



**Record No: CU-
25-31**

Conditional Use Permit

Status: Active

Submitted On: 12/19/2025

Primary Location

3332 Blue Jay Road
Guyton, GA 31312

Owner

UTTER WILLIAM G JR AND
BARBARA A
3332 BLUE JAY RD
GUYTON, GA 31312

Applicant

 William Utter

 912-728-9463

 info@butterduckswinery.com

 3332 Blue Jay Road
Guyton, Georgia 31312

Staff Review

🏠 Board of Commissioner Meeting Date*

01/20/2026

🏠 Notification Letter Description*

To allow for an agritourism business in AR-1.

🏠 Property Location*

3332 Blue Jay Road

🏠 Map #*

373

🏠 Parcel #*

29

🏠 Commissioner District*

1st

🏠 Has Business License been applied for?*

No

🏠 Public Notification Letters Mailed

12/29/2025

🏠 Board of Commissioner Ads

12/31/2025

🏠 Request Approved or Denied

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

William Utter

Applicant Email Address*

Info@butterduckswinery.com

Applicant Phone Number*

912-728-9463

Applicant Mailing Address*

3332 Blue Jay Road

Applicant City*

Guyton

Applicant State*

Georgia

Applicant Zip Code*

31312

Property Information

Property Location*

3332 Blue Jay Road

Present Zoning of Property*

AR-1

Map/Parcel Number*

03730029

Total Acres of Property*

5

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Agritourism

Status of Business License?*

Applied for

Reason:*

New license required by the county

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

See site map

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):

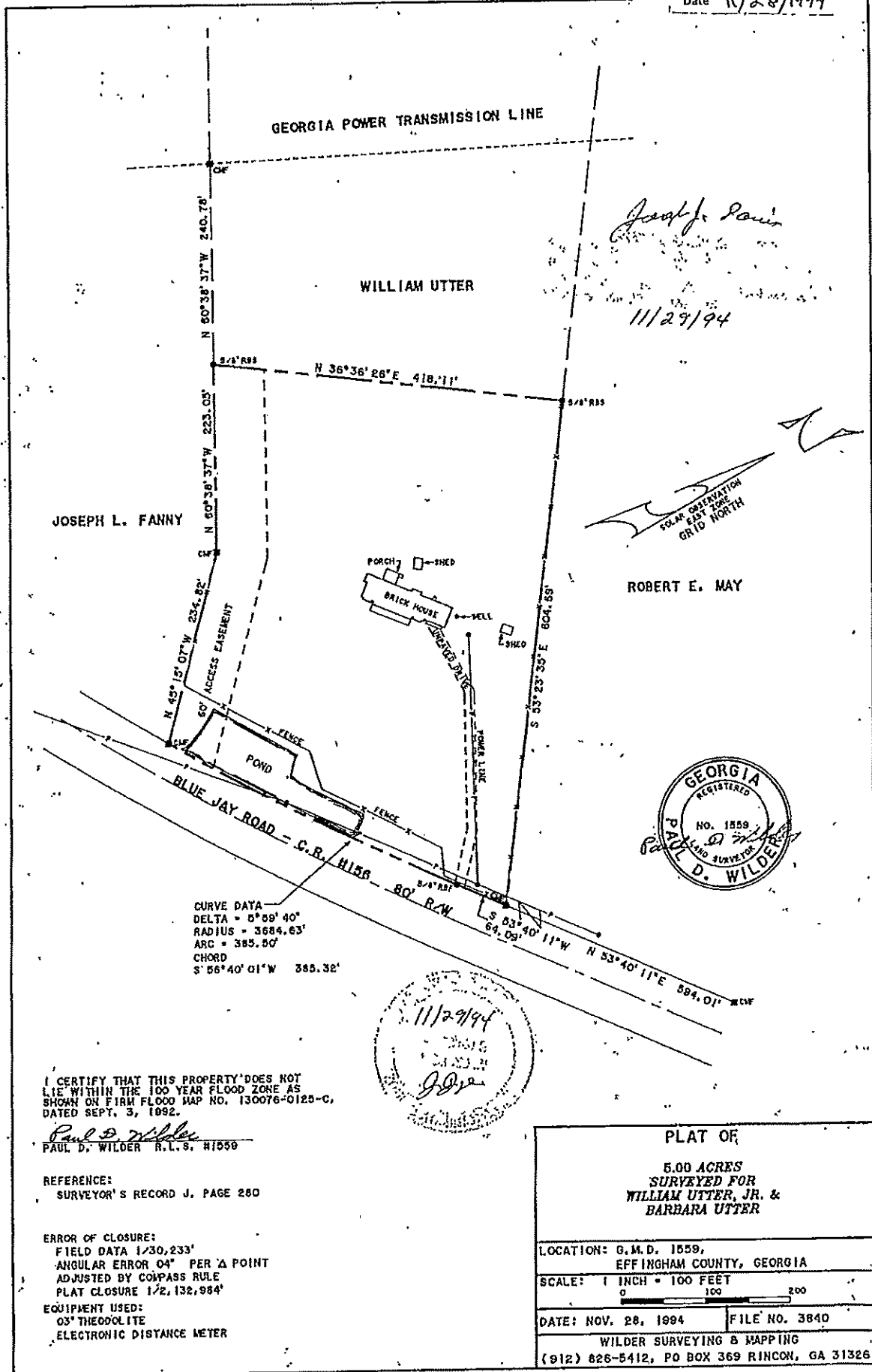
A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed 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*

