



**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, FIFTHHAWK COUNTY, GEORGIA, RETRODATING 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 351B
-10 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.

VICINITY MAP

514

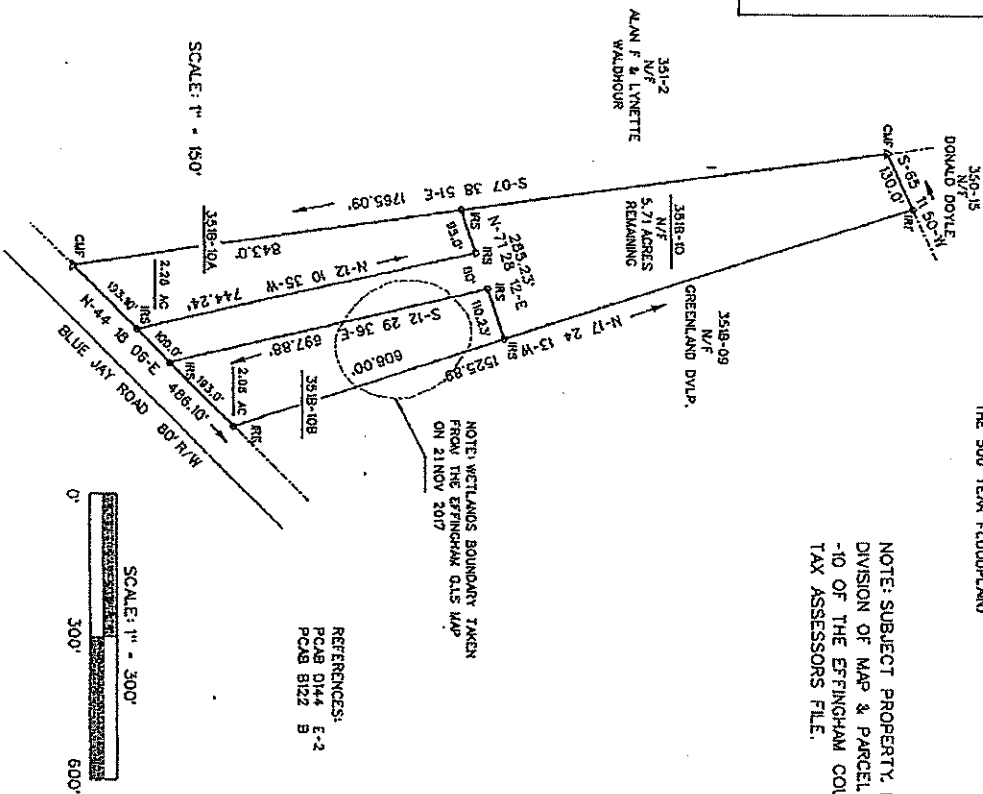
NOT TO SCALE

LEEDS
 10" REBAR FOUND
 RS 3/4" REBAR SET
 PL PROPERTY LINE
 CMC CONC. MON. FOUND
 N/F NON. OR POSSIBLY
 PS POWER POLE
 EUMP. USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE
 12.000 PLAT NOT ADJUSTED
 ADOLPH N. MICHELLS & ASSO.
 736 SANDY RIDGE ROAD
 5714 NASH, GEORGIA 30467
 PH. (912) 829 3872

SURVEYORS CERTIFICATION

[illegible]

DA REG. 15 LUG. NO. 1225 2-02-18 AME



REFERENCES:
PCAB D144 E-2
PCAB 8122 B

CHDH2.DGN JAN2018

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

BK:28 PG:261-261

ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA
Elizabeth Z. Hursely

SURVEYORS CERTIFICATION

[illegible]

