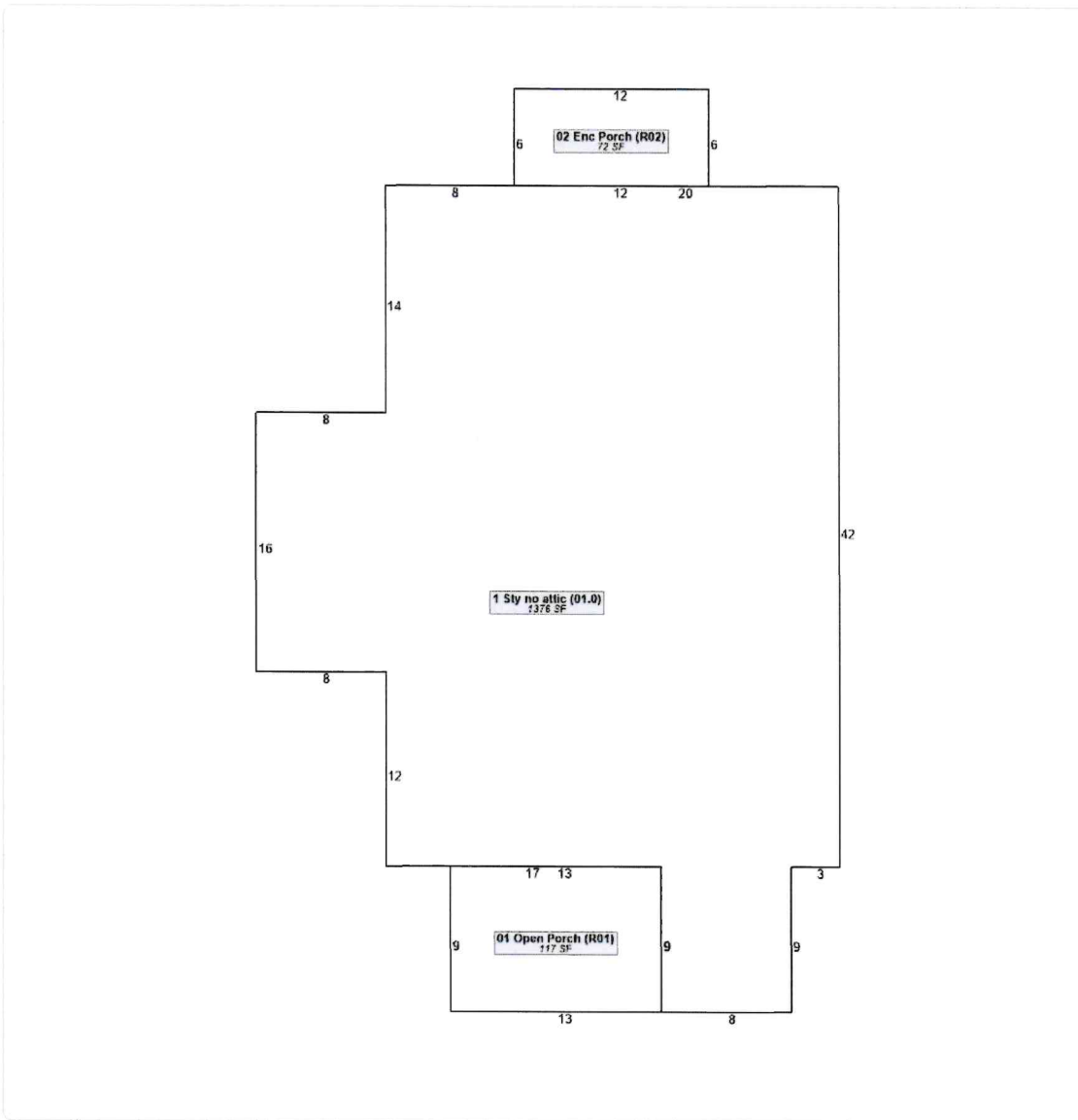
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/5/2004	982 288	I EYE 43	\$0	Sales Under 1000/Quit Claim Deeds	DEAN CLARENCE D JR AND ELIZABETH	DEAN ELIZABETH
6/11/2003	982 288	I 143	\$0	Unqualified - Improved	DEAN CLARENCE D JR	DEAN ELIZABETH

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$103,103	\$105,461	\$80,361	\$80,451	\$77,825
Land Value	\$36,836	\$35,640	\$30,000	\$24,000	\$18,900
+ Improvement Value	\$56,309	\$54,938	\$61,544	\$42,444	\$47,634
+ Accessory Value	\$9,958	\$12,525	\$13,917	\$13,917	\$13,917
= Current Value	\$103,103	\$103,103	\$105,461	\$80,361	\$80,451

Photos**Sketches**



No data available for the following modules: Assessment Appeals Process, Mobile Home Tax Notice, Assessment Notice, CUVA / FLPA Notices, Rural Land, Conservation Use Rural Land, FLPA Report, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits.

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WD Waste Disposal

Sec. 502. Interpretation of land use district boundaries.

When uncertainty exists with respect to boundaries of any land use districts as shown on the official Zoning Map of the City, the following rules shall apply:

- (1) Where district boundaries are indicated as approximately following street or highway centerlines, or street or highway right-of-way lines, said boundaries shall be construed as following such lines;
- (2) Where district boundaries are indicated as approximately following lot lines, said boundaries shall be construed as following such lines;
- (3) Where district boundaries are indicated as being approximately parallel to the centerlines or right-of-way lines of streets, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto at the scaled distance indicated on the official Zoning Map;
- (4) All streets, alleys, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, or railroad right-of-way. Where the centerline of a street, alley or railroad right-of-way serves as a district boundary, the zoning of such street, alley, or railroad right-of-way, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline;
- (5) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- (6) It is the policy of the City that all fresh water marsh areas fall within the Conservation-Preservation Land Use District (CP). Where a boundary is indicated as following such fresh water area the boundary line shall be construed as following the actual limits of said fresh water marsh.

