



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-23
Meeting Date: June 9, 2026

Existing Zoning: R-1 (Single Family Residential)

Proposed Zoning: AR-1 (Agricultural Residential; 5 acres)

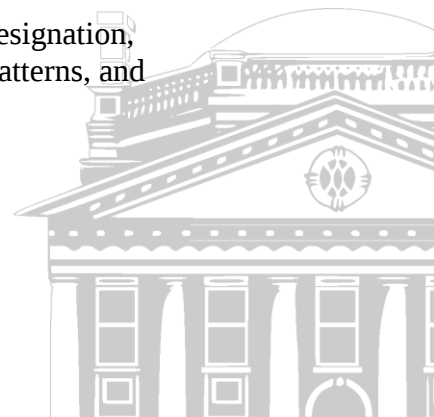
Map & Parcel(s): 351B-2
Parent Parcel Size: ±5.00 acres
Location: 4002 Blue Jay Road
Commissioner District: 1st District

Proposed Use: Existing rural residential use

Applicant/Owner: William Silva
4002 Blue Jay Road
Guyton, GA 31312

Rezoning Summary:

Item	Description
Request	Rezone ±5.00 acres from R-1 to AR-1
Proposed Use	Existing rural residential use
Existing Use	Single-family residence, accessory shop, and pond
Future Land Use	Agricultural-Residential
Utilities	Public Water / Private Septic
Access	Blue Jay Road
Wetlands	Present on portions of the property
Floodplain	No mapped floodplain identified
Existing Structures	Residence and accessory shop
Key Considerations	Consistency with Agricultural-Residential FLUM designation, compatibility with surrounding rural development patterns, and preservation of rural character
Planning Board Recommendations	Approval (Unanimous – June 9, 2026)



Request Overview:

The applicant is requesting to rezone approximately 5.00 acres from R-1 (Single Family Residential) to AR-1 (Agricultural Residential).

The property is currently developed with a single-family residence, accessory shop structure, and pond. The purpose of the request is to align the zoning classification with the property's existing rural character, lot size, and surrounding agricultural-residential development pattern.

The requested AR-1 zoning district is intended to support low-density residential development, agricultural activities, and preservation of rural character. No subdivision of the property or expansion of the existing development footprint is proposed as part of this request.

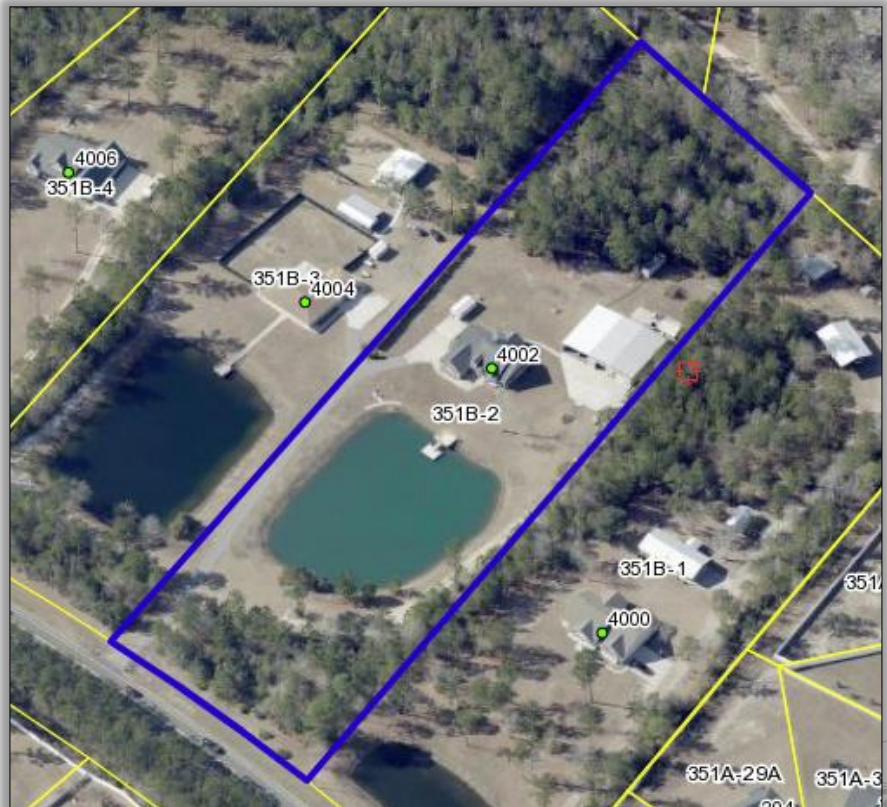
Existing Land Use and Zoning:

The subject property is currently zoned R-1 and consists of approximately 5.00 acres located along Blue Jay Road.