GA REG. 15 (REV. 10-1-55) 2-08-18461

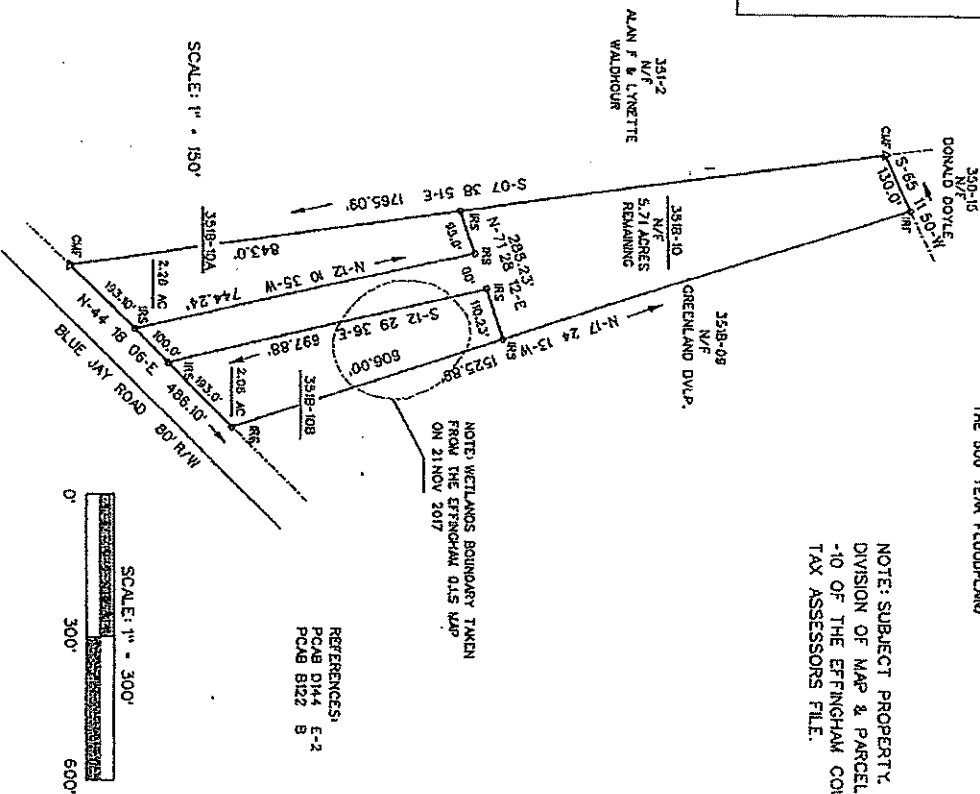
Alfred W. Melick

GEORGIA
SCHOOL OF
TECHNOLOGY
ATLANTA, GA.

LEGEND

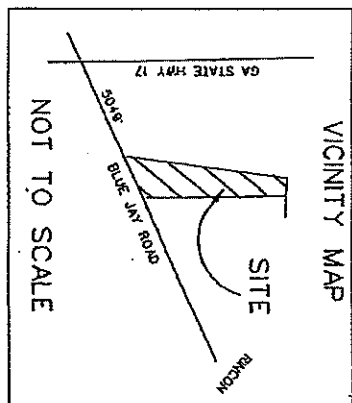
IRF	% REBAR FOUND
IRS	% REBAR SET
P ₁	PROPERTY LINE
CMF	CONC MON. FOUND
N/F	NOW OR FORMERLY
P/P	POWER POLE
EQUIP. USED	TOTAL STATION
TOPCON	303
ERROR OF CLOSURE	
124.000	PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 825 3972



NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, ETNGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 100 YEAR FLOODPLAIN)

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



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 21NOV 2017
PLAT DRAWN 21NOV 2017
PLAT REVISED 31JAN 2018 TO
SHOW MAP & PARCEL NUMBERS

NOTE: SUBJECT PROPERTY IS A
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TAX ASSESSORS FILE.

