



**Record No: RZN-
26-23**

Rezoning Application

Status: Active

Submitted On: 4/21/2026

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

 4002 BLUE JAY RD
GUYTON, GA 31312

Staff Review

Planning Board Meeting Date* 

06/09/2026

Board of Commissioner Meeting Date* 

07/07/2026

Notification Letter Description * 

to allow for permitted uses in AR-1.

Staff Description 

Stipulations 

Map #* 

351B

Parcel #* 

2

Georgia Militia District 

—

Public Notification Letters Mailed 

05/18/2026

Planning Board Ads 

05/20/2026

Plat Filing required*  

No

Commissioner District* 

1st

Board of Commissioner Ads 

06/17/2026

Request Approved or Denied 

—

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

William Silva

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

4002 Blue Jay Road

Applicant City*

Guyton

Applicant State & Zip Code*

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 *

351B-2 Effingham Co GIS map parcel 0351B002

Road Name*

Blue Jay

Proposed Road Access* 

existing acces

Total Acres *

5.01

Acres to be Rezoned*

5.01

Lot Characteristics *

private home with shop and pond in rual area

Water Connection *

Public Water System

Name of Supplier*

Effingham County Water

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

wanting to turn hobby shop into small business

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

North*

AR-1

South*

R-1

East*

R-1

West*

AR-1

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

PRIVATE HOME WITH HOBBY SHOP AND POND

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.*

RUNNING SMALL BUSINESS OUT OF EXISTING SHOP ON PROPERTY

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

Neighbor whom we share a driveway with runs a residential business and properties behind ours have farm animals.

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

This would allow us to operate a business out of our shop instead of our attached garage which we were doing but it became too small.

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, all buildings and access are existing and no excess traffic would be created.

Digital Signature*

 William Silva
Apr 21, 2026

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
 ZONING ADMINISTRATOR
[Signature]
 DATE 12-17-2013

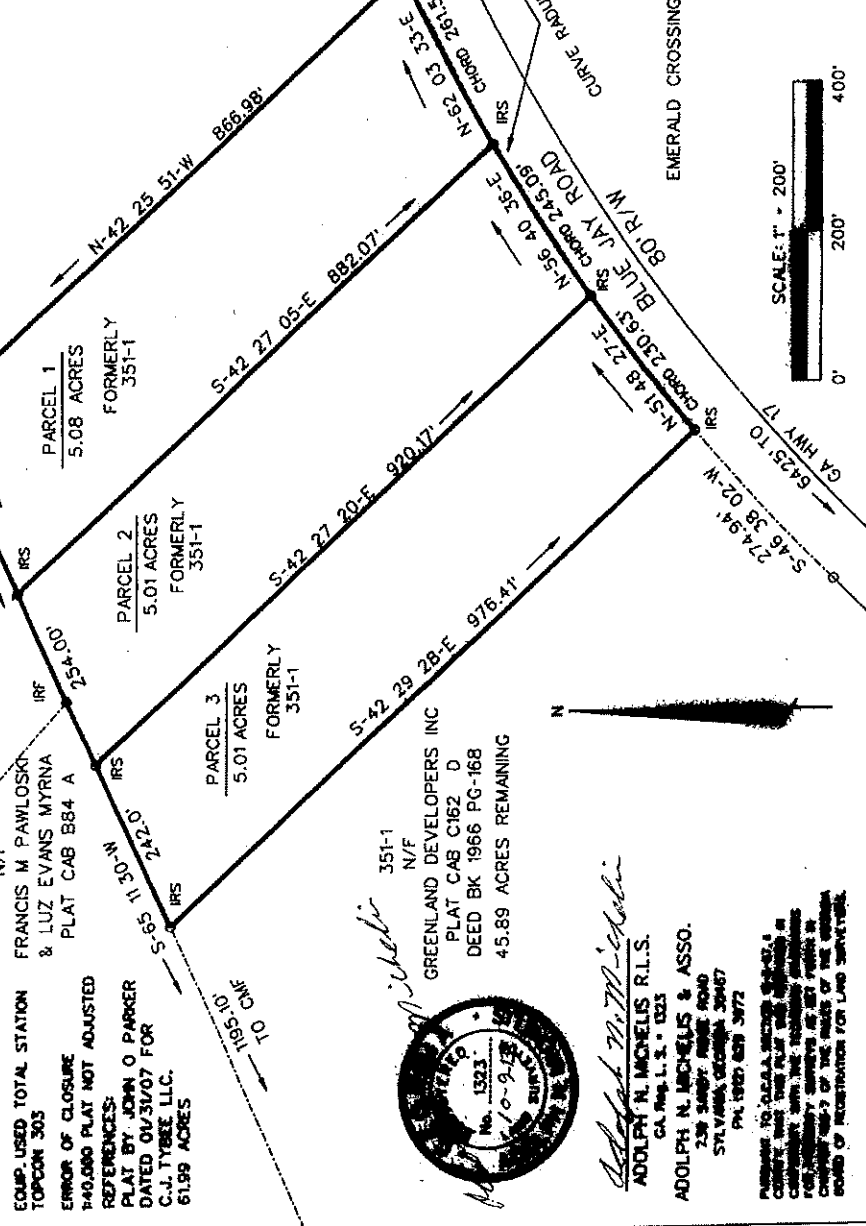
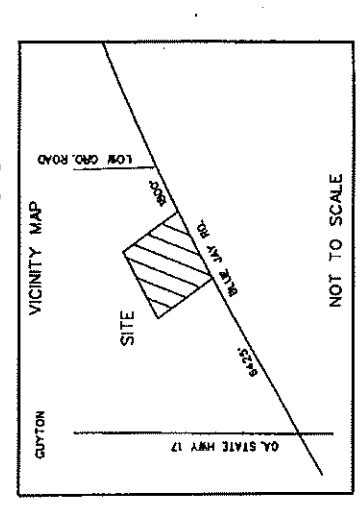
NOTE: SUBJECT PROPERTY IS A
 PORTION OF MAP & PARCEL 351
 -01 OF THE EFFINGHAM COUNTY
 TAX ASSESSORS FILE.

