



Record No: CU-26-10

Conditional Use Permit

Status: Active

Submitted On: 3/4/2026

Primary Location

2672 Blue Jay Road
Guyton, GA 31312

Owner

RAY JAMES G AND WANDA W
BLUE JAY RD 2672 Blue Jay Rd GUYTON, GA 31312

Applicant

Wanda Ray



@ jwray7@planters.net

2672 Blue Jay Rd
Guyton, Ga 31312

Staff Review

Board of Commissioner Meeting Date*

05/19/2026

Notification Letter Description*

Residential business

Stipulations

Property Location*

2672 Blue Jay Road

Map #*


373A

Parcel #*


6

Commissioner District*

4th

Has Business License been applied for?* 


Yes

Public Notification Letters Mailed 

04/27/2026

Board of Commissioner Ads 

04/29/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Wanda Ray

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

2672 Blue Jay Road

Applicant City*

Guyton

Applicant State*

Georgia

Applicant Zip Code*

31312

Property Information

Property Location*

2672 Blue Jay Road

Present Zoning of Property*

AR-1

Map/Parcel Number*

0373A006

Total Acres of Property*

5

Water Connection*

Sewer Connection*

Private Water

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15A - Residential Business

Applied for

Reason:*

My husband and I have a small bussiness that we park our equipment and trucks on our property. The business has only two employees, my husband and myself.

How does request meet criteria of Section 7.1.6 (see Attachment C):