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

TOPCON 303
ERROR OF CLOSURE
1:24.000 PLAT NOT ADJUSTED

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SYLVANIA, GEORGIA 30467
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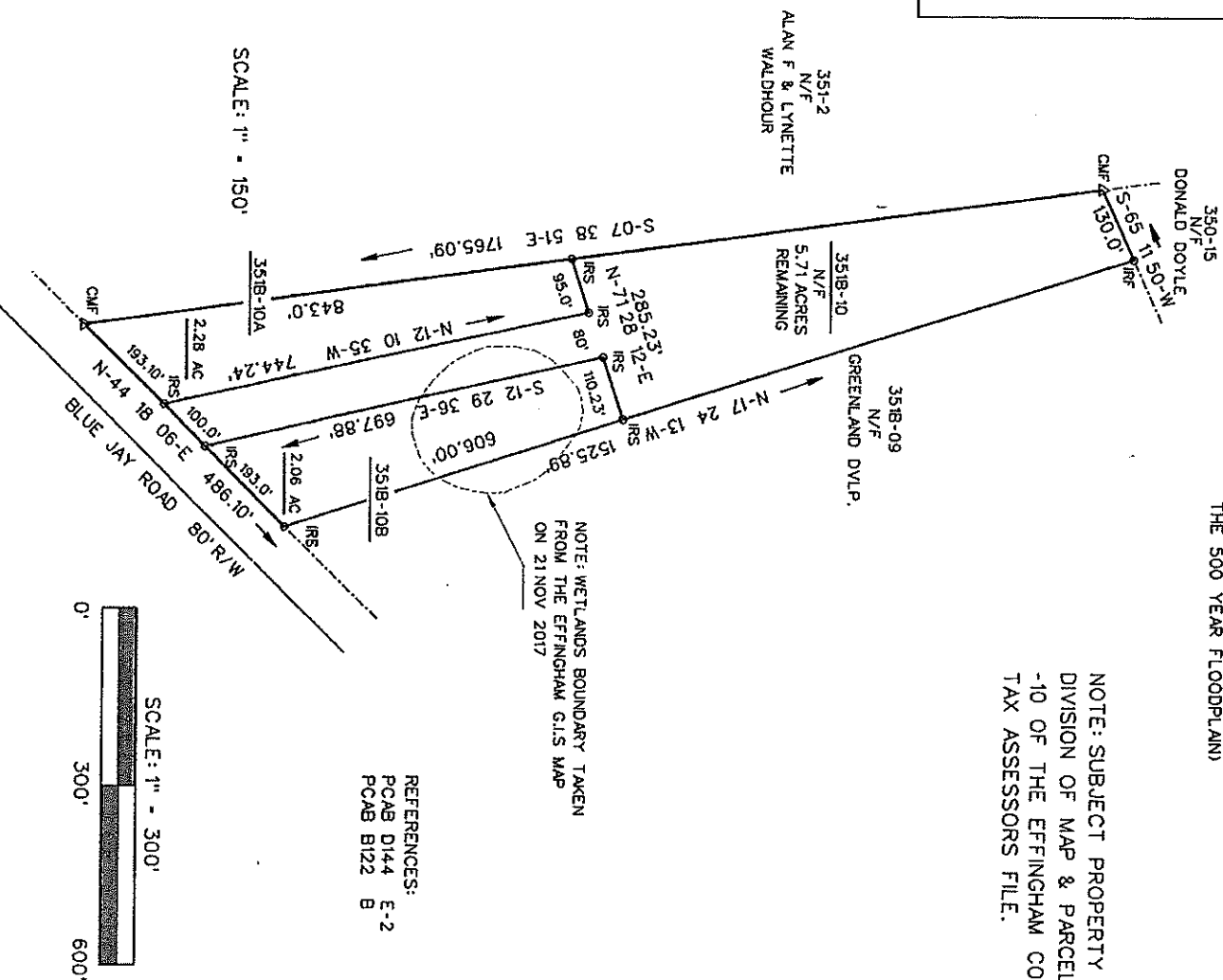
This plot is a refinement of an existing parcel or parcels of land and does not stipulate or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plots, or other instruments which created the parcel or parcels are listed herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF THE LOCATION, ACCURACY, OR VALIDITY OF PERMITS COMPLIANT WITH LOCAL REGULATIONS AND STANDARDS FOR SUSTAINABILITY FOR ANY USE OR PURPOSE OF SUCH PROPERTY.

