



**Record No: RZN-
26-32**

Rezoning Application

Status: Active

Submitted On: 6/12/2026

Primary Location

4028 Blue Jay Road
Guyton, GA 31312

Owner

HUTCHINGS TIMOTHY
4028 BLUE JAY RD
GUYTON, GA 31312

Applicant

 Timothy Hutchings

 4028 Blue Jay Rd
Guyton, GA 31312

Staff Review

Planning Board Meeting Date* 

09/08/2026

Board of Commissioner Meeting Date* 

10/06/2026

Notification Letter Description * 

to allow for permitted uses in AR-1.

Staff Description 

Stipulations 

Map #* 

351B

Parcel #* 

10

Georgia Militia District 

—

Commissioner District* 

1st

Public Notification Letters Mailed 

08/19/2026

Board of Commissioner Ads 

09/16/2026

Planning Board Ads 

08/17/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Tim Hutchings

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

4028 Blue Jay Rd

Applicant City*

Guyton

Applicant State & Zip Code*

GA 31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

R-1 (Single Family Residential)

Proposed Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel *

0351B010

Road Name*

Blue Jay Rd

Proposed Road Access* 

Existing

Total Acres *

5.71

Acres to be Rezoned*

5.71

Lot Characteristics *

Rural residential homesite with pond, livestock pen, and shop.

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

AR1 is the appropriate zoning classification for my property and as currently zoned I am victim to unintended consequences of some ordinances. We may elect to develop a livestock-related rural business or add an ADU for a relative in the future; both of which require AR1 zoning. Proper zoning would also allow for the use of appropriate comparables as it relates to tax assessment.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR1

South*

R1

East*

R1

West*

AR1

Describe the current use of the property you wish to rezone.*

Residence

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

No

Describe the use that you propose to make of the land after rezoning.*

Same use initially with continued activity of raising chickens.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Rural residential, rural business, timber/hunting/conservation, and small farms.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Property usage would align with typical and expected rural activity.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

✓ Timothy Hutchings
Jun 11, 2026

BK:28 PG:261-261

02/05/2018 12:32 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA
Elizabeth Z. Hursey

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCEING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/8/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A
DIVISION OF MAP & PARCEL 35IB
-10 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.

VICINITY MAP

SITE

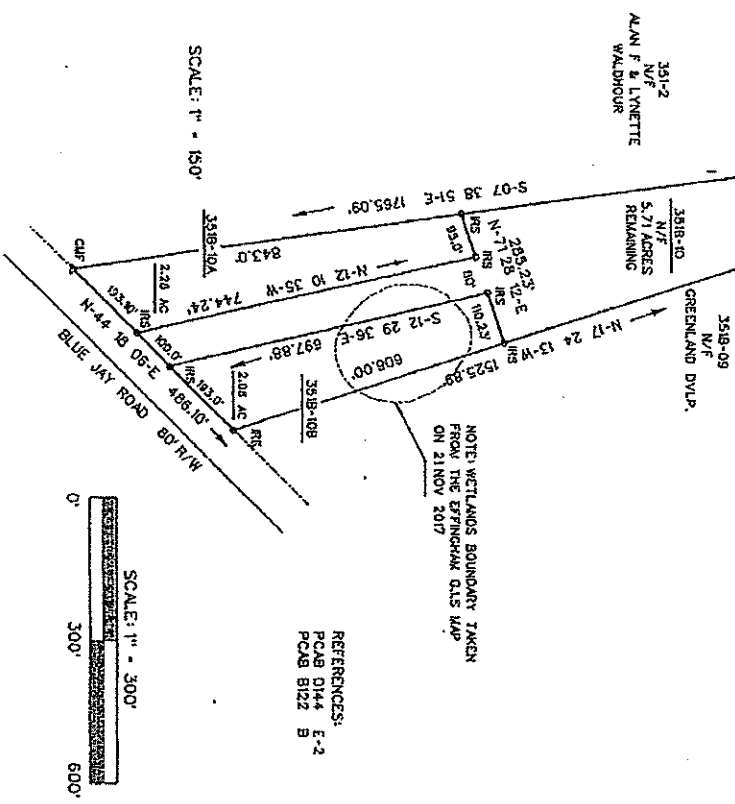
NOT TO SCALE

LEERDOL:
 RF 3/4" REBAR FOUND
 RS 3/4" REBAR SET
 PL PROPERTY LINE
 CUG CON. MON. FOUND
 N/F NOW OR FOREVERLY
 PP POWER POLE
 EUMP. USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE
 132,000 PLAT NOT ADJUSTED
 ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 STILLMAN, GEORGIA 30467
 PH (912) 823 3572

