

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 6-20-23

Applicant/Agent: JAMES R. PRESNELL

Applicant Email Address: IJIMREALTOR@GMAIL.COM

Phone # 912-661-3337

Applicant Mailing Address: 110 KENSINGTON CIRCLE

City: GUYTON State: GA Zip Code: 31312

Property Owner, if different from above: DONALD + CLARA SPAYD  
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): N/A

Phone # 912 663 3488

Owner's Mailing Address: 638 KOLIC HELMEY RD

City: GUYTON State: GA Zip Code: 31312

Property Location: 638 KOLIC HELMEY RD

Proposed Road Access: KOLIC HELMEY RD

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 04170010 Total Acres: 5.59 Acres to be Rezoned: 5.59

Lot Characteristics: LEVEL - RESIDENTIAL

**WATER**

Private Well

Public Water System

If public, name of supplier: \_\_\_\_\_

**SEWER**

Private Septic System

Public Sewer System

Justification for Rezoning Amendment: FAMILY - DIVISION allow for division

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

North AR-1 South R-1 East AR-1 West AR-1  
NON conforming NON conforming NON conforming NON conforming

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

RESIDENTIAL

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

YES RESIDENTIAL

3. Describe the use that you propose to make of the land after rezoning.

RESIDENTIAL

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

RESIDENTIAL

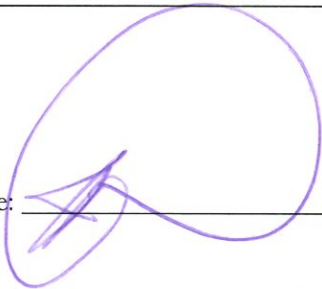
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

RESIDENTIAL

6. 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 - RESIDENTIAL

Applicant Signature:



Date

6-20-23

PROPOSED

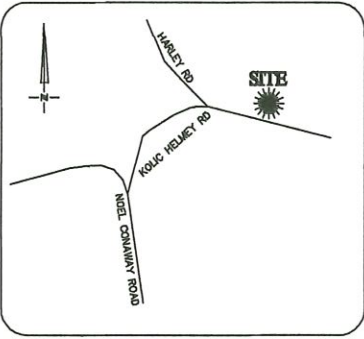
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH ZERO ERROR
2. EQUIPMENT USED: TOPCON DS SERIES  
TOPCON FC8000 DATA COLLECTOR
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

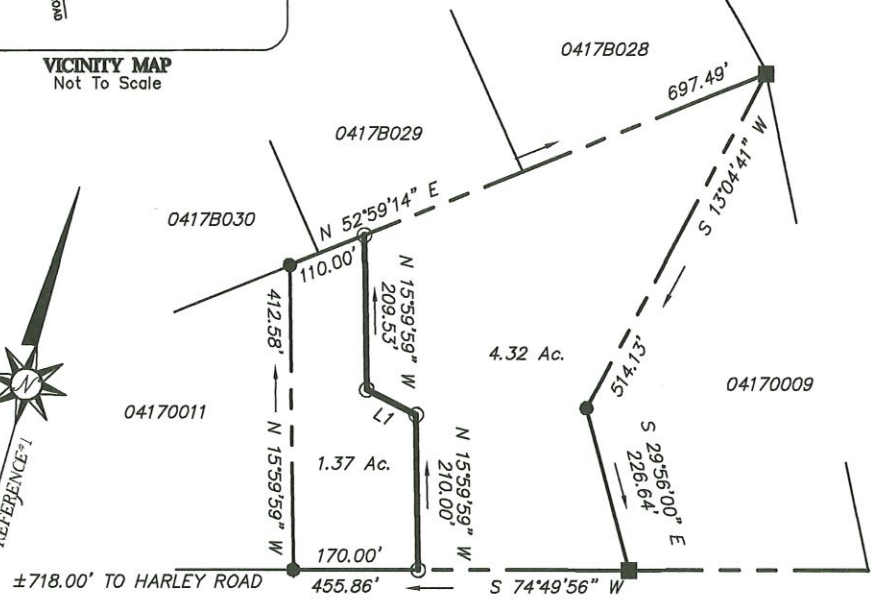
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY 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 regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Robert L. Arrington  
GA RLS 3245  
DATE 02/15/2023

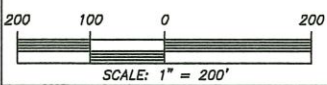


VICINITY MAP  
Not To Scale



**KOLIC HELMEY ROAD**  
(100' COUNTY MAINTAINED)

- PLAT REFERENCE:
1. PLAT BOOK 17, PAGE 195.
  2. PLAT BOOK 9, AT PAGE 49.
  3. PLAT BOOK 25, AT PAGE 102.
  4. PLAT BOOK 4, AT PAGE 83.