✓ William Utter Jr
Dec 19, 2025

Book *A297* Page *C1*
Date *11/28/1994*



WINERY - 40x60
PORCH - 20x40
BARN - 24x36
STORAGE - 24x40
LOADING - 12x16
PARKING - DIRT

SETBACKS--NO
RIGHT-OF-WAY--NO
BUFFERS--NO
OFF-STREET PARKING--NO
WETLANDS--NO
FLOOD PLAINS--NO
OUT-DOOR LIGHTING--NO

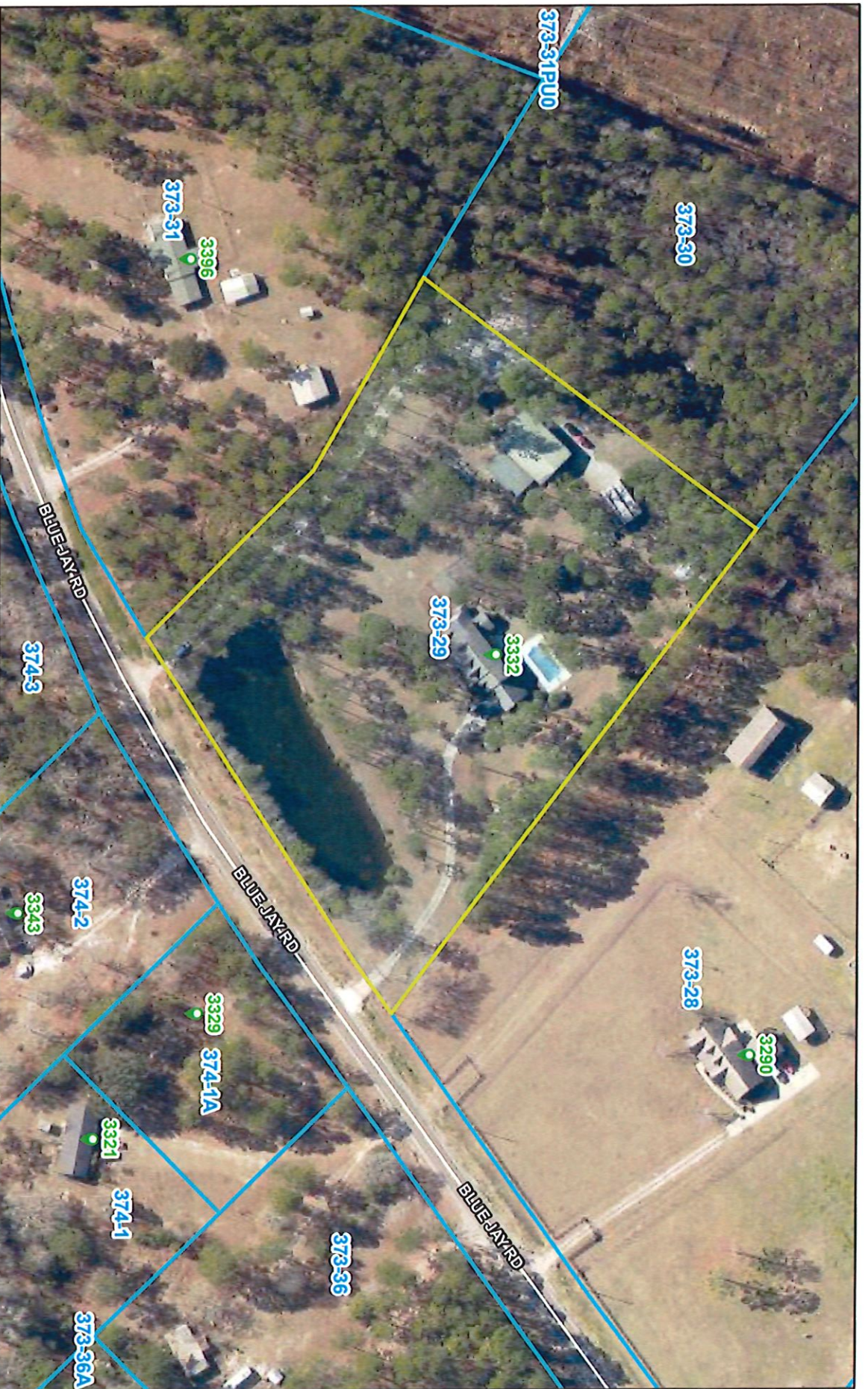
1.2,248

0 0.01 0.03 0.06 ml

0 0.03 0.05 0.1 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