SURVEYORS CERTIFICATION

This text is a statement of an adding machine's powers of calculation. It is a list of the machine's capabilities, such as addition, subtraction, multiplication, and division. The text is written in a formal, technical style, typical of early 20th-century patent documents. The text is organized into a single paragraph, with the capabilities listed in a series of clauses separated by semicolons. The text is written in a formal, technical style, typical of early 20th-century patent documents.

Adolph W. Mickelth
Q. REG. 15 L.C. NO. 1235 2-0 & 1 BONE



REFERENCES:
PCAB D144 E-2
PCAB B122 B

SURVEY FOR
CHAD HULSE
SURVEY TO DIVIDE A 10.05 ACRE
TRACT INTO THREE PARCELS
LOCATED IN THE 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 21 NOV 2017
PLAT DRAWN 21 NOV 2017
PLAT REVISED 31 JAN 2018 TO
SHOW MAP & PARCEL NUMBERS

2814455100
PARTICIPANT ID BK:28 PG:261-261
P2018000023

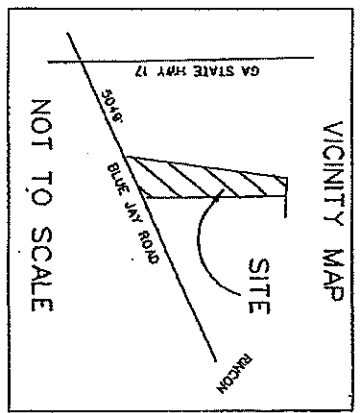
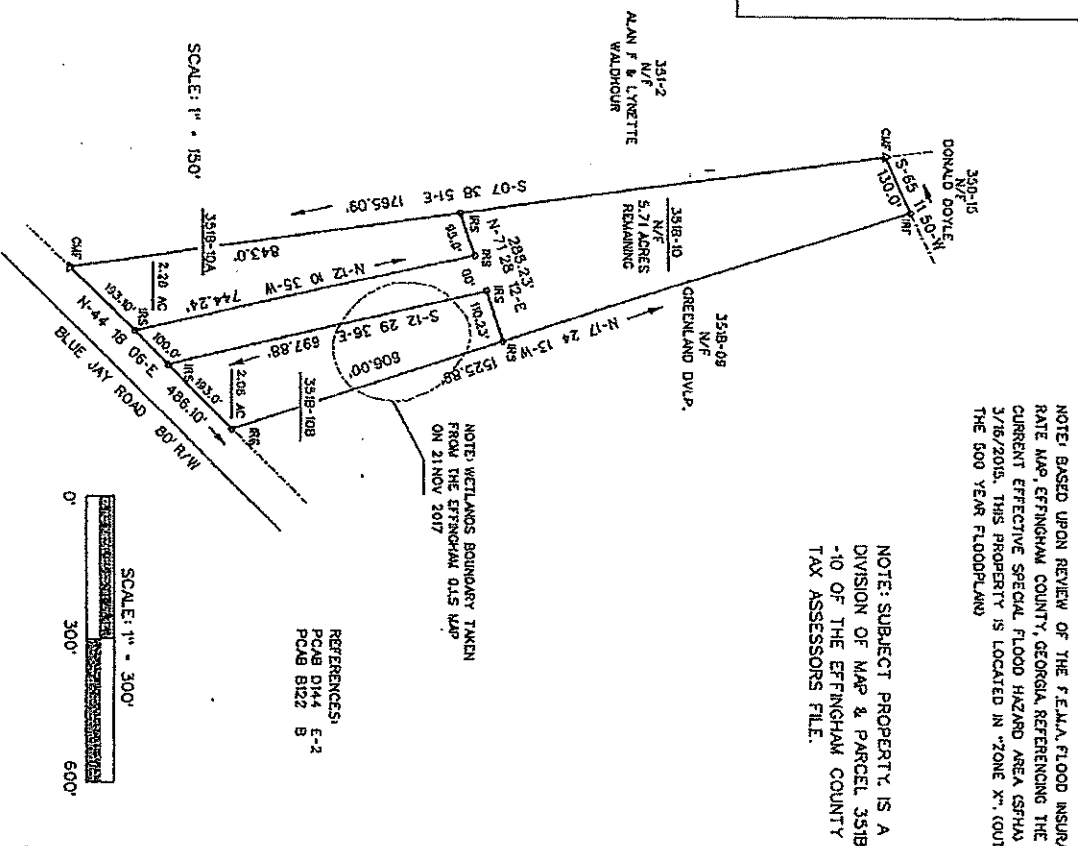
FILED IN OFFICE
CLERK OF COURT
02/05/2018 12:32 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