The undersigned land surveyor certifies that this plat conforms with the minimum technical standards for property surveys as set forth in the rules and minimum technical standards for property surveys in Georgia as set forth in the Uniform Land Use Planning Enabling Act as amended by the Professional Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 35-6-97.

GA REG. L.S. LIC. NO. 1523

DATE: 7-02-18



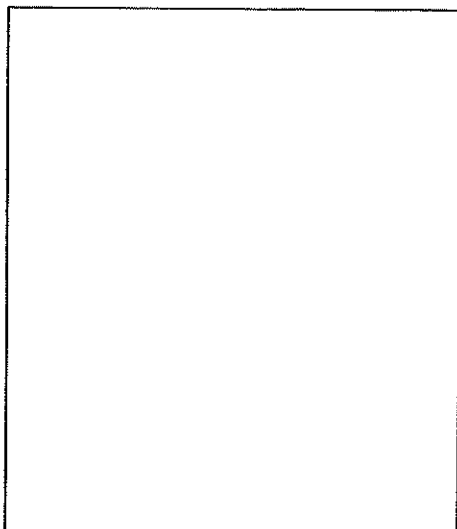
REFERENCES:
PCAB D144 E-2
PCAB B122 B

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

SCALE: 1" = 300'

CHDH2.DGN JAN2018

SI
AN2018



LEGEND:

- IRF 3/4" 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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SYLVANIA, GEORGIA 30467
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SURVEYORS CERTIFICATION

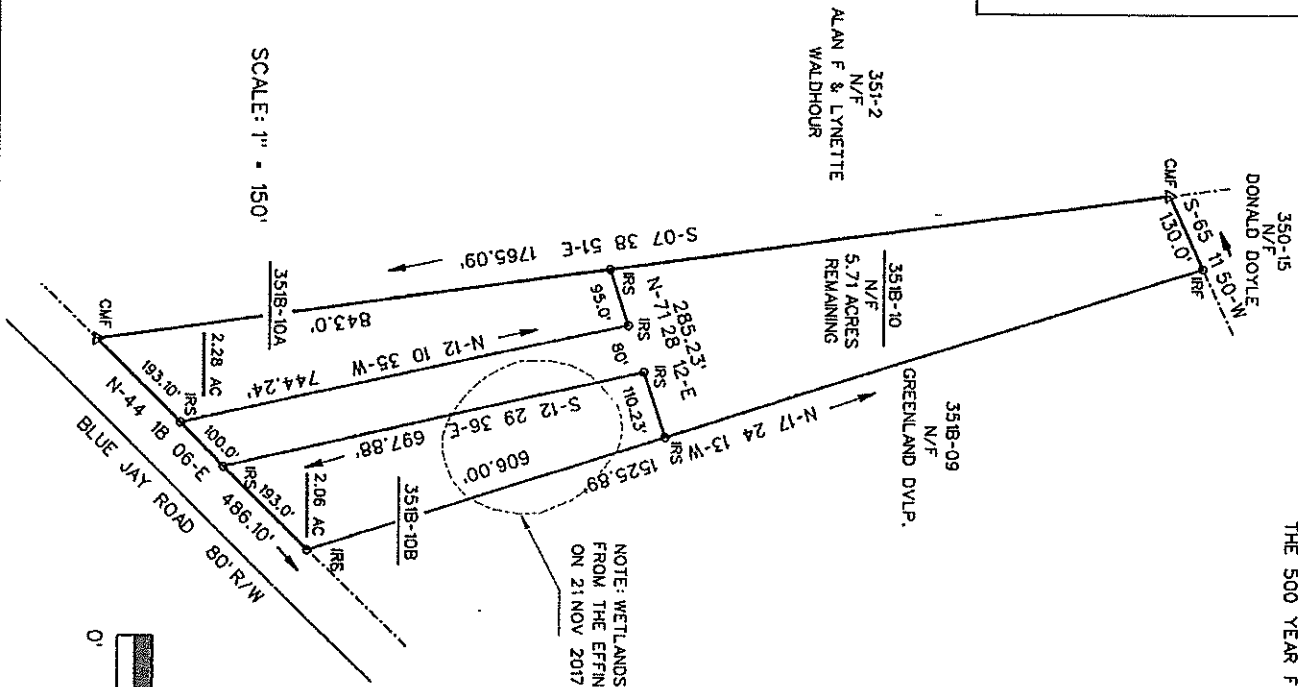
This plat is a statement of an existing parcel or parcels of land and does not constitute or create a new parcel or make any changes to any real property boundaries. The recording of this plat is subject to the documents, maps, plats, or other instruments which created the property interest shown on this plat. THE RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, OR SUSTAINABILITY 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 Land Surveyors and as set forth in O.C.G.A. Section 15-9-97.



