



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: CU-26-3
Meeting Date: March 3, 2026

Existing Zoning: R-1 (Single-Family Residential)

Map & Parcel: 351B-10A

Parcel Size: 2.28 acres

Applicant: Ms. Nicole Leithauser
4036 Blue Jay Road
Guyton, GA 31312

Owner(s): Ms. Nicole Leithauser
4036 Blue Jay Road
Guyton, GA 31312

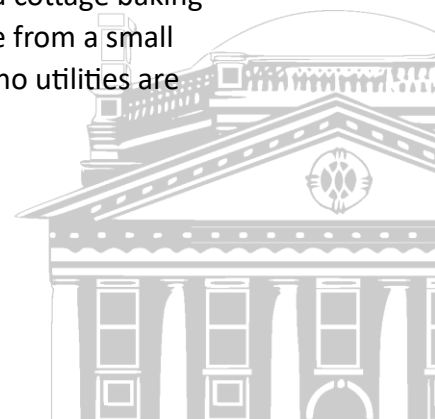
Location: 4036 Blue Jay Road
Guyton, Ga 31312

Existing Land Use and Zoning:

The subject parcel is located at **4036 Blue Jay Road**. According to the **County Tax Assessor's records**, a **stick-built home** is located on the property. **Ingress and egress** to the site are provided from **Blue Jay Road**. Properties to the north and east are zoned R-1 (Single-Family Residential), to the south R-5 (Single-Family Traditional Neighborhood), and to the west AR-1 (Agricultural – Residential, 5 acres or more).

The Proposed Request:

The applicant is seeking approval for a Residential Business. The proposed use is a cottage baking operation producing sourdough bread and other shelf-stable baked goods for sale from a small farmstand located on the property. The farm stand consists of a 4' x 6' shed, and no utilities are required for the operation.



Products offered for sale will primarily include sourdough bread, with additional items such as bagels, muffins, cookies, and other baked goods that do not require temperature control, in accordance with applicable cottage food laws.

Customer traffic is expected to be minimal, with no more than approximately 10 customers per day. Proposed hours of operation are Saturdays and Sundays from 9:00 a.m. until dusk.

On-site parking will be available. The property includes slightly more than two acres, with adequate space along one side of the driveway and within the front yard for customer parking. Sufficient space is also available for vehicles to turn around on-site without entering or backing onto the main road.

Comprehensive Plan:

The parcel falls within the Agricultural–Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Determination:

Staff has reviewed the application, and the application is complete with the following stipulations:

- 1. The applicant shall obtain, and keep in good standing, an Effingham County Occupational Tax Certificate (business license).**
- 2. Any new encroachments onto Little McCall Road must be reviewed and approved by the county engineer.**
- 3. Hours of operation are limited to two days a week, Saturdays and Sundays, from 9:00 am to 6:00 pm.**
- 4. One non-illuminated temporary sign may be allowed during the specified business hours.**

Planning and Zoning Services

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