LEGEND:
RR 3/4" REBAR FOUND
RS 3/4" REBAR SET
PL PROPERTY LINE
CLF CONCRETE FOUND
RPF NON-CONCRETE
PP POWER POLE
EQAP USED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE
1124.000 PLAT NOT ADJUSTED
ADOLPH N. MICHELIS & ASSO.
736 SANDY BRIDGE ROAD
STUYVENA, GEORGIA 30467
PH. (912) 823 3972

SURVEYORS CERTIFICATION

This plat is a restatement of an existing parcel map and does not constitute a new parcel map. The surveyor has not conducted a new survey of the property. The surveyor has only reviewed the existing parcel map and the plat. The surveyor has not conducted a new survey of the property. The surveyor has only reviewed the existing parcel map and the plat. The surveyor has not conducted a new survey of the property. The surveyor has only reviewed the existing parcel map and the plat.

ADOLPH N. MICHELIS
REGISTERED SURVEYOR
NO. 1122
GA REG. L.S. NO. 1122 2-02-1 State



SURVEY FOR
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LOCATED IN THE 1559TH G.M.D.
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NOTE: SUBJECT PROPERTY IS A
DIVISION OF MAP & PARCEL 351B
-10 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.

IRF	3/4" REBAR FOUND
IRS	5/8" REBAR SET
PL	PROPERTY LINE
CMF	CONC MON. FOUND
N/F	NOW OR FORMERLY
PP	POWER POLE

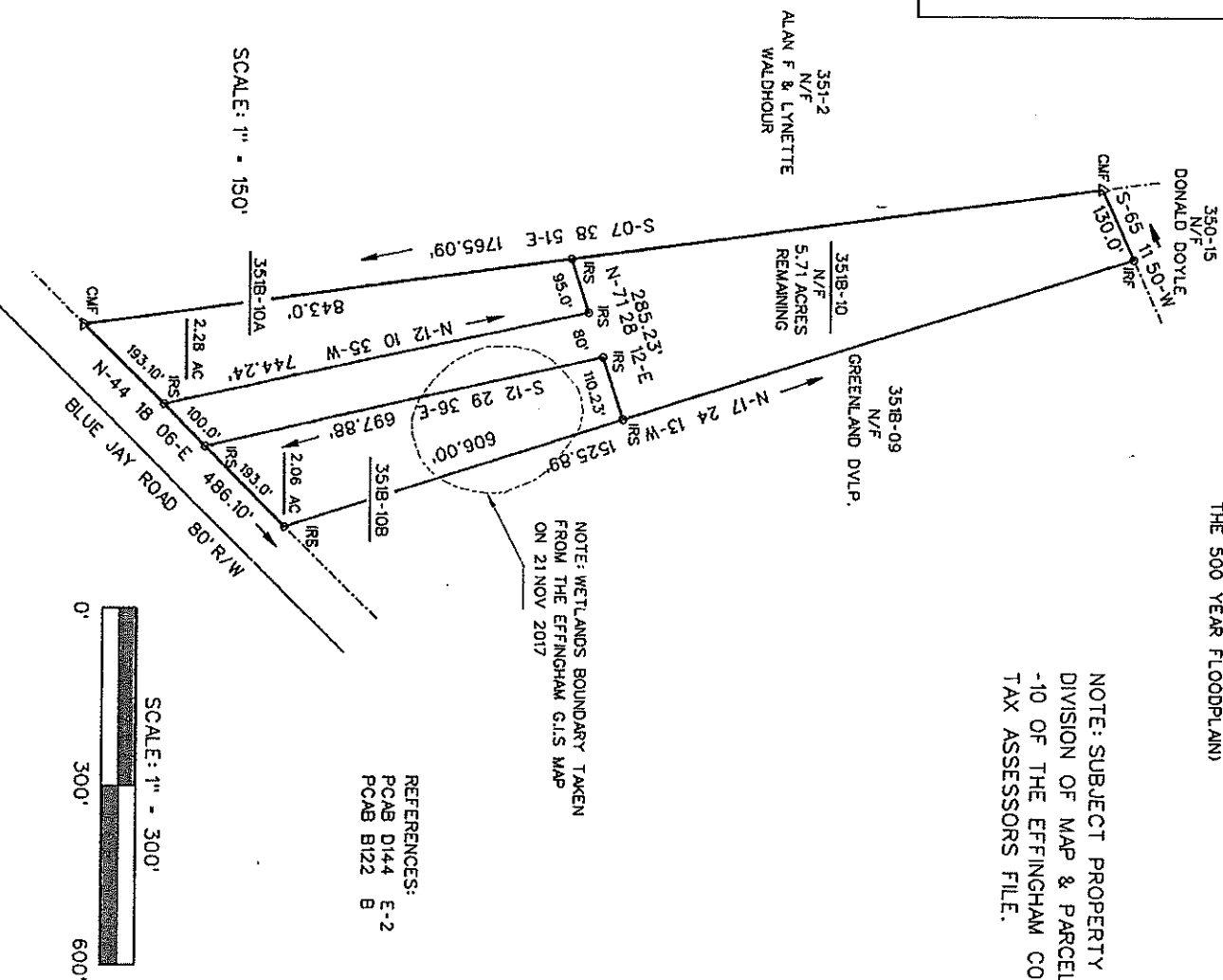
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

This plot is a statement on an existing parcel or parcels of land and does not stipulate or create a new parcel or make any changes to any existing property boundary. The recording information on the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF THE ACCURACY, VALIDITY, OR PRINCIPAL COMPLIANCE WITH LOCAL, FEDERAL, AND STATE LAWS, OR STATEABILITY FOR ANY USE OR PURPOSE OF THE LAND.

The undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations for professional land surveyors in Georgia as set forth in the Professional Land Surveyors and Land Surveyors and of Ball (eth in O.C.G.A. Section 43-5-67.

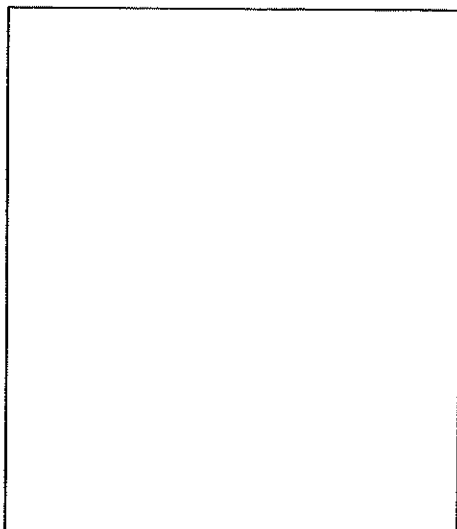
DATE: 7-02-18



REFERENCES:
PCAB D144 E-2
PCAB B122 B

NOTE: WETLANDS BOUNDARY TAKEN
FROM THE EFFINGHAM G.I.S. MAP
ON 21 NOV 2017

SH
CHDH2.DGN JAN2018



LEGEND:

- IRF 3/8" REBAR FOUND
- IRS 3/4" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP. USED TOTAL STATION
- TOPCON 303
- ERROR OF CLOSURE
- 1/24,000 PLAT NOT ADJUSTED

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SURVEYORS CERTIFICATION

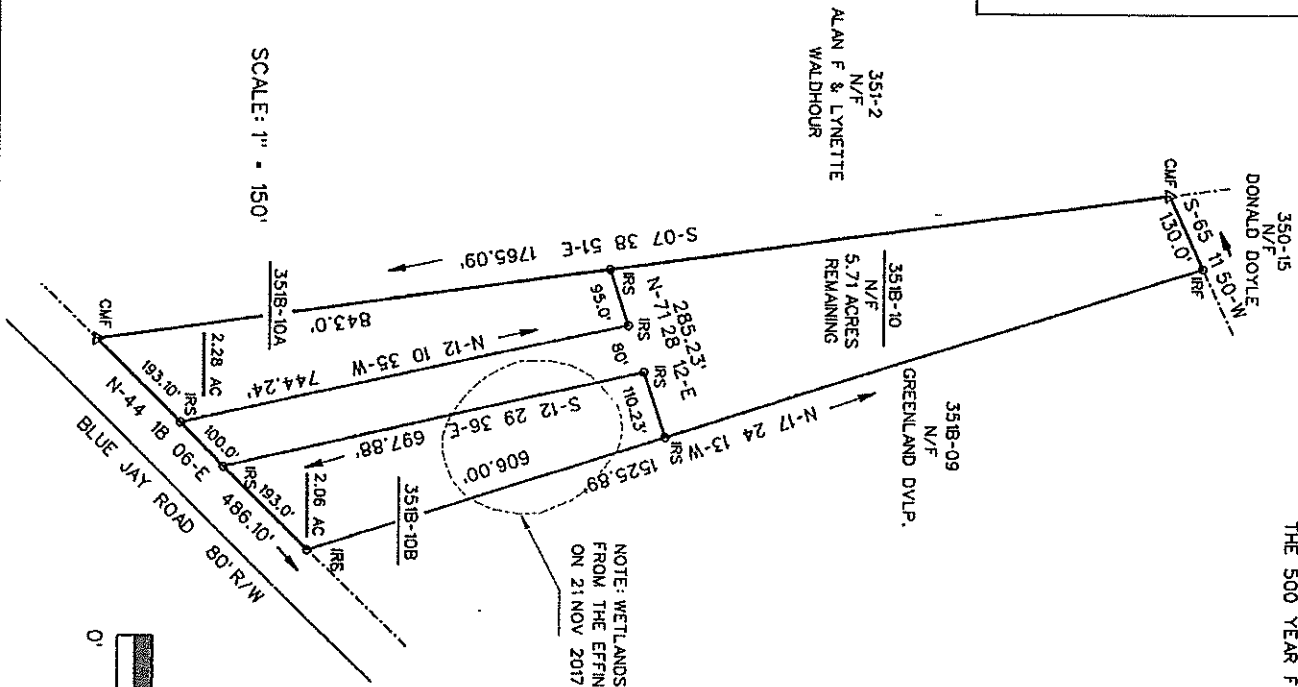
This plat is a statement of an existing parcel or parcels of land and does not constitute or create a new parcel or make any changes to any real property boundaries. The recording of this plat is subject to the documents, maps, plats, or other instruments which created the property interest shown on this plat. THE RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Surveyors and as set forth in O.C.G.A. Section 15-9-97.



Adolph N. Michelis
GA REG. L.S. LIC. NO. 1323 2-02-18 DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 351B-10 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.



SCALE: 1" = 150'

NOTE: SUBJECT PROPERTY IS A
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-10 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.