LINE	BEARING	DISTANCE
L1	N 78°33'06" W	75.83'

**FLOOD NOTE:**  
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'X' PER F.E.M.A. FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP 13103C0360E NOT A SPECIAL FLOOD HAZARD AREA. MAP EFFECTIVE: MARCH 16, 2015.

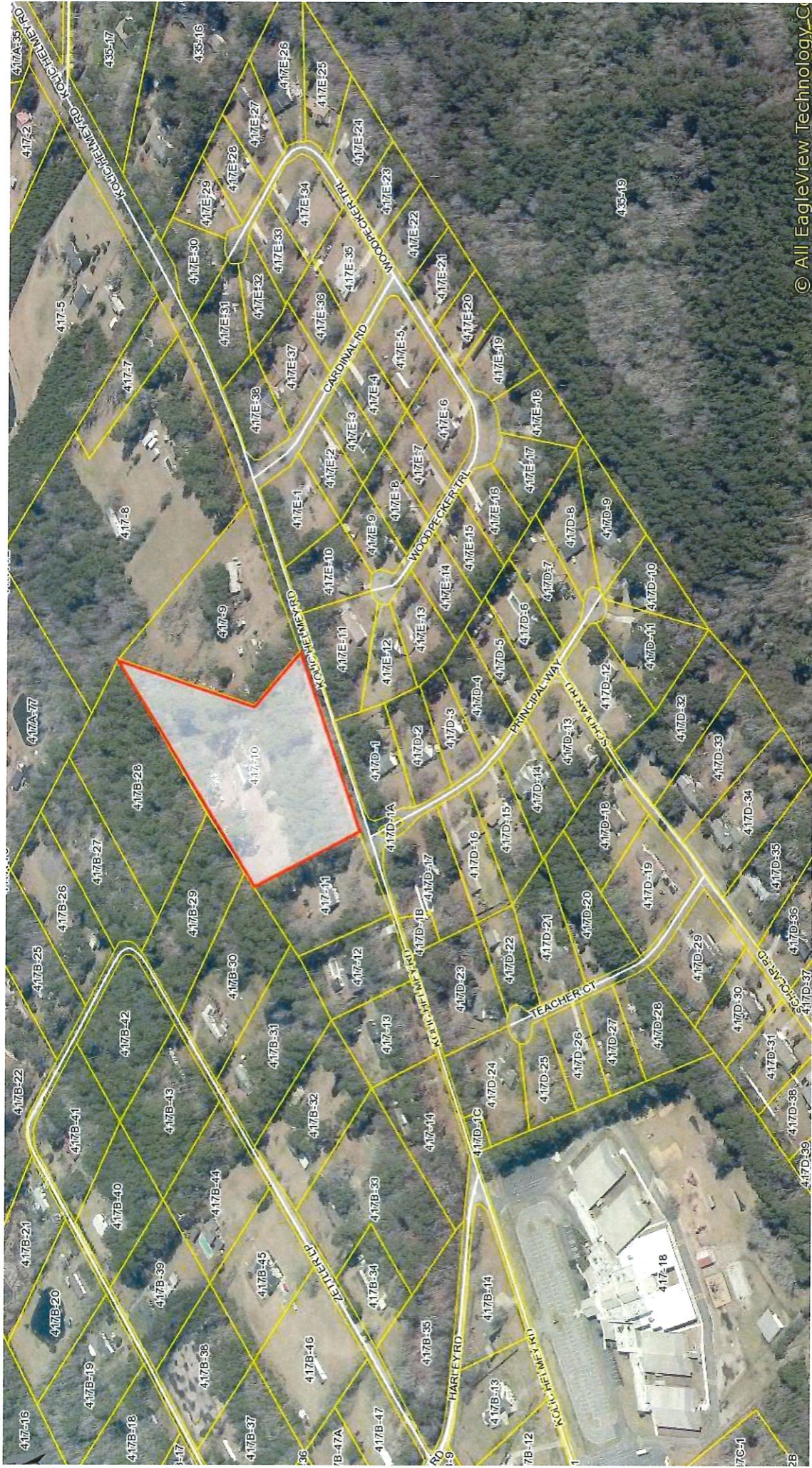
**RLA ASSOCIATES, PA**  
785 KING GEORGE BLVD, SUITE 203  
SAVANNAH, GA 31419  
PHONE (843) 247-0996  
FAX (843) 261-9092

PREPARED FOR: JAMES AND CINDY PRESNELL

**SUBDIVISION OF 5.69 ACRES,  
KNOWN AS  
PID 04170010**

