



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: 2nd Reading- Zoning Map Amendment
Meeting Date: July 21, 2026
Application: CU-26-21

Existing Zoning: **R-1 (Single Family Residential)**

Proposed Zoning: AR-1 (Agricultural Residential)

Map & Parcel: 351B-2

Parcel Size: +/-5.00 acres

Applicant/Owners: William & Tammy Silva
4002 Blue Jay Road
Rincon, GA 31326

Commissioner District: First District

Location: 4002 Blue Jay Road
Guyton, GA 31312

Existing Land Use and Zoning:

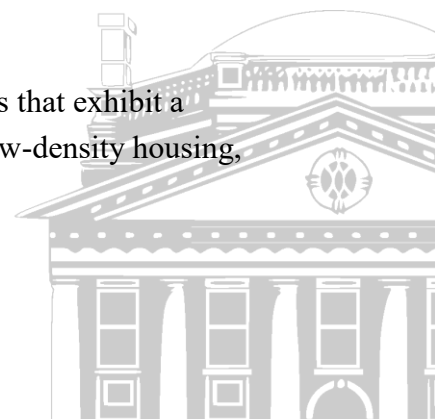
The applicant is requesting Conditional Use approval in conjunction with a proposed rezoning of approximately 5.00 acres from **R-1 (Single Family Residential) to AR-1 (Agricultural Residential)** to allow a residential business as permitted by Conditional Use within the AR-1 zoning district.

The subject parcel is located at **4002 Blue Jay Road** and contains one stick-built home as identified in the Effingham County Tax Assessor's database.

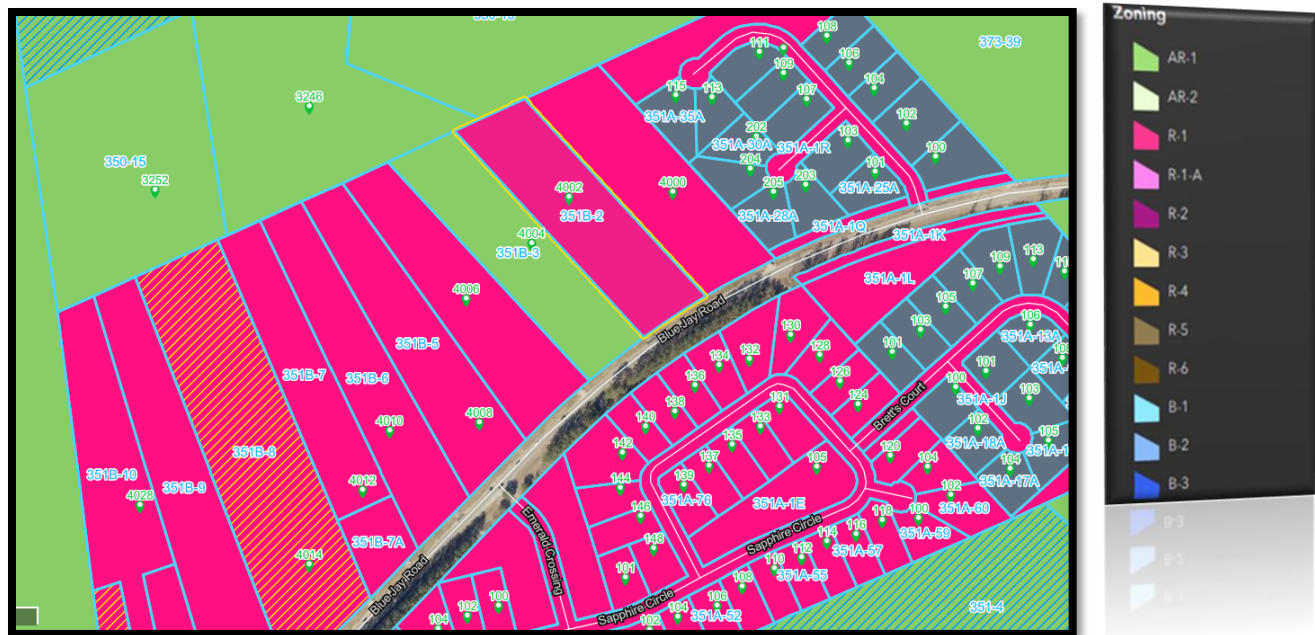
The property contains:

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

Surrounding properties are developed with a mix of R-1 and AR-1 zoning districts that exhibit a predominantly rural residential development pattern characterized by large lots, low-density housing, and agricultural land uses.