IRF	% REBAR FOUND
IRS	% REBAR SET
PL	PROPERTY LINE
CMF	CONC MON. FOUND
N/F	NOW OR FORMERLY
PP	POWER POLE
EQUIP. USED TOTAL STATION	
TOPCON 303	

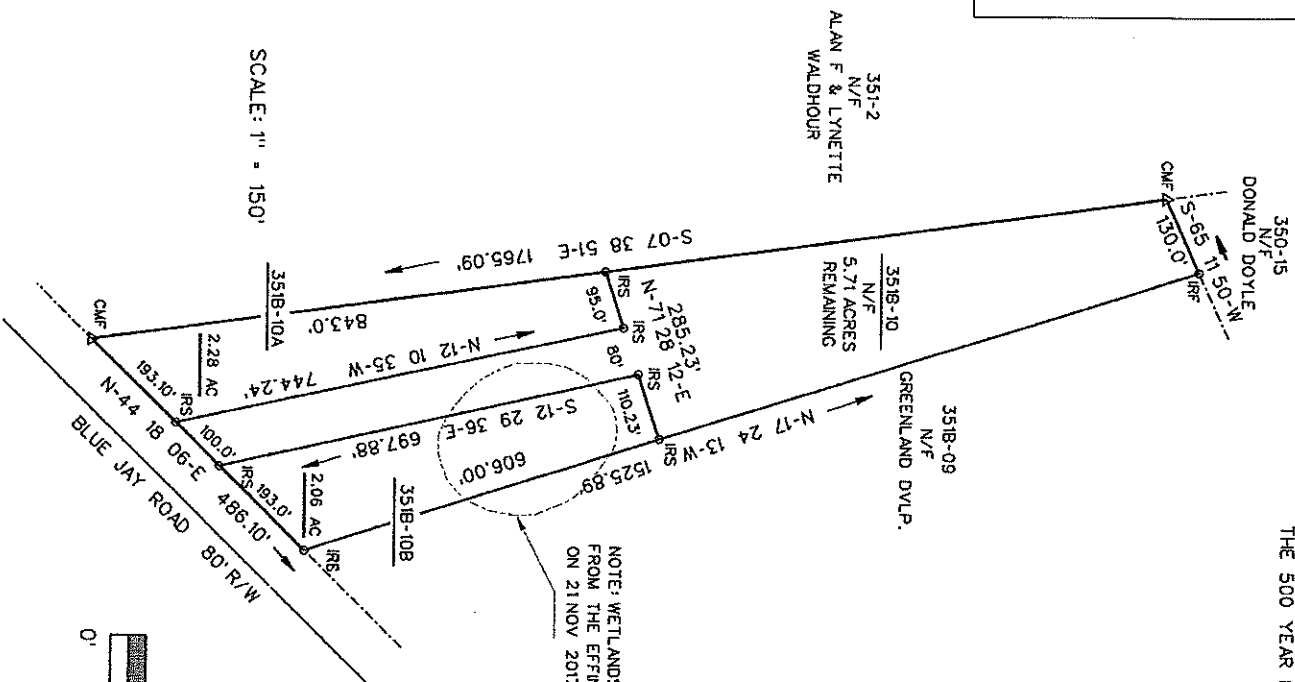
ADOLPH N. MICHELIS & ASSO.

736 SANDY RIDGE ROAD
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PH. (912) 829 3972

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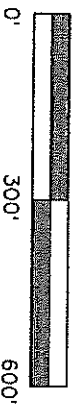
Adelphi M. M. Chelini



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PCAB B122 B

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FROM THE EFFINGHAM G.I.S MAP
ON 21 NOV 2017

