



Staff Report

Subject: 2nd Reading- Zoning Map Amendments
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: CU-25-28
Meeting Date: January 20, 2026

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 375E-11

Parcel Size: 0.87 acres

Applicant: Ms. Judy Jones
1317 Noel C Conaway Road
Guyton, GA 31312

Owner(s): Ms. Judy Jones
1317 Noel C Conaway Road
Guyton, Ga 31312

Location: 1317 Noel C Conaway Road
Guyton, Ga 31312

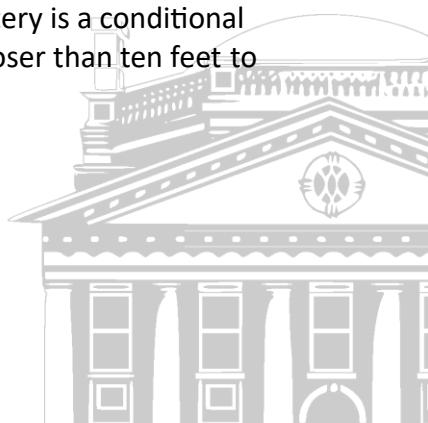
Existing Land Use and Zoning:

The parcel totals 0.87 acres. Located at 1317 Noel C Conaway Road, directly across from the Pine Grove subdivision. Currently, there is a mobile home on the property. The parcel is non-conforming, classified as AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north, east, and west are also zoned AR-1 (Agricultural – Residential, 5 acres or more), and to the South, zoned R-3 (multi-family Residential District) parcels.

The Proposed Request:

The applicant has requested a conditional use for a cemetery in AR-1. The applicant would like to bury their mother on the property. According to the table of permitted uses, the cemetery is a conditional use in AR-1. According to the ordinance, the dead shall not be buried or placed closer than ten feet to any highway right-of-way, nor closer than ten feet to any property line.

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. A plat shall be approved and signed by Development Services, showing where the cemetery is located and that it meets the setbacks of the ordinance.

