



**Record No: CU-
26-21**

Conditional Use Permit

Status: Active

Submitted On: 5/3/2026

Primary Location

4002 Blue Jay Road
Guyton, GA 31312

Owner

SILVA WILLIAM A AND
TAMMY
4002 BLUE JAY RD 4002
BLUE JAY RD GUYTON, GA
31312

Applicant

 WILLIAM SILVA
 912-655-5576
 missymuffett10@gmail.com
 4002 BLUE JAY RD
GUYTON, GA 31312

Staff Review

Board of Commissioner Meeting Date* 

07/07/2026

Notification Letter Description* 

to allow for residential business

Stipulations 

Property Location* 

4002 Blue Jay Road

Map #* 

351B

Parcel #* 

2

Commissioner District* 

1st

Has Business License been applied for?* 

N/A

Public Notification Letters Mailed 

06/15/2026

Board of Commissioner Ads 

06/17/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

William & Tammy Silva

Applicant Email Address*

missymuffett10@gmail.com

Applicant Phone Number*

912-655-5576

Applicant Mailing Address*

4002 Blue Jay Road

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31312

Property Information

Property Location*

4002 Blue Jay Road, Guyton, GA 31312

Present Zoning of Property*

R-1

Map/Parcel Number*

0351B002

Total Acres of Property*

5.01

Water Connection*

Public Water System

Name of Supplier*

Effingham County Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15A - Residential Business

Status of Business License?*

Need to apply

Reason:*

Ability to use back acreage for agricultural uses including Chickens; open business in existing hobby shop

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

No future structures are needed so there will be no further impact on roads, water usage, or excess drainage.

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.

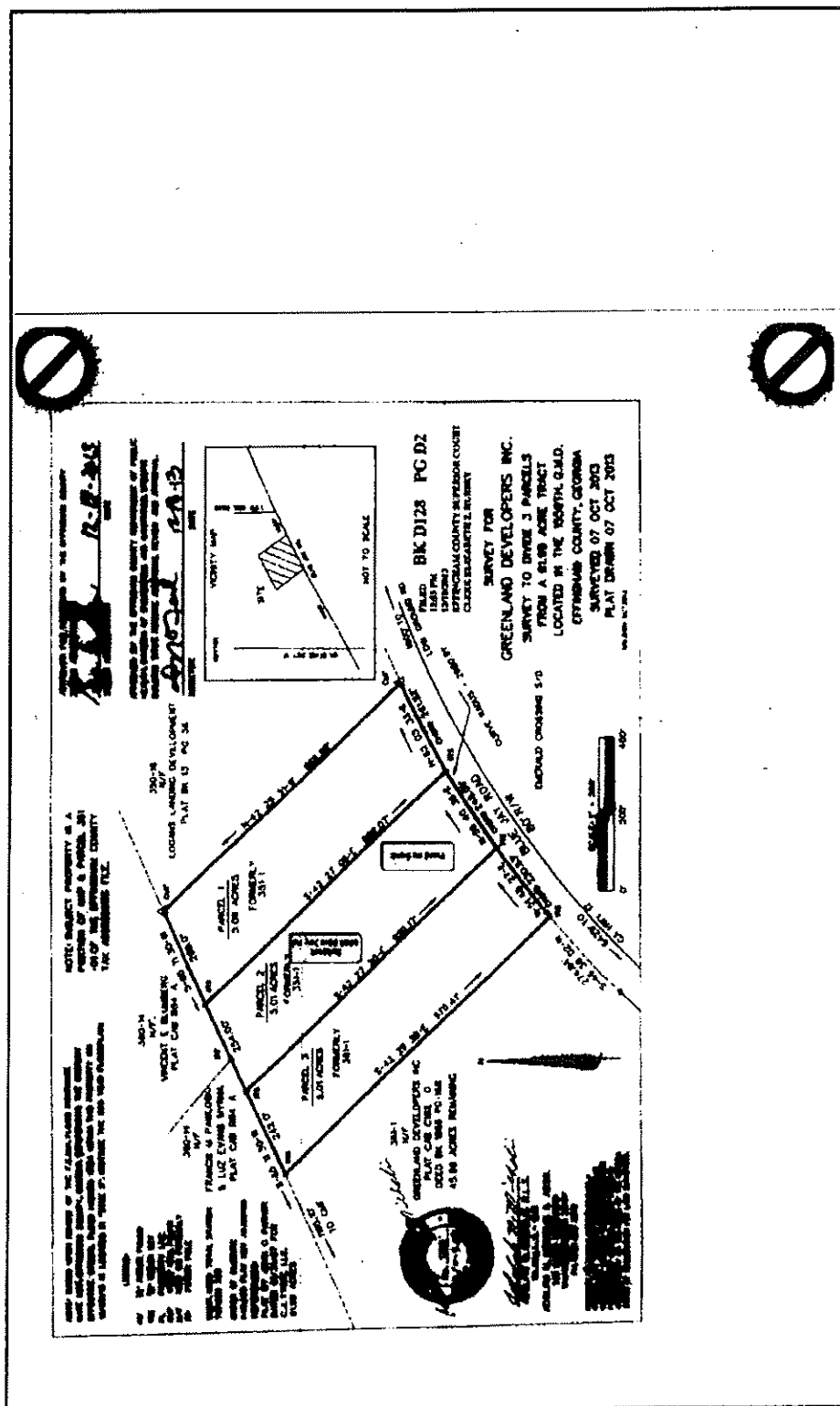
Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