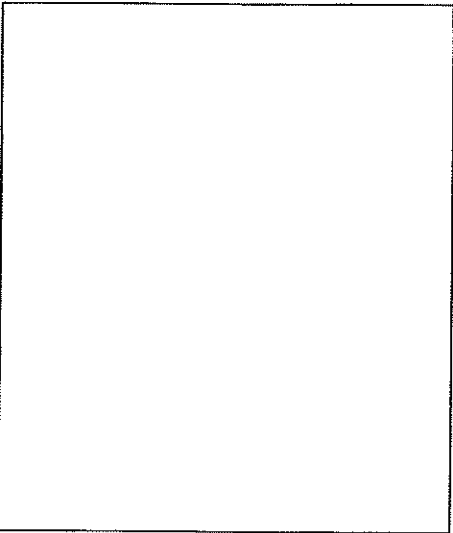
Adolph N. Michelis
GA REG. L.S. LIC. NO. 1323 2-02-78 DATE

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'



LEGEND:

- IRF 1/4" 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

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

SURVEYORS CERTIFICATION

This plat is a restatement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording of this plat is for the purpose of creating a permanent record of the documents, maps, plats, or other instruments which created the parcels shown hereon. It is not intended to be a record of any local, jurisdiction, availability of future, or any other use, regulation, or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that the 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 Professional Standards of the Georgia Board of Registration for Professional Land Surveyors and as set forth in O.C.G.A. Section 15-9-67.



Adolph N. Michelis
GA REG. L.S. LIC. NO. 1223 2-02-18 DATE:

351-2
N/F
ALAN F. & LYNETTE
WALDHOUR

351B-10
N/F
5.71 ACRES
REMAINING

351B-09
N/F
GREENLAND DVL.P.

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)

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NOTE: WETLANDS BOUNDARY TAKEN
FROM THE EFFINGHAM GIS MAP
ON 21 NOV 2017