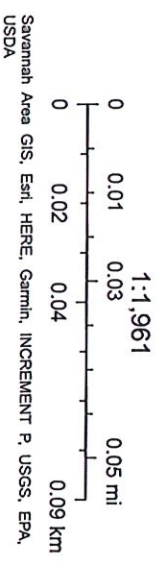
373-29



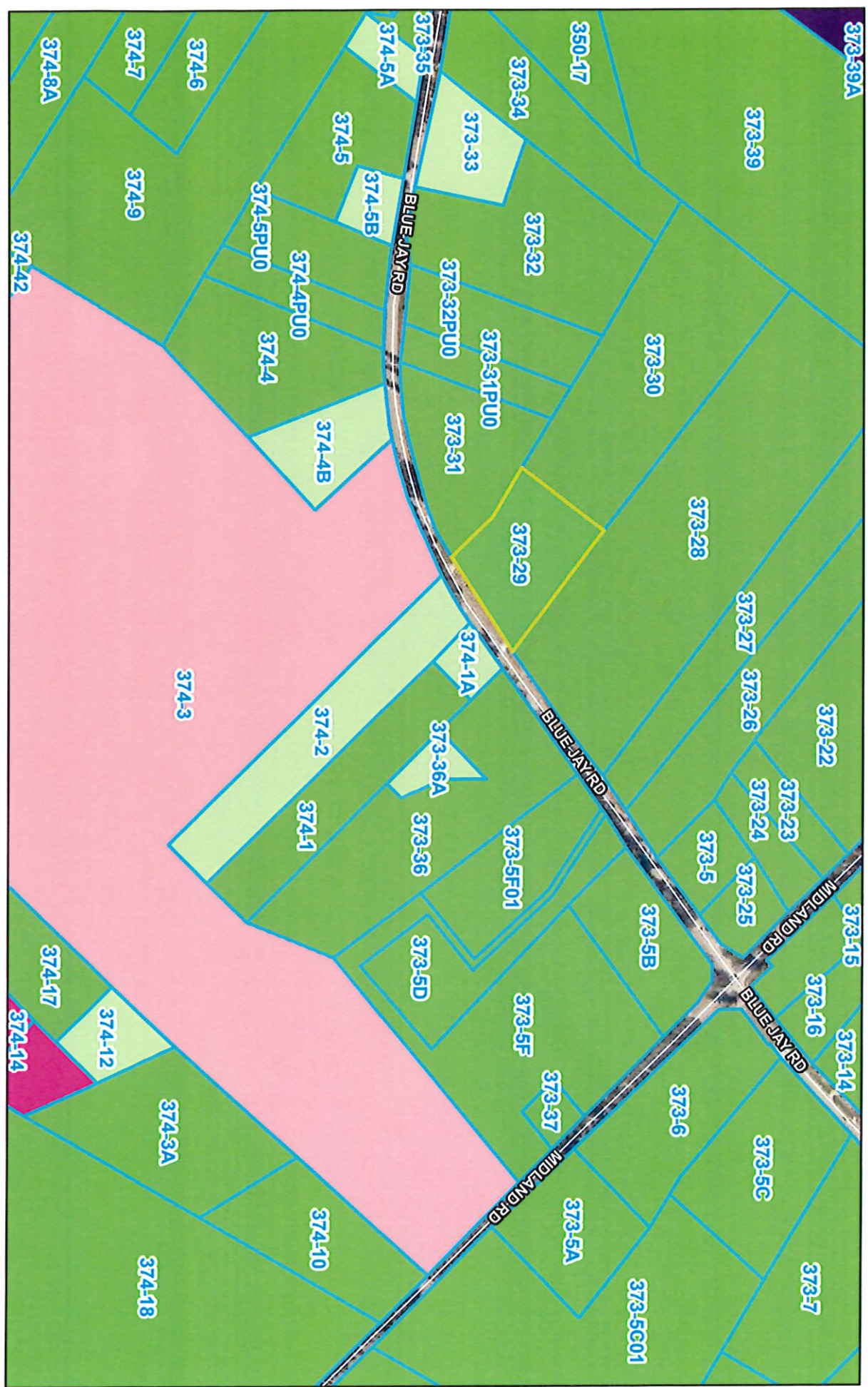
12/22/2025

Addresses  Parcels 

Roads Citations



373-29



12/22/2025

- Roads
- Zoning
- AR-1
- AR-2
- I-1
- PD
- Citations
- Parcels

1:7,843

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

1:15,686

Utility

Citations

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/