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) THIS PROPERTY ON
 10/08/13 IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOODPLAIN

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC
 HEALTH, DIVISION OF ENGINEERING AND SANITATION, SPECIFIC
 BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.
 DIRECTOR *[Signature]* DATE 12-18-13

350-16
 N/F
 LOGANS LANDING DEVELOPMENT
 PLAT BK 13 PG 36

350-14
 N/F
 VINCENT E BLUMBERG
 PLAT CAB B84 A 65
 350-14
 N/F
 FRANCIS M PAWLOSKI
 & LUZ EVANS MYRNA
 PLAT CAB B84 A



BK D128 PG D2
 FILED
 12:53 PM
 12/18/2013
 EFFINGHAM COUNTY SUPERIOR COURT
 CLERK ELIZABETH Z. HURSEY

GREENLAND DEVELOPERS INC.
 SURVEY TO DIVIDE 3 PARCELS
 FROM A 61.99 ACRE TRACT
 LOCATED IN THE 1559TH, G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 07 OCT 2013
 PLAT DRAWN 07 OCT 2013
 WB DON OCT 2013

LEGEND:
 RS 3/4" REBAR FOUND
 RS 3/4" REBAR SET
 PL PROPERTY LINE
 CMF CONC. BORN FOUND
 N/F NONE OR FORMERLY
 PP POWER POLE
 EQUIP USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE
 140,000 PLAT NOT ADJUSTED
 REFERENCES:
 PLAT BY JOHN O PARKER
 DATED 01/31/07 FOR
 C.J. TYBEE LLC.
 61.99 ACRES