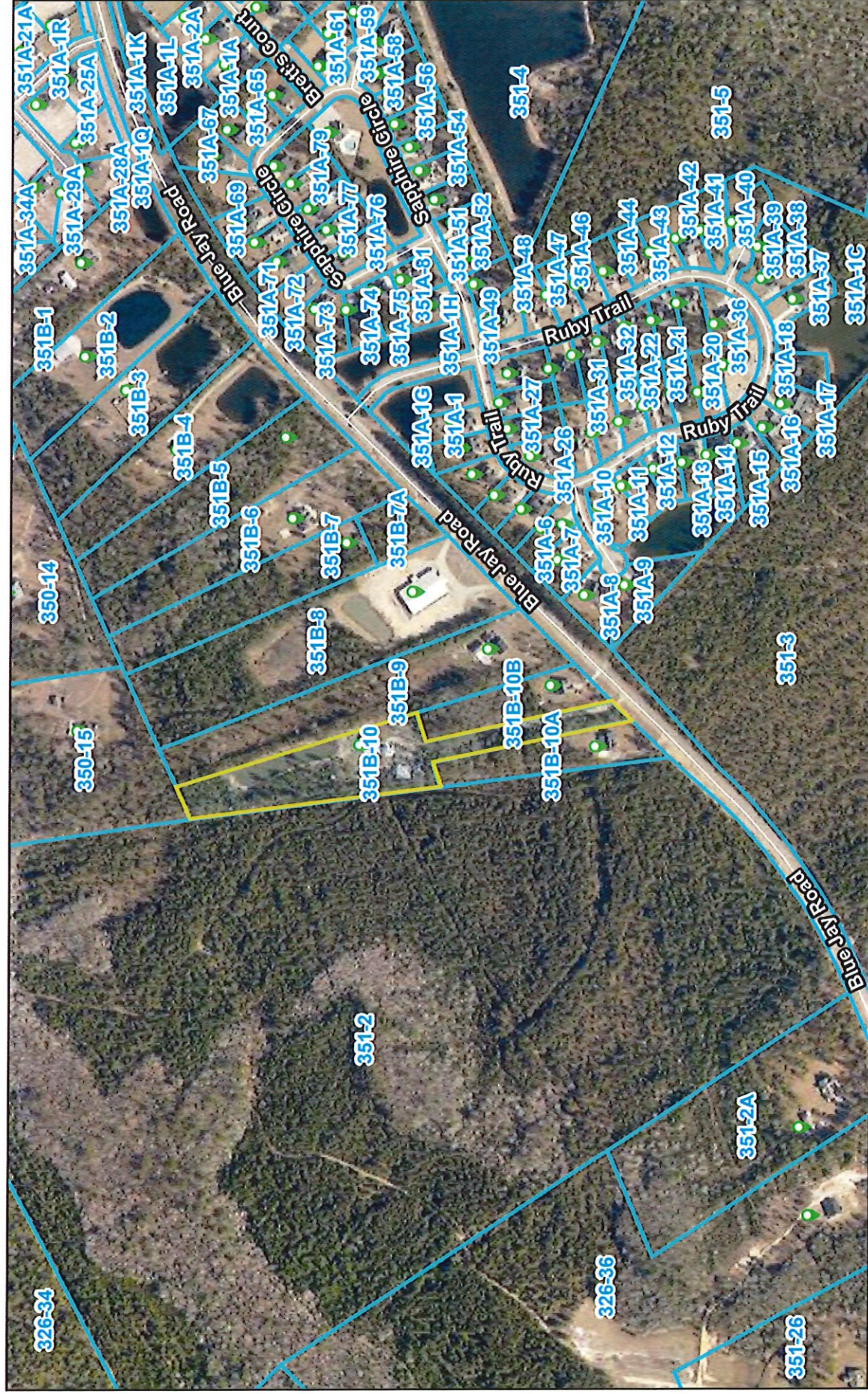
REFERENCES:
PCAB D144 E-2
PCAB B122 B

SCALE: 1" = 150'

SCALE: 1" = 300'