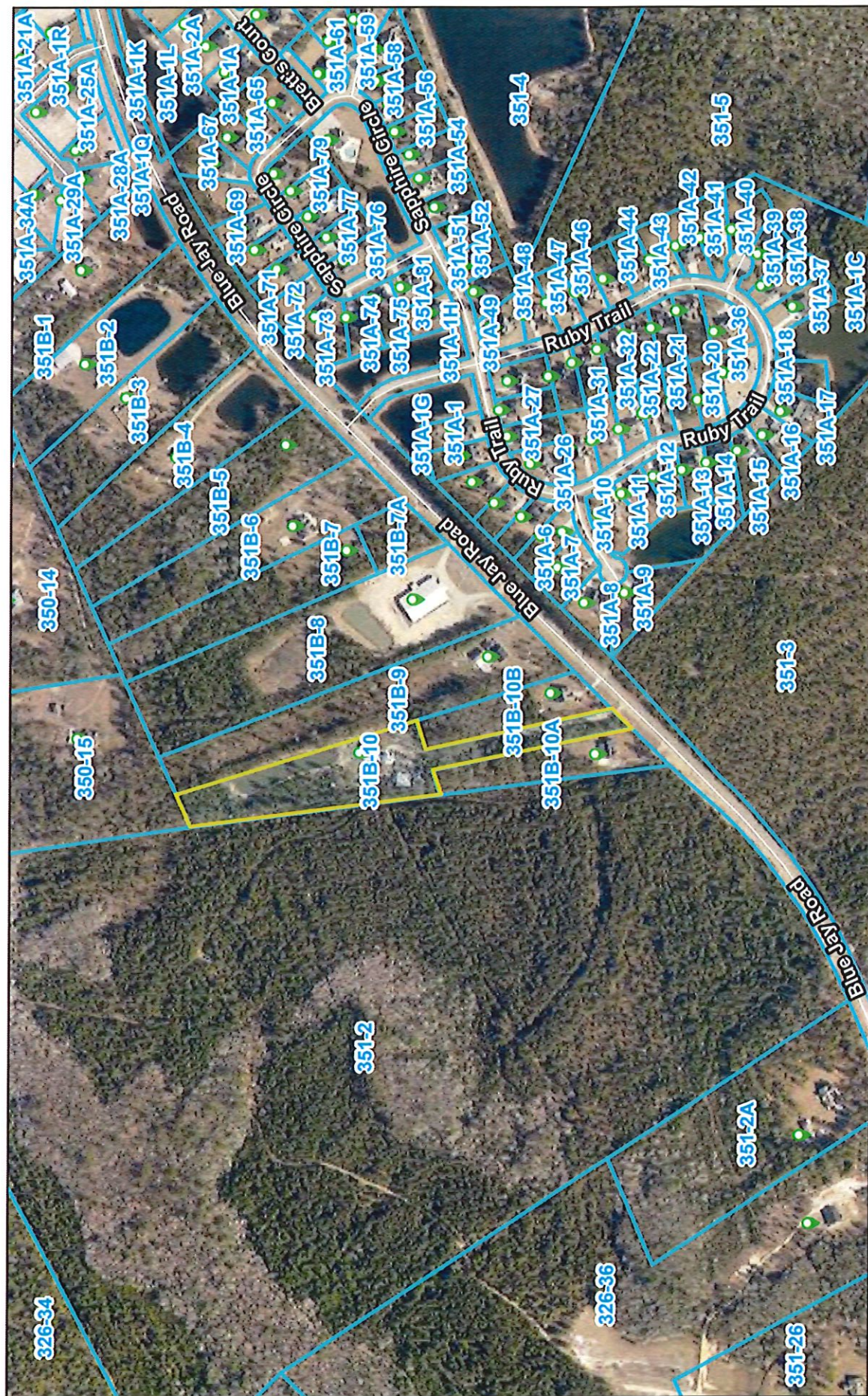
SCALE: 1" = 300'



CHDH2.DGN JAN2018

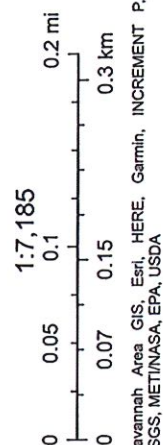
SURV
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SH