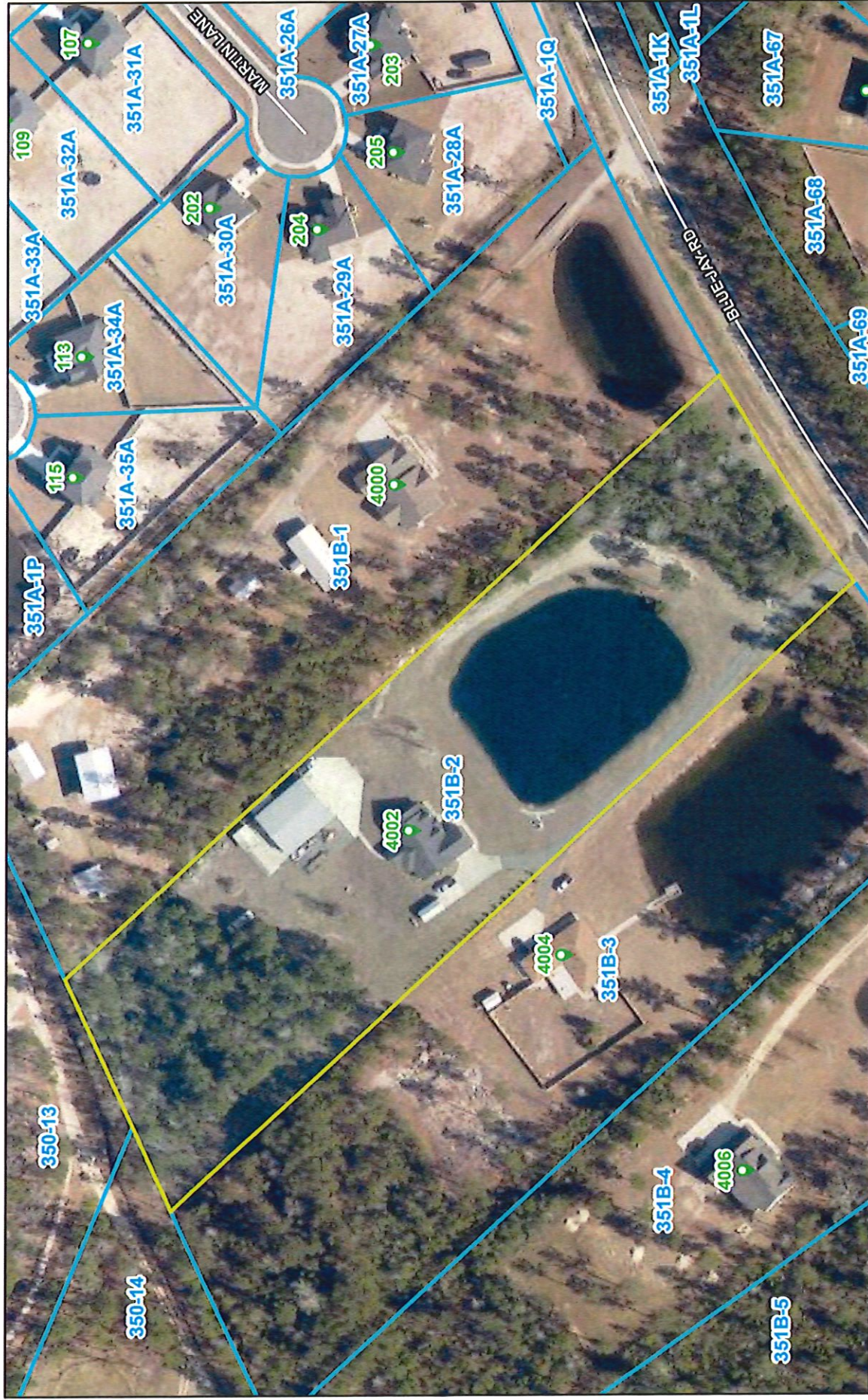
TO CORNER
 1795.10
 S-65 11 30-N
 242.00
 S-65 11 30-N
 242.00
 S-42 27 20-E 920.17
 S-42 27 05-E 882.07
 N-42 25 51-W 866.99
 N-56 40 36-E
 N-51 48 27-E
 S-46 38 02-W
 274.94
 6425.70
 GA HWY 17
 CURVE RADIUS = 2800.91
 CHORD 261.52
 80' R/W
 BLUE JAY ROAD
 80' R/W
 EMERALD CROSSING S/D

PARCEL 1
 5.08 ACRES
 FORMERLY
 351-1
 PARCEL 2
 5.01 ACRES
 FORMERLY
 351-1
 PARCEL 3
 5.01 ACRES
 FORMERLY
 351-1
 GREENLAND DEVELOPERS INC
 PLAT CAB C162 D
 DEED BK 1966 PG-168
 45.89 ACRES REMAINING

ADOLPH N. MICHELIS R.L.S.
 CA REG. L.S. # 0235
 ADOLPH N. MICHELIS & ASSO.
 739 SANDY HARBOR ROAD
 ST. LOUIS, MISSOURI 63107
 PH: (314) 807-3772

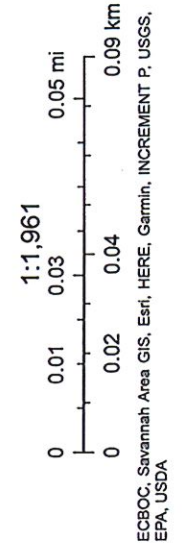
PLATMAN TO ADOLPH MICHELIS 3-4-03, A
 COUNTY WAS THIS PLAT WAS RECORDED IN
 EFFINGHAM COUNTY, GEORGIA, THE PLATMAN
 FOR THE COUNTY SURVEY, HE SET PERMANENT
 CORNER MARKS OF THE PLAT OF THE GREEN
 BOARD OF RECORDATION FOR LAND SURVEYING