Surrounding Neighborhood	
North:	R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	AR-1 (Agricultural-Residential, 5 acres or more) & R-1 (Single Family Residential)



Project Summary/Proposed Request:

The applicant is requesting approval of a **Conditional Use** for a **Residential Business** to operate a home-based antique vehicle restoration business. All restoration activities will be performed within the interior of an existing 3,000-square-foot accessory structure and will primarily consist of wiring, custom engine work, and other restoration-related tasks. Here they can utilize up to 700 sqft of the shop for the business.

The applicant currently restores vehicles as a hobby, purchasing them and restoring them. Customers will not bring vehicles to the property for repair or restoration services. Instead, Individuals interested in purchasing a restored vehicle may visit the property by appointment only.

Operations include:

- No painting or bodywork will be performed on-site.
- No outdoor storage of vehicles, materials, or equipment is proposed.
- No visible restoration work will occur outside of the building.
- No changes to the existing building footprint or other structures are proposed.

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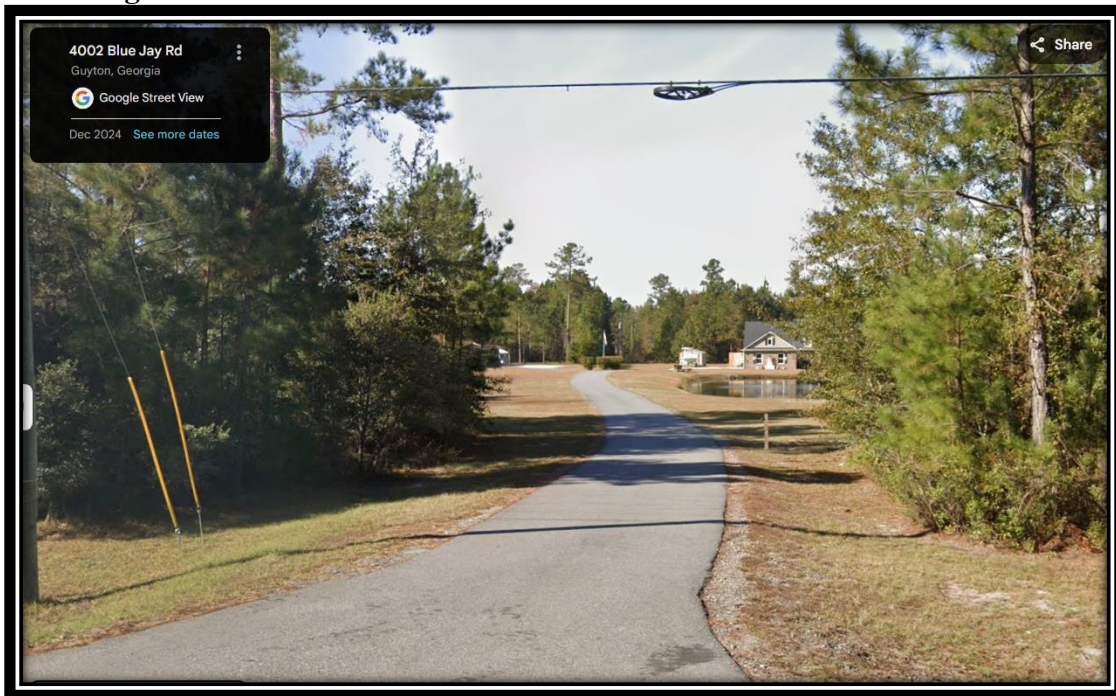


- Used oil and automotive fluids will be properly disposed of off-site through an authorized auto parts or recycling facility.
- All chemicals and materials will be properly stored and do not require specialized storage or disposal beyond standard automotive industry practices.
- Visits will be by appointment only, with no more than one customer and one vehicle on-site at a time.
- Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 5:00 p.m.
- An established tree line and wooded areas provide natural screening between the property and surrounding properties.

Pursuant to Section 3.15A – Residential Business

Residential Business: *An occupation or profession that is conducted primarily within a dwelling or accessory structure, with no outdoor business activity permitted except as expressly authorized under Section D.5 through conditional approval by the Board of Commissioners (BOC). Any approved outdoor use shall be limited to the designated rear yard area, subject to conditions on size, setbacks, screening, noise, hours, equipment, and attendance, as set forth in Section D.5. The business must be operated solely by residents of the home and no more than one non-resident person performing work on-site at any time, and shall remain clearly incidental and secondary to the primary residential use of the property.*

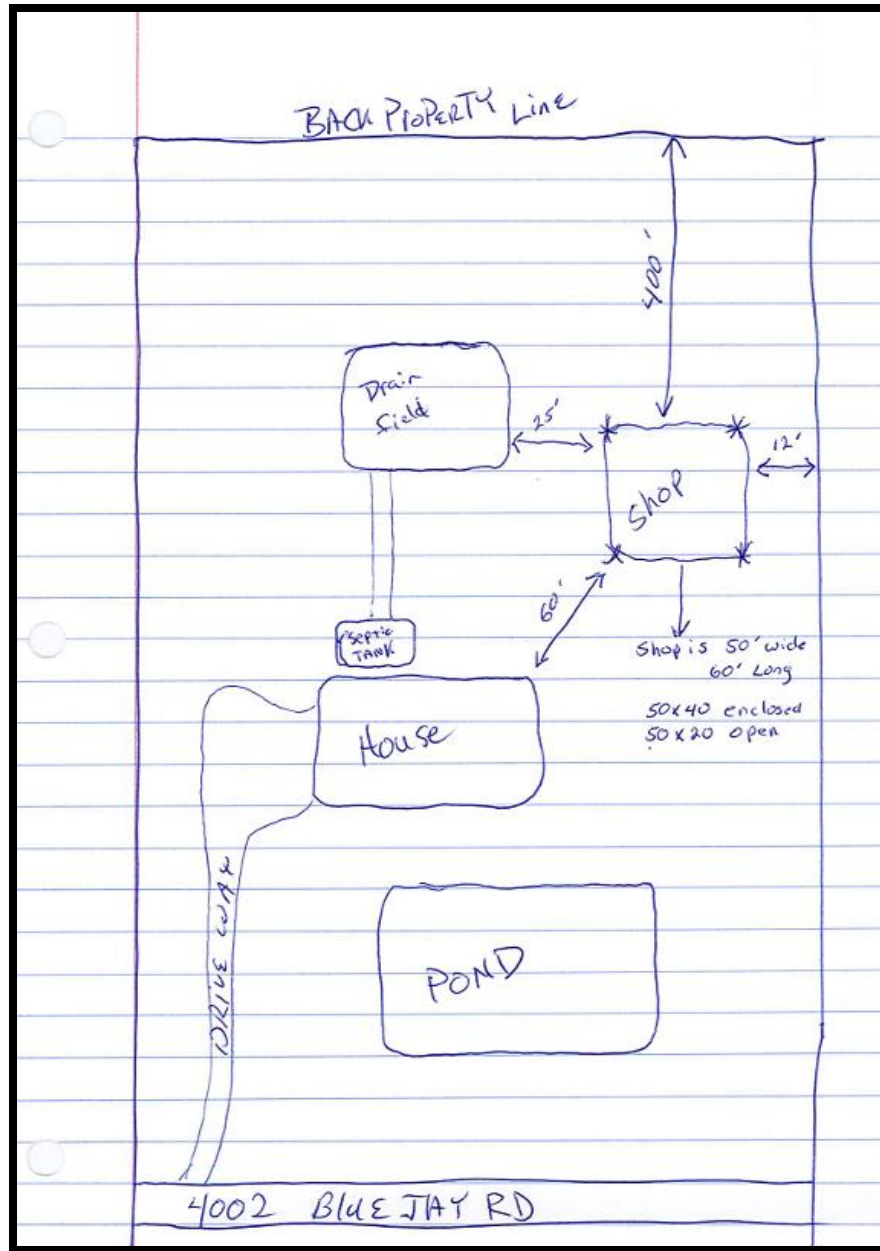
Facts and Findings:



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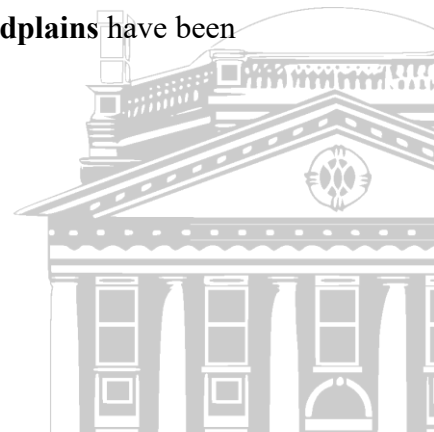
Site Characteristics

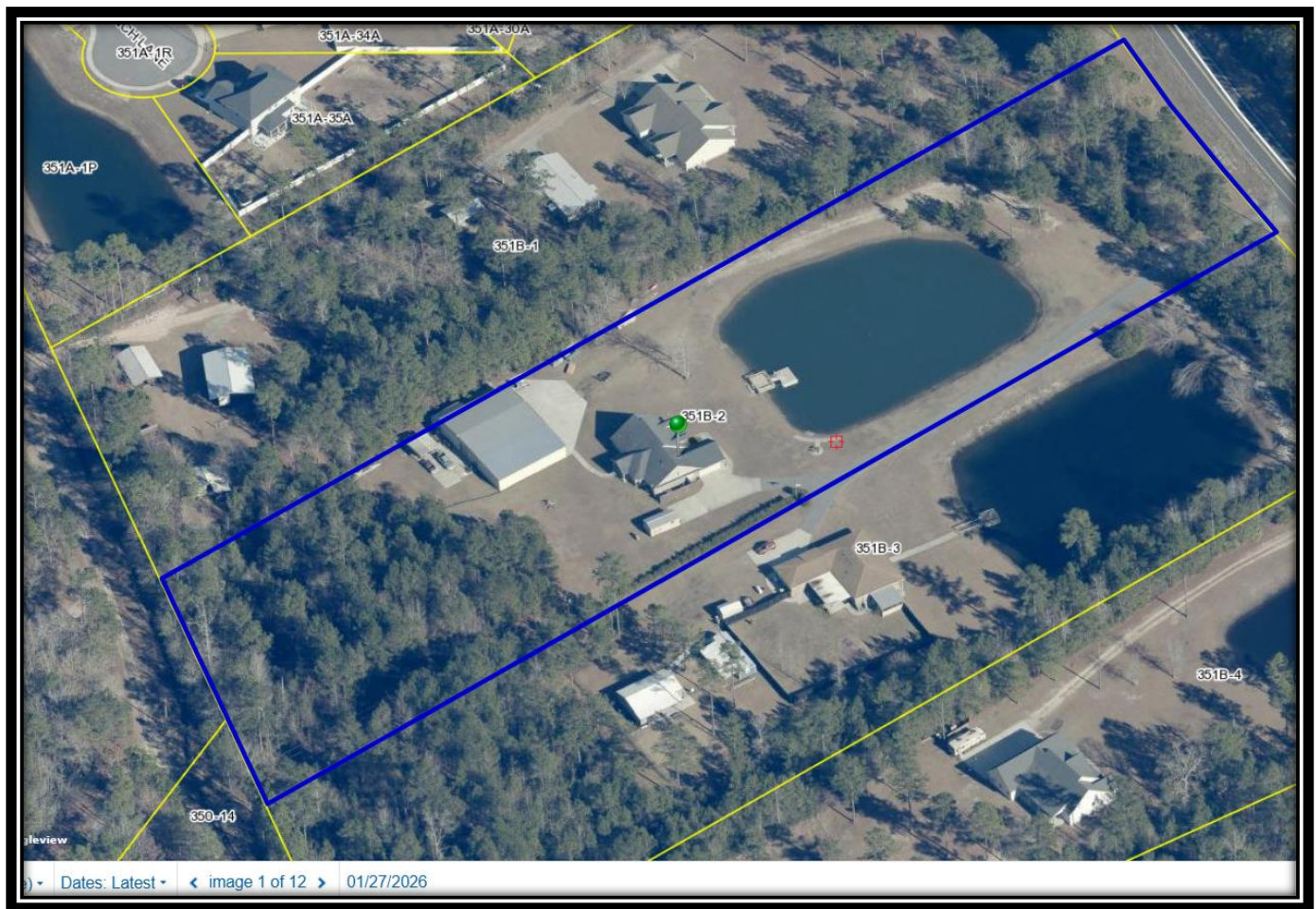
The subject parcel contains **5.00 acres** and includes one stick-built home and an accessory structure with access from Blue Jay Road.

The parcel is rural in character and contains identified **wetlands**. **No mapped floodplains** have been identified based on County GIS mapping.

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Surrounding Development Pattern

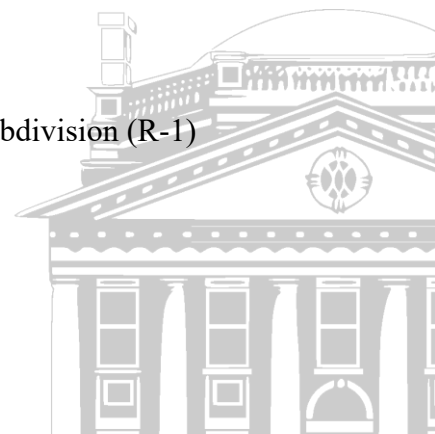
The surrounding area consists primarily of rural residential homesteads and agricultural tracts, as well as commercial properties. Development intensity remains low, with parcels generally consisting of large residential and agricultural tracts, with lot sizes generally 0.5 acres or more.

Surrounding development includes:

- ✚ North of the property are a mix of rural residential and agricultural tracts (AR-1).
- ✚ West of the property are rural residential lots (R-1 & AR-1). Directly adjacent are board-approved businesses:
 - Down and Dirty Dog Training for boarding and kennels (AR-1)
 - Emmanuel Community Church (R-1)
 - Cottage bakery (R-1).
- ✚ East of the property are rural residential lots and the Emerald Plantation subdivision (R-1)

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✚ South of the property is the Emerald Plantation subdivision (R-1).

Zoning Context

The subject property is proposed to be rezoned to **AR-1**, which permits certain low-intensity non-residential activities through the Conditional Use process. The applicant proposes to operate a residential business entirely within an existing accessory structure.

Pursuant to Effingham County Code of Ordinances **Section 4.1A – Permitted Use Table**, residential businesses that involve customer interaction or operation from accessory structures may require

	Residential										Commercial			Planned Development	Industrial		Special		Reference Section Part II - Appendix C - Article II - Definitions
	AR-1	AR-3	AR-2	R-1	R-1-A	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	PD	LI	HI	FH	CP	
Residence or Accommodation Functions																			
Private Household																			
Single-Family (fee-simple)	P	P	P	P		P			P	P				C				2.455 & 2.456	
Single-Family Detached	P	P	P	P		P			P	P				C				2.456 & 2.457	
Single-Family Attached						P	P	P	C	P				C				2.455	
One Additional Single-Family Detached Dwelling	P	P	P											C				2.5	
Disaster Emergency Housing	P	P	P	C			P	P	P	P				C				2.144	
Tiny Home (Subdivision)									C					C				2.499	
Tiny Home (Single Family)	C	C	C											C				2.498	
Multi-Family (in-common)							P	P	C					C				2.345	
Apartments							P	P	C					C				2.26	
Condominiums							P	P	C					C				2.119	
Duplexes						P	P	P	C					C				2.152	
Townhomes (Attached)						P	P	P	C					C				2.502	
Detached Units							P	P	C					C				2.142	
Home Occupation	P	P	P	P	P	P												2.250	
Residential Businesses	C	C	C	C	C													2.426	
Rural Businesses	C	C	C															2.437	
Agritourism	C																	2.11	
Non-Conforming Uses		P	P															2.352	

Conditional Use approval within the AR-1 district. Therefore, Conditional Use approval is required for the proposed activity.

Infrastructure and Services

The property is served by **Effingham County public water and sewer**, consistent with surrounding development.

Road Routes: Blue Jay Road is classified as a major collector roadway and is designated as a truck route within Effingham County.

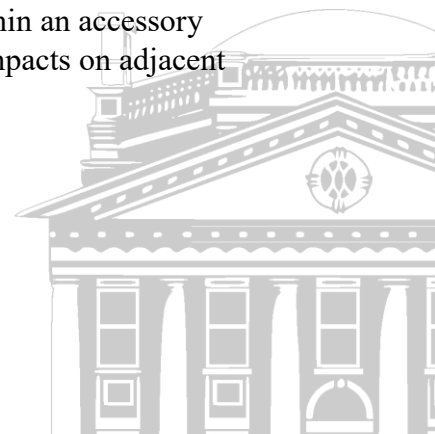
Compatibility with the Surrounding Area

The proposed residential business is expected to generate minimal traffic and activity, with the applicant estimating approximately one customer every two months as the maximum. The business will be owner-operated with no additional employees.

Given the parcel size (5.00 acres) and the fact that the business would operate within an accessory structure, the proposed use is unlikely to create significant visual or operational impacts on adjacent

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properties. No outdoor restoration work, outdoor vehicle storage, or exterior display areas are proposed, further reducing the potential for adverse impacts on adjacent properties.

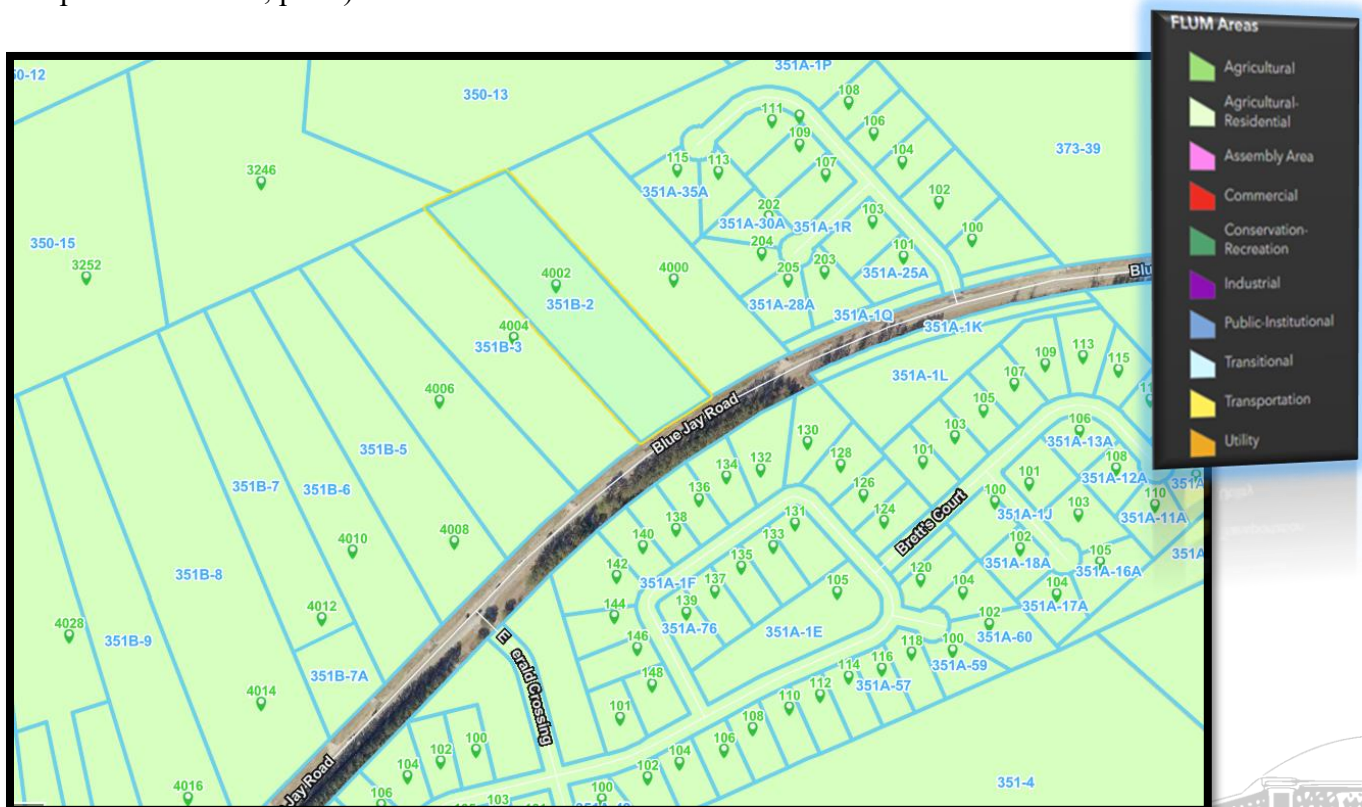
The surrounding area is characterized by residential tracts, agricultural-residential uses, and a limited number of residential businesses. Development within the AR-1 district is guided by regulations that promote orderly growth, ensure compatibility with surrounding uses, and maintain the scale and character of single-family communities.

Intensity of Use

Although the request authorizes a residential business, the proposed operation remains low in intensity because all work will occur within an enclosed accessory structure, customer visits will be infrequent and by appointment only, and no outdoor business activities are proposed. The scale of the business remains clearly subordinate to the property's residential use.

Comprehensive Plan:

The parcel is designated **Agricultural-Residential** on the **Future Land Use Map (FLUM)**. This category supports single-family and multifamily residential uses arranged within general net-density ranges. The intent is to ensure residential development patterns that are compatible with surrounding densities, building types, and established neighborhood character (Effingham County 2020–2040 Joint Comprehensive Plan, p. 37).



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Recommendation

The proposed use is consistent with the intent of residential business regulations and the comprehensive plan, as it is limited in scale, owner-operated, and compatible with the surrounding residential area. The business is not expected to generate significant traffic, noise, or other impacts that would adversely affect neighboring properties. Customer visits will be infrequent and by appointment, and adequate on-site parking is available to accommodate anticipated demand.

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