351B-10



7/21/2026

- Addresses
- Parcels
- Roads
- Citations

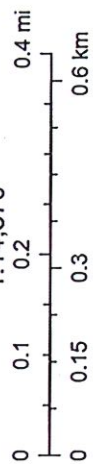
1:7,185

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

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

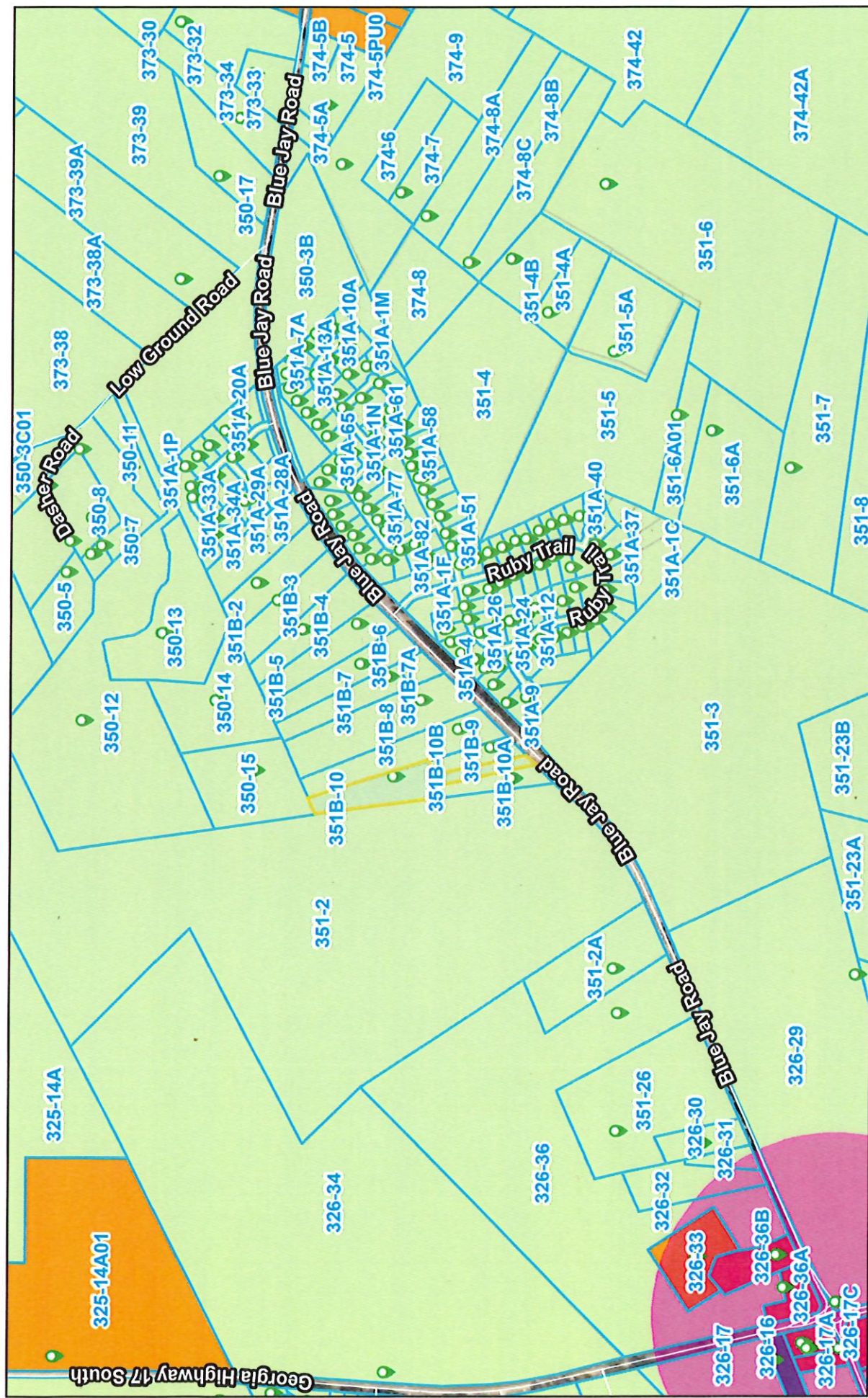
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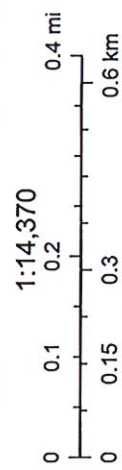
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

	Addresses	Zoning	R-1	R-5	I-1	SPLIT
	Roads	AR-1	R-1-A	B-2	PD	Citations
	Parcels	AR-2	R-3	B-3	PD-MR	