351B-2

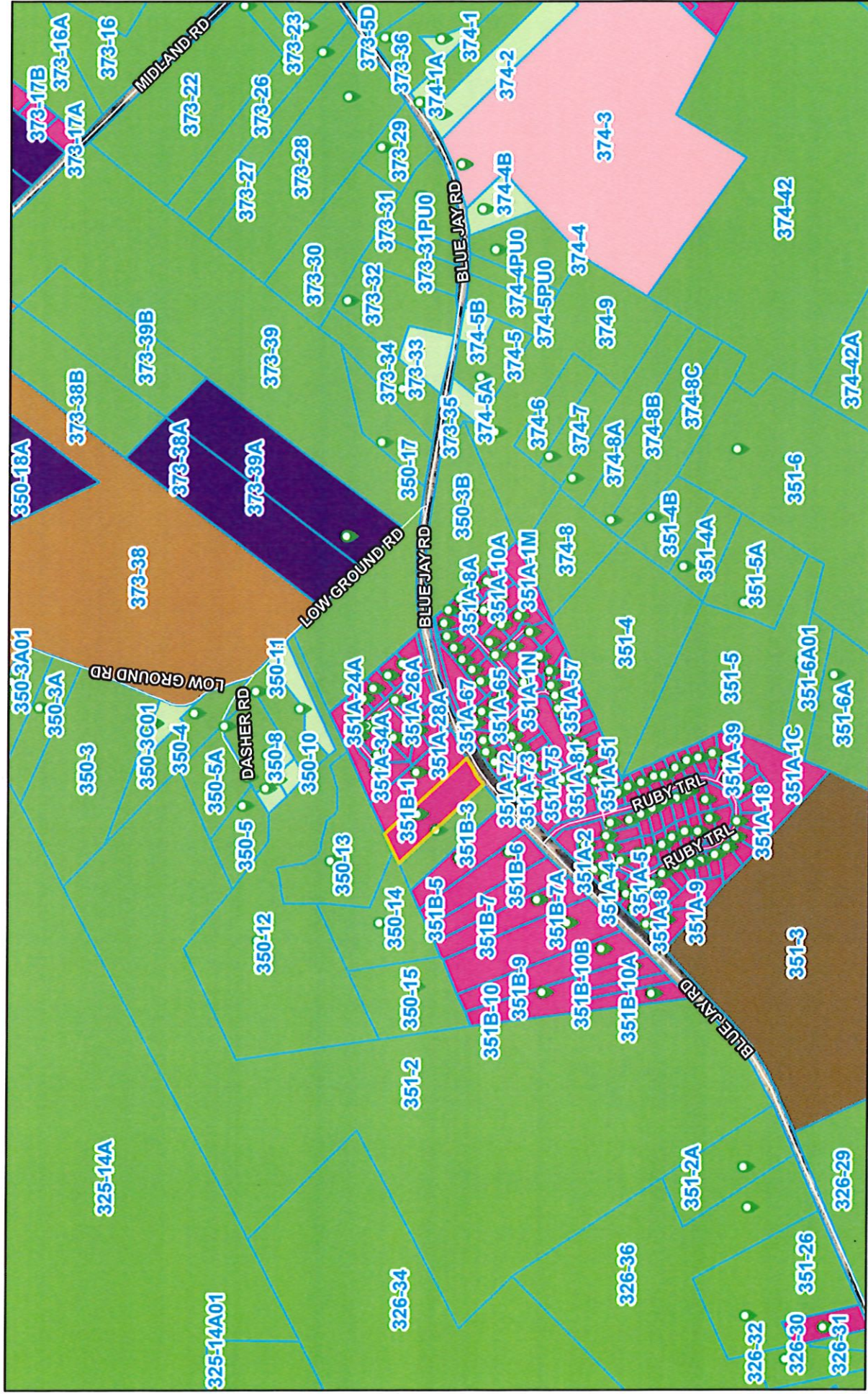


5/4/2026

- Addresses
- Parcels
- Roads
- Citations



351B-2



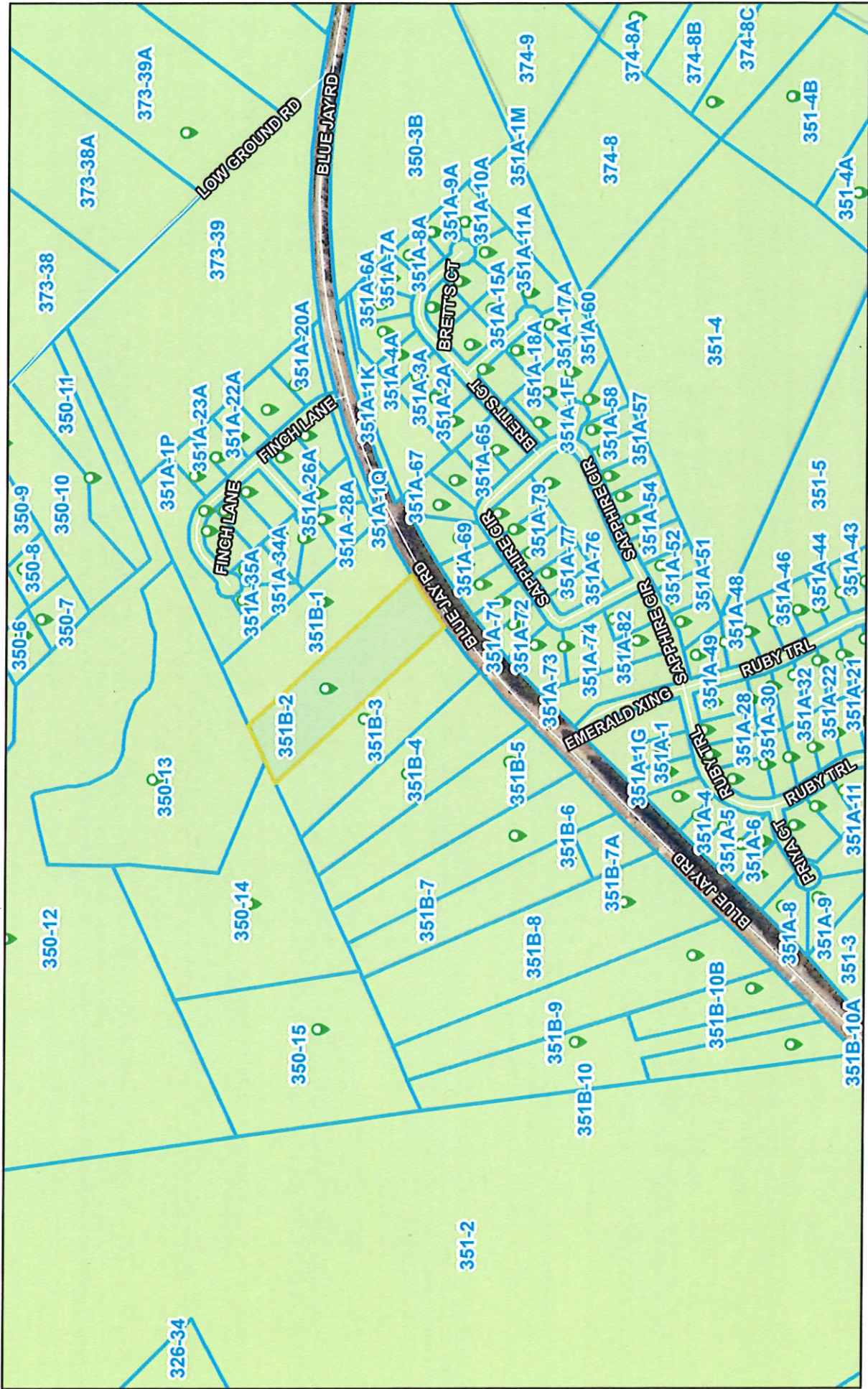
5/4/2026

1:15,686

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

- Addresses
- Parcels
- Zoning
- Roads
- AR-1
- AR-2
- R-1
- R-5
- I-1
- B-2
- PD
- SPLIT
- Citations