351B-10



7/21/2026

- Addresses
- Parcels
- Roads
- Citations



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

351B-10



7/21/2026

1:14,370

0 0.1 0.2 0.3 0.4 mi

0 0.15 0.3 0.6 km

Addresses Zoning

Roads

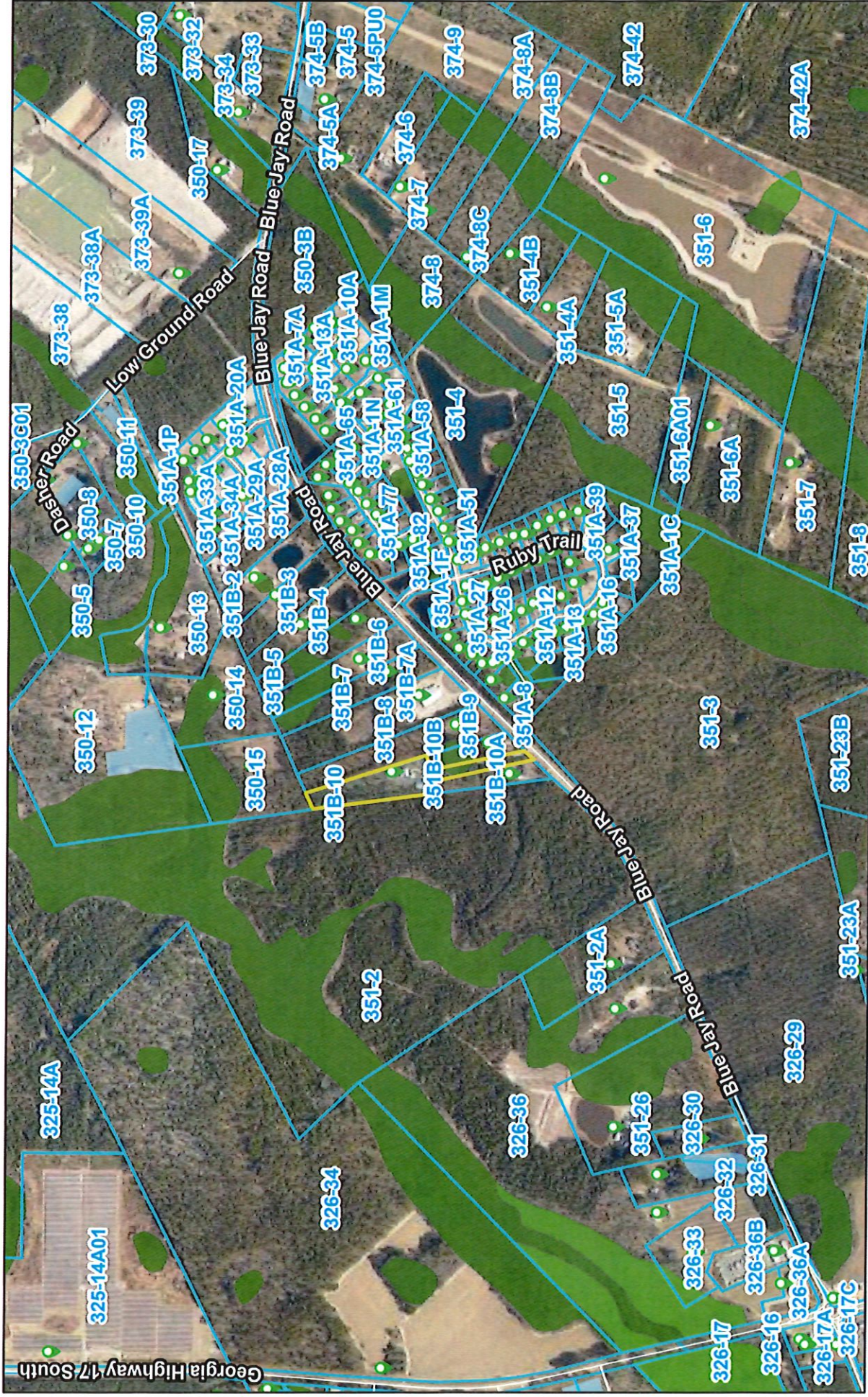
Parcels

SPLIT

Citations

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

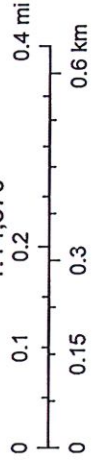
351B-10



7/21/2026

- Addresses Wetlands
- Roads
- Parcels
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

1:14,370



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

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ✓

DISAPPROVAL _____

Of the rezoning request, **Timothy Hutchings (Map # 351B Parcel # 10)** from **R-1 to AR-1 zoning**.

- Yes No ? 1. Is this proposal inconsistent with the county's master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

W.B.

9.5

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APPROVAL X

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KS.