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 Silva
May 1, 2026

Borrower/Co-Def	William A Silva
Property Address	4002 Blue Jay Rd
City	Guyton
Lender	Georgia Bank and Trust/Dept. of VA
	County Effingham
	State GA Zip Code 31312



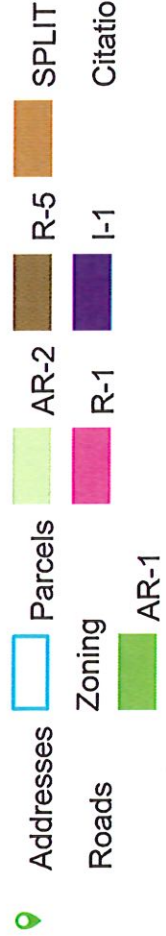
An aerial photograph of a residential neighborhood with property boundaries outlined in blue. A large yellow-outlined area is located in the lower-left quadrant. The map includes several ponds and a road labeled 'BLUE JAY RD'. Numerous lot numbers are visible, including 107, 113, 115, 202, 203, 204, 205, 351A-1R, 351A-1Q, 351A-1K, 351A-1L, 351A-66, 351A-67, 351A-68, 351A-69, 351A-33A, 351A-32A, 351A-31A, 351A-34A, 351A-35A, 351A-1P, 351A-26A, 351A-27A, 351A-28A, 351A-29A, 351B-1, 351B-2, 351B-3, 351B-4, 351B-5, 350-13, 350-14, 4000, 4002, 4004, and 4006. Some lots have green dots indicating specific features or structures.

Addresses Parcels
Roads Citations

0	0.01	0.03	0.05 mi
0	0.01	0.03	0.05 mi

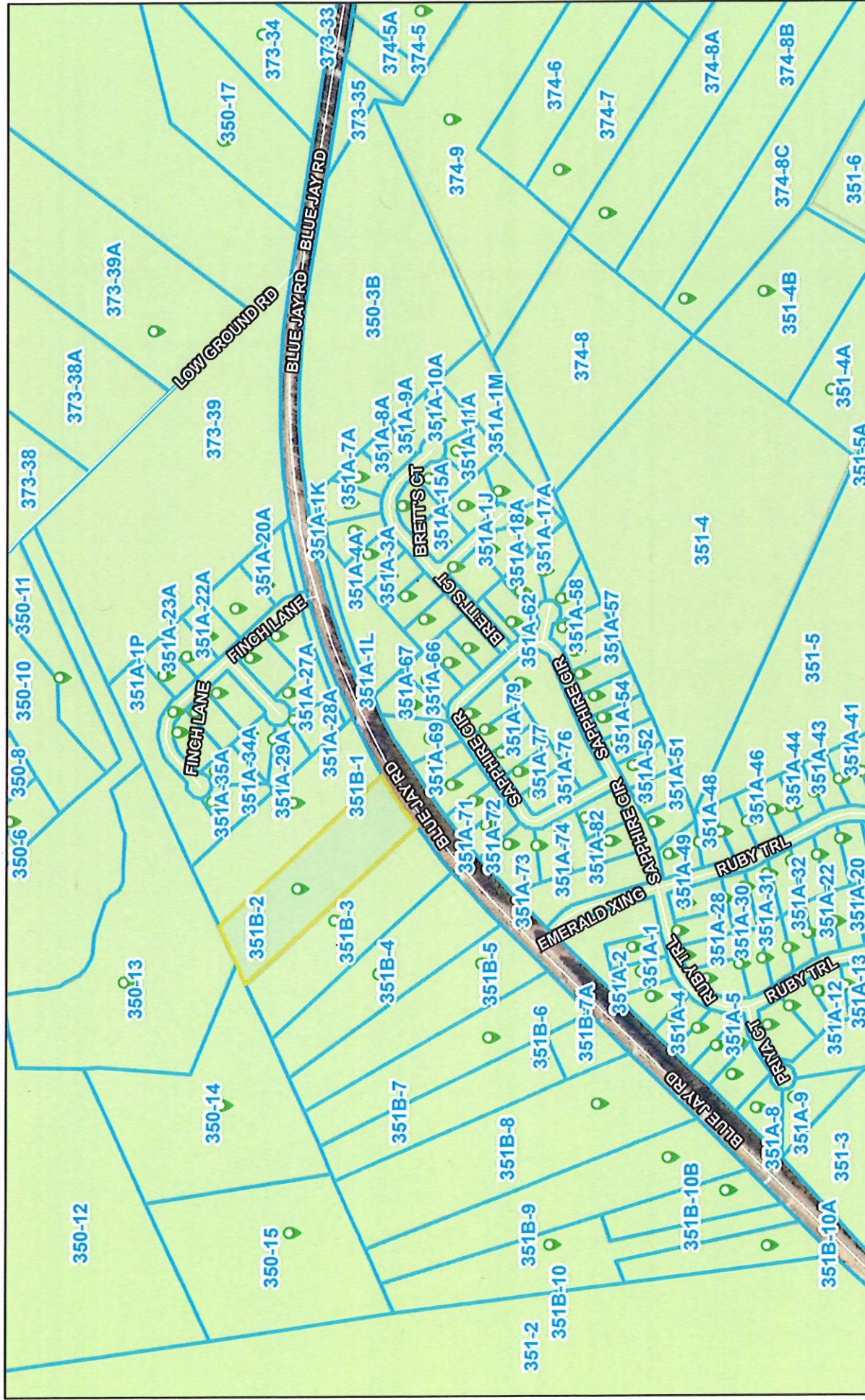
0 0.02 0.04 0.09 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