**ARTICLE VI. INTENT OF LAND USE DISTRICTS AND SPECIFIC LAND USE
DISTRICT REGULATION**

[Sec. 600. Generally.]

Except as otherwise provided herein, the regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly, and to each class or kind of structure or land.

Sec. 601. R-1, Single Family Residential District.

District Intent. This is the most restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious and educational facilities needed to provide the basic elements of a balanced and attractive residential area. These

areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the single-family residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

A. *Uses Permitted.* The following uses shall be permitted in the R-1, Single Family Residential District:

- (1) Single-family residences (must meet the requirements in subsection D below);
- (2) Parks or playgrounds;
- (3) Country clubs, golf courses;
- (4) General purpose or gardening, but not the keeping of poultry or non-domestic animals;
- (5) Accessory buildings and structures; and
- (6) Home business offices.

B. *Special Permit Uses.* The following uses may be permitted in accordance with the provisions contained in Article Ten and if additional conditions which may be required are met:

- (1) Public and private schools;
- (2) Public buildings and utilities;
- (3) Churches, synagogues, temples, mosques or other places of worship, provided that such use is housed in a permanent structure and no structure on the lot is closer than 25 feet from any residential property line;
- (4) Day care centers or kindergartens;
- (5) Manufactured housing (subject to O.C.G.A. § 36-66-7);
- (6) Modular homes (subject to O.C.G.A. § 36-66-7);
- (7) General purpose farm or garden that includes the keeping of poultry or nondomestic animals; and
- (8) Home occupations and Home Business Offices, provided that the conditions set forth in in this Ordinance, including within Section 707, are met.

C. *Area Regulation[s].* Unless otherwise specified in this ordinance, uses permitted in R-1, Single Family Residential Districts shall conform to the following requirements:

- (1) Minimum lot area: 0.5 acres;
- (2) Minimum lot width at building line: 75 feet;
- (3) Minimum front yard setback from street: 25 feet;
- (4) Minimum side yard setback from street: 25 feet; setback from other property line: 15 feet;

- (5) Minimum rear yard setback from street: 25 feet; setback from other property line: 15 feet;
- (6) Maximum percentage of lot coverage: 30%;
- (7) Maximum building height: 35 feet.

D. *Single-Family Residential Standards.* All Single-Family Residences must meet the following standards in the R-1 District:

- (1) All structures including the primary structure and accessory structures shall be constructed with a pitched roof having a pitch of 3 in 12 or greater;
- (2) The roof shall be covered with asphalt composition shingles, 5-V metal roofing, or tile materials. Corrugated metal or plastic panels are prohibited;
- (3) The exterior wall shall be material similar to traditional site-built housing. These materials may include clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, shakes, stucco, brick, brick veneer, concrete block, or similar material but shall not include smooth, ribbed or corrugated metal or plastic panels;
- (4) The minimum horizontal dimension of the structure as installed on the site shall be 24 feet;
- (5) The minimum floor area shall be 1,200 square feet;
- (6) All principal structures shall be placed on a permanent foundation. For the purposes of this section, a "permanent foundation" shall mean a concrete slab, concrete footers, foundation wall, pilings or post construction, which complies with the County Building Code;
- (7) In no case shall wheels, chassis, any undercarriage or transporter unit be left on any structure;
- (8) All units must meet wind-loading requirements of Federal Emergency Management Administrator and the SBCCI Codes.

(Ord. No. 2021-02, § 1, 4-13-2021; Ord. No. 2023-05, § 1, 6-28-2023)

Sec. 602. R-2. Residential district.

District Intent. This residential district is created to provide low density multifamily residential dwellings, primarily in the form of two- and three-dwelling unit structures. Single-family and other permitted uses allowed in the R-1 district are also permitted. Persons residing in this district are entitled to protection from other types of uses which are detrimental to the residential characteristics of the district. The regulations which apply to this district are designed to encourage the formation and continuance of a stable, healthy living environment for its residents.

A. *Uses Permitted.* The following uses shall be permitted in the R-2 Residential District:

- (1) Any use permitted in the R-1, Single-Family Residential District, except that single-family residences are not required to meet the standard listed in Section 601(D)(5) of this Ordinance.

In Guyton, mobile homes are generally not permitted in the R-1 (Single-Family Residential) zoning district, but special use permits are available for manufactured or modular homes in certain situations. The city distinguishes between different types of factory-built housing, and as of 2023, requires a specific application process for placement.

Key regulations include:

- **Special use permits:** Owners who want to place a manufactured or modular home in the city limits must apply for a special use permit through the Planning and Zoning department.
- **Public hearing:** The application for a permit involves a public hearing, allowing neighbors and the public to provide community input.
- **Appeals process:** If the permit is denied by the Planning and Zoning department, the property owner can appeal the decision to the City Council.
- **Exemptions:** These regulations do not affect existing manufactured or modular homes or prevent a homeowner from replacing or repairing an existing one.
- **Effingham County rules:** Since Guyton is in Effingham County, you will also need to follow county regulations for mobile home placement, which cover permits, installation requirements, and site preparation.

To determine your specific eligibility, you must contact Guyton's Planning and Zoning office for confirmation and to begin the application process.