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

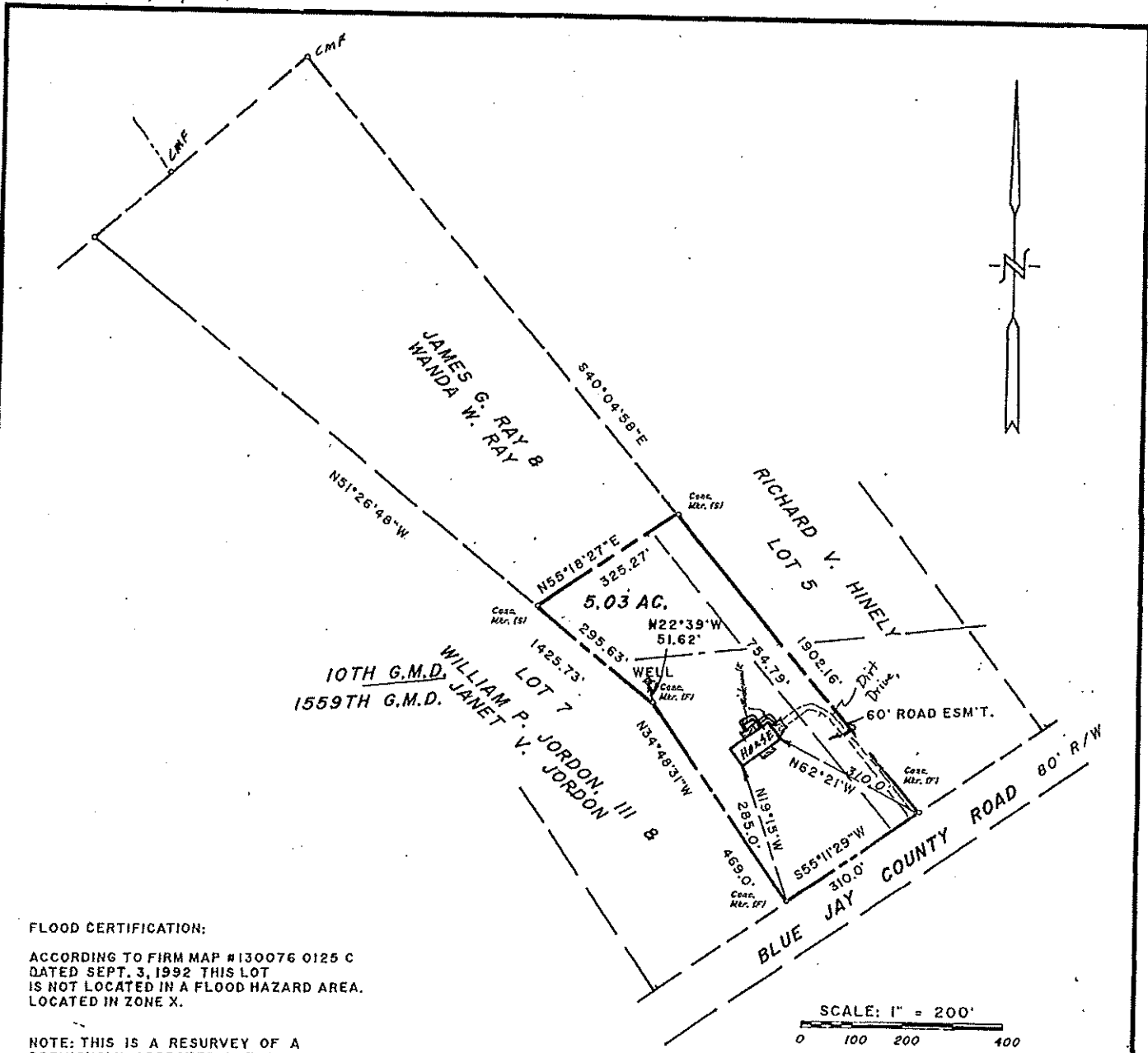
Signature*

 Wanda W Ray

Feb 25, 2026

Filed for Record *rgw*

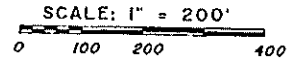
Book *A291* Page *E2*
Date *10/13/1994*



FLOOD CERTIFICATION:

ACCORDING TO FIRM MAP #130076 0125 C DATED SEPT. 3, 1992 THIS LOT IS NOT LOCATED IN A FLOOD HAZARD AREA. LOCATED IN ZONE X.

NOTE: THIS IS A RESURVEY OF A PREVIOUSLY APPROVED LOT 8 DOES NOT REQUIRE PLANNING BOARD APPROVAL.



PROPERTY SURVEY
FOR
JAMES G. RAY AND
WANDA W. RAY

LOCATION: LOT 6 BAY VIEW ESTATES, 10TH & 1559TH G.M. D., EFFINGHAM COUNTY, GEORGIA

DATE: OCTOBER 7, 1994
BY: *Warren E. Poynthress*
WARREN E. POYNTHRESS
R.L.S. 1953
EQUIP. LIETZ SDN3E
FIELD ERROR CLOSURE - *1126.732*
ANGULAR ERROR - *0.1* POINT
PLAT ERROR CLOSURE - *11455.966*
CLOSURE-COMPASS RULE

