



**Record No: CU-
26-3**

Conditional Use Permit

Status: Active

Submitted On: 1/30/2026

Primary Location

4036 Blue Jay Road
Guyton, GA 31312

Owner

LEITHAUSER JAMES
MICHAEL AND NICOLE
BLUE JAY RD 4036 GUYTON,
GA 31312

Applicant

 Nicole Leithauser



 4036 Blue Jay Rd
Guyton, GA 31312

Staff Review

Board of Commissioner Meeting Date* 

03/03/2026

Notification Letter Description* 

Conditional use to allow for a residential business.

Property Location* 

4036 Blue Jay Road

Map #* 

351B

Parcel #* 

10A

Commissioner District* 

1st

Has Business License been applied for?* 

N/A

Public Notification Letters Mailed 

02/09/2026

Board of Commissioner Ads 

02/11/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Nicole Leithauser

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

4036 Blue Jay Rd

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

4036 Blue Jay Rd Guyton GA

Present Zoning of Property*

R-1

Map/Parcel Number*

351b-10a

Total Acres of Property*

2.28

Water Connection*

Public Water System

Name of Supplier*

Effingham County

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15A - Residential Business

Status of Business License?*

Applied for

Reason:*

Farmstand shed

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

Yes

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*



Nicole Leithauser

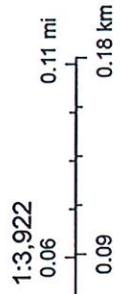
Jan 29, 2026

351B-10A



1/30/2026

● Addresses
 World_Boundaries_and_Places
 Parcels
● World Imagery
● High Resolution 60cm Imagery
● High Resolution 30cm Imagery
● Low Resolution 15m Imagery
● Citations



Vantor, Esri, HERE, Garmin, IPC

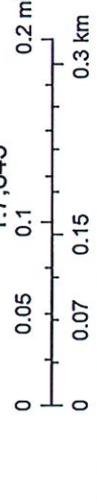
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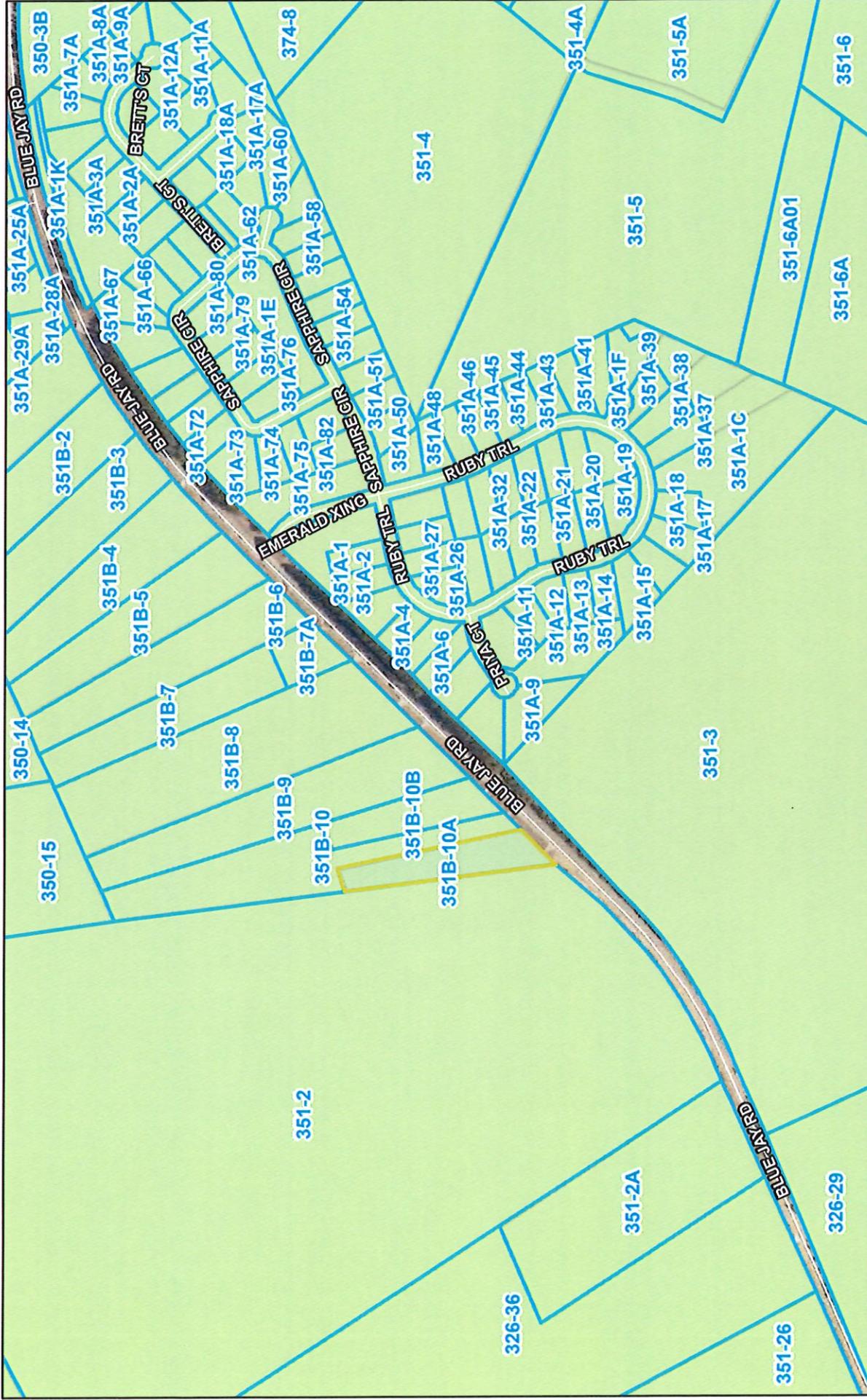
- Parcels
- World Imagery
- AR-1
- R-1
- R-5
- World Boundaries and Places
- Roads
- Low Resolution 15m Imagery
- High Resolution 30cm Imagery
- High Resolution 60cm Imagery
- Citations

1:7,843



Vantor, Esri, HERE, Garmin, IPC

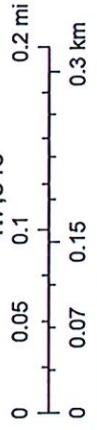
351B-10A



1/30/2026

- World_Boundaries_and_Places
- Roads
- Parcels
- FLUM Areas
- Agricultural-Residential
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:7,843



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