1:7,843



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

351B-2



5/8/2026

1:7,843

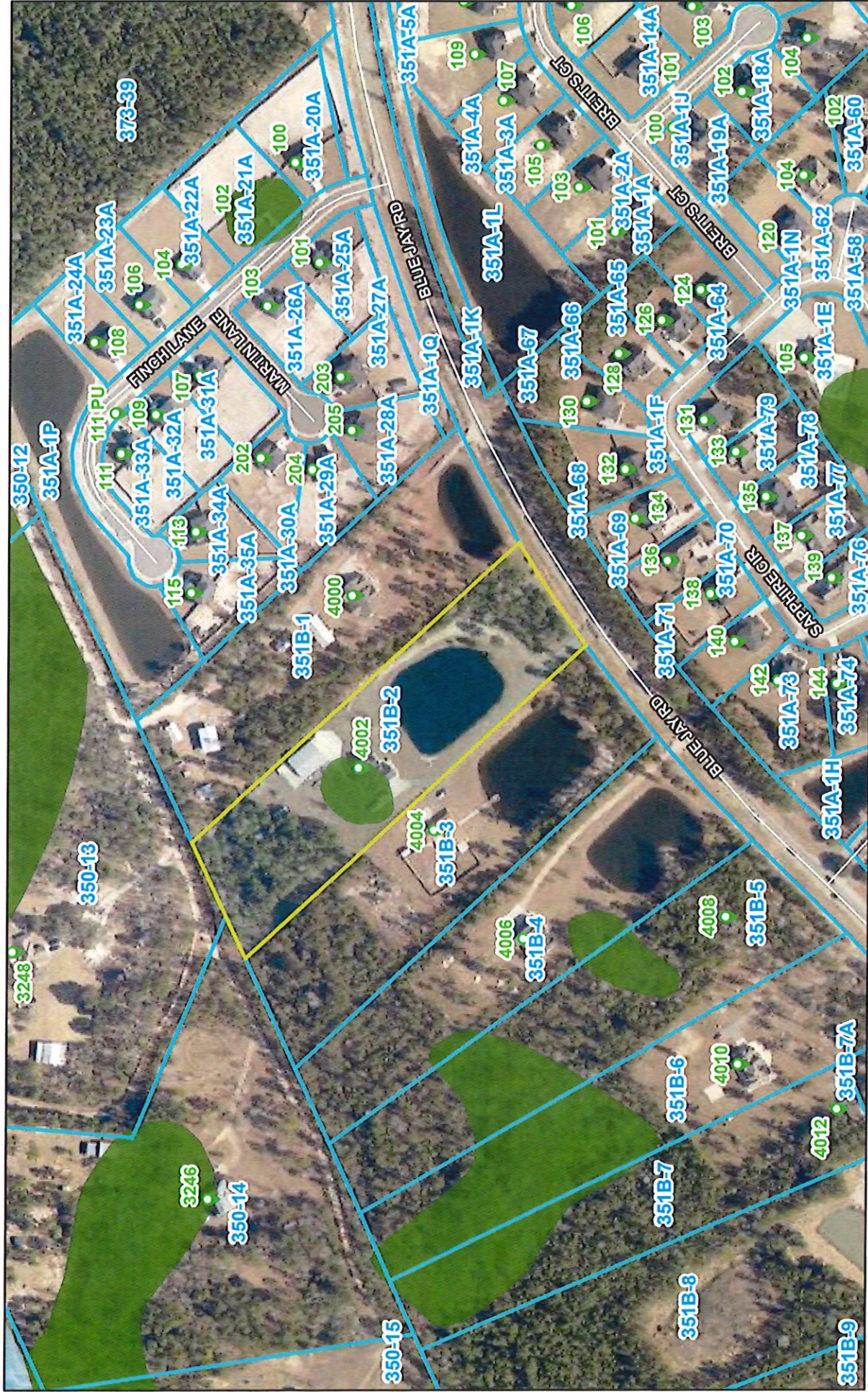
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

Citations

- Addresses
- Parcels
- Roads
- FLUM Areas
- Agricultural-Residential

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

351B-2



5/8/2026