The property contains:

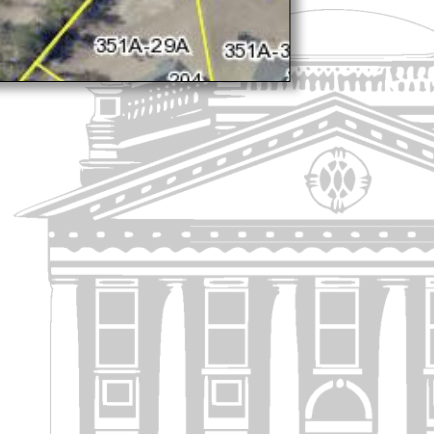
- Single-family residence
- Accessory shop structure
- Pond
- Open yard and wooded areas

The surrounding area is characterized by large-lot residential development, agricultural uses, accessory structures, wooded tracts, and



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rural homesteads. The development pattern remains predominantly rural in character with low residential density.

Surrounding Development Pattern:

Development surrounding the subject property consists of a mixture of AR-1 and R-1 zoning districts and is characterized by large-lot residential properties, agricultural uses, wooded tracts, and established single-family residential neighborhoods..

Surrounding Zoning and Land Uses

Direction	Zoning	Existing Land Use
North	AR-1	Rural residential / agricultural
South	R-1	Single-family residential subdivision
East	R-1	Single-family residential and large-lot residential
West	AR-1/R-1	Rural residential, agricultural, and large-lot residential



(Zoning Map)

(Zoning Legend)

The surrounding area remains predominantly residential and rural in character. While a mix of zoning classifications exists in the immediate vicinity, development patterns are generally characterized by low-density residential uses, agricultural activities, and open space.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map (FLUM)

The Future Land Use Map designates the property as **Agricultural-Residential**.

The Agricultural-Residential designation supports:



- Agricultural uses
- Rural residential development
- Preservation of open space
- Low-density development patterns

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- Preservation of rural character

(FLUM Legend)

Future Land Use Map (FLUM)

The requested AR-1 zoning classification is consistent with the Agricultural-Residential Future Land Use designation because it supports low-density residential development and agricultural uses commonly associated with rural areas.

Character Area

The property is located within an established rural residential area characterized by large-lot development patterns and agricultural uses.

The proposed rezoning would not introduce a new land use category and would maintain the existing residential character of the property while allowing uses consistent with the surrounding agricultural-residential development pattern.



INFRASTRUCTURE AND SERVICES

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The property is currently served by:

- Public Water
- Private Septic System
- Existing access from Blue Jay Road

No additional infrastructure improvements are proposed as part of this request.

The rezoning is not anticipated to create significant demands on public infrastructure, public utilities, or County services.

ENVIRONMENTAL CONSIDERATIONS

Wetlands

County GIS mapping identifies potential wetland areas on portions of the property.

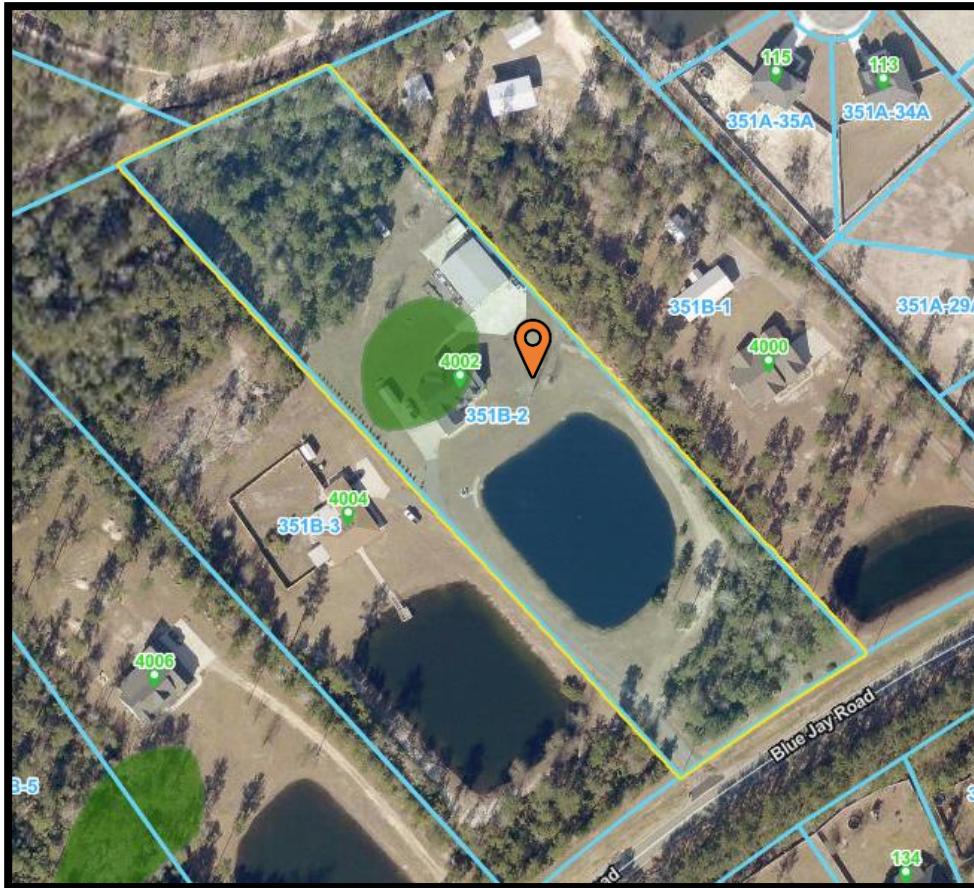
Staff notes that a soil report was previously submitted and reviewed as part of the property's development to address septic suitability and Environmental Health requirements. While the property has been developed with an existing residence and septic system, any future development affecting