Filed for Record *ngw*

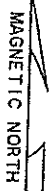
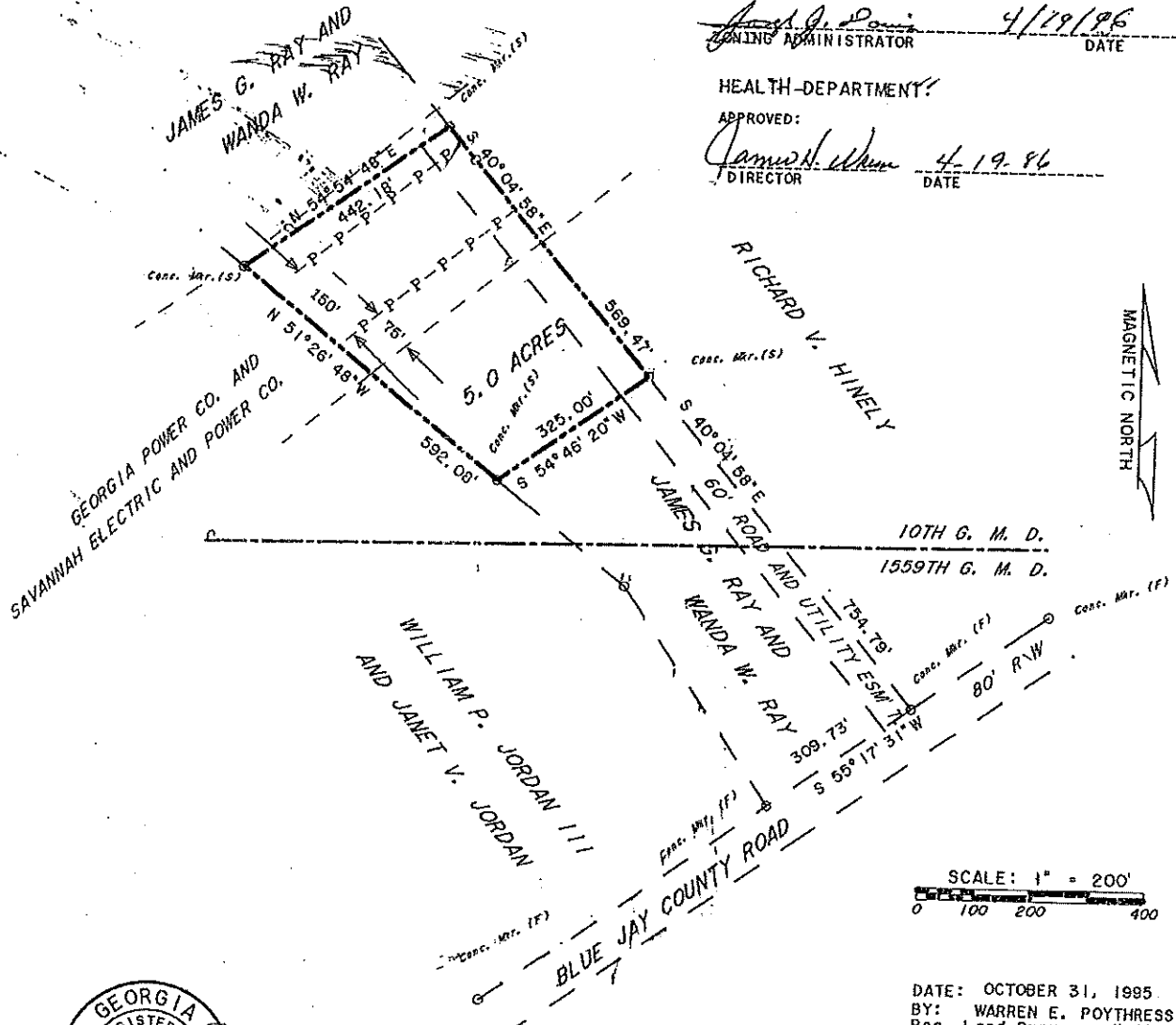
Book A350 Page H2
Date 4/22/1996

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
ZONING ADMINISTRATOR

Frank J. Davis 4/19/96
ZONING ADMINISTRATOR DATE

HEALTH-DEPARTMENT!

APPROVED:
James H. Allen 4.19.96
DIRECTOR DATE



**PROPERTY SURVEY
FOR
JAMES L. WEBB, SR. AND
FRANCES Y. WEBB**

LOCATION: PORTION OF LOT 6, BAY
VIEW ESTATES, 10TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA

DATE: OCTOBER 31, 1995.
BY: WARREN E. POYTHRESS
Reg. Land Surveyor H 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288
EQUIP: LEITZ SDM3E

THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
25,235 FEET, & AN ANGULAR
ERROR OF 03\"/>

*Quit Claim Deed 2/11/2016
Grantor Webb, James L Sr + Frances Webb
Grantee Ray, James G + Wanda W*

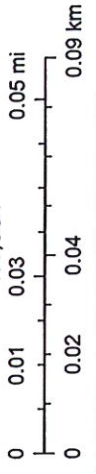
373A-6



4/17/2026

- Addresses
- Parcels
- Roads
- Citations

1:1,961



ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