351B-10

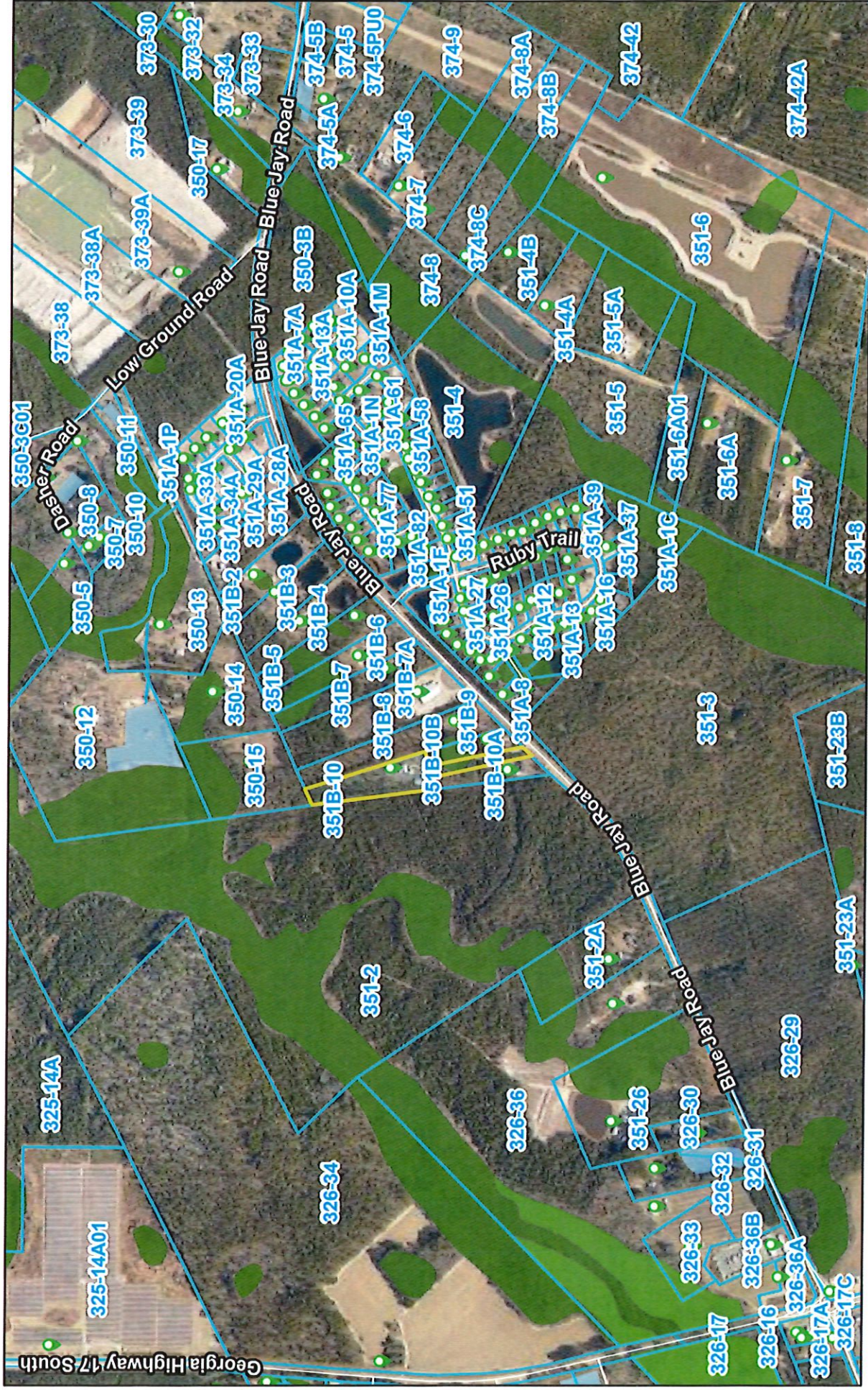


7/21/2026



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

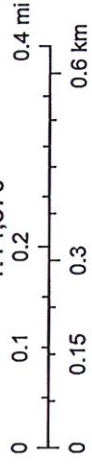
351B-10



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