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mapped wetland areas may require field verification, delineation, and compliance with applicable state and federal permitting requirements.



(Wetlands)

Floodplain and Drainage

Based on County GIS mapping, no FEMA-mapped floodplain has been identified on the subject property.

Future development shall be designed to maintain existing drainage patterns and comply with all applicable stormwater management requirements.

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PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Access

The request does not propose additional residential density, subdivision of the property, or expansion of existing development.

Access will continue to be provided from Blue Jay Road, and no significant traffic impacts are anticipated as a result of the rezoning.

Environmental Health

The property is served by public water and a private septic system.

Any future development or site improvements shall remain subject to applicable Department of Public Health requirements and all applicable environmental regulations.

Compatibility

The requested AR-1 zoning classification is compatible with surrounding agricultural and rural residential land uses.

The rezoning maintains the property's existing residential character and aligns the zoning classification with the established development pattern of the surrounding area.

PLANNING BOARD RECOMMENDATION

At the **June 9, 2026**, Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately $\pm$ 5.06 acres from AR-1 to AR-3 to allow for permitted uses in AR-3.

Discussion included the zoning classification and intent.

Following the discussion, the Planning Board voted **unanimously to recommend approval of the request.**

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STAFF ANALYSIS

The property is designated Agricultural-Residential on the Future Land Use Map, which supports agricultural uses, rural residential development, preservation of open space, and low-density development patterns. The requested AR-1 zoning district is intended to accommodate similar rural residential and agricultural uses.

The surrounding area consists of a mixture of AR-1 and R-1 zoning districts characterized by agricultural uses, large-lot residential development, wooded tracts, and established residential neighborhoods. The overall development pattern remains predominantly rural and residential in character.

The subject property contains approximately 5.01 acres, which meets the minimum lot size requirement of the AR-1 zoning district. No subdivision of the property, increase in residential density, or expansion of the existing development footprint is proposed as part of this request.

Additional considerations include the presence of mapped wetlands on portions of the property and continued reliance on public water and private septic service. Any future development or site modifications would remain subject to applicable environmental, health, and permitting requirements.

KEY CONSIDERATIONS

- Consistency with the Agricultural-Residential Future Land Use designation;
- Existing 5.01-acre parcel size and compatibility with AR-1 dimensional standards;
- Surrounding pattern of rural residential and agricultural land uses;
- Preservation of the property's existing rural character;
- Presence of wetlands on portions of the property; and
- Continued compliance with applicable environmental and public health regulations.

STAFF SUMMARY

The Board is being asked to consider a request to rezone approximately ±5.01 acres from R-1 (Single Family Residential) to AR-1 (Agricultural Residential).

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The subject property is developed with an existing single-family residence and accessory structures and is designated Agricultural-Residential on the Future Land Use Map. The surrounding area is characterized by a mixture of rural residential and agricultural land uses with both AR-1 and R-1 zoning classifications.

The requested AR-1 zoning district would apply to an existing 5.01-acre parcel and would not, by itself, increase residential density, create additional lots, or introduce a new land use. The Board may consider the property's Future Land Use designation, surrounding development pattern, existing parcel size, environmental considerations, and overall compatibility with the character of the area when evaluating the request.

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