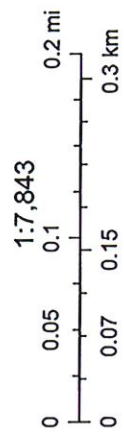
351B-2



5/4/2026

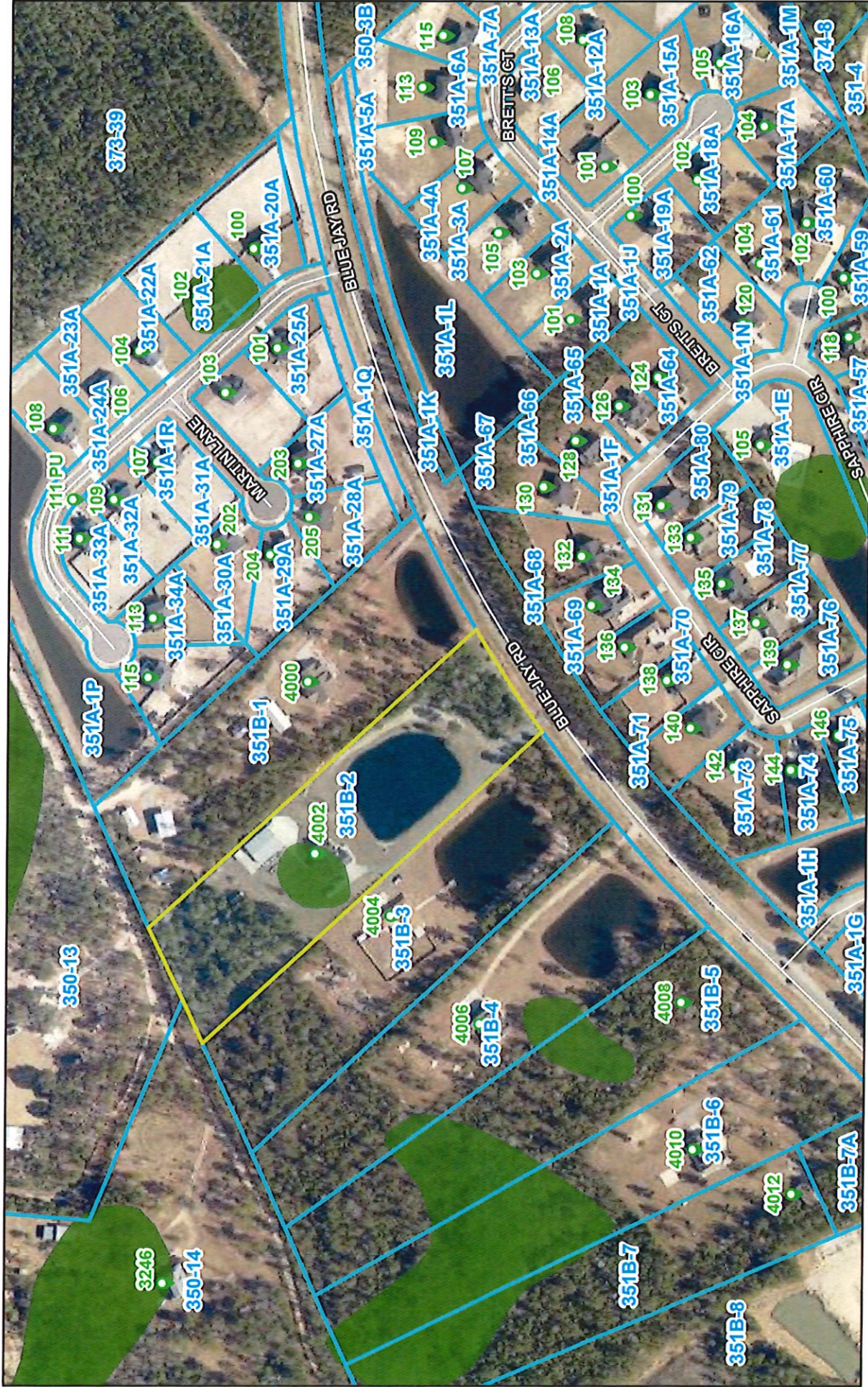
- Addresses
- Parcels
- FLUM Areas
- Roads
- Agricultural-Residential

Citations



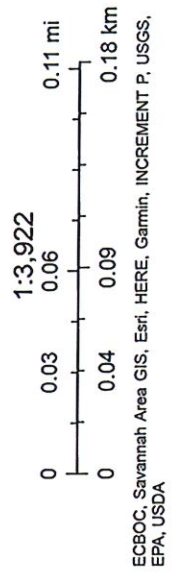
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351B-2



5/4/2026

- Addresses
- Wetlands
- Roads
- Parcels
- Freshwater Forested/Shrub Wetland
- Citations



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 X

DISAPPROVAL _____

Of the rezoning request, **William Silva (Map # 351B Parcel # 2)** 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?

T.S.

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WJR

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- Great 90mins from R-1 to AR-1!
- | | | |
|-----|------|--|
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- N.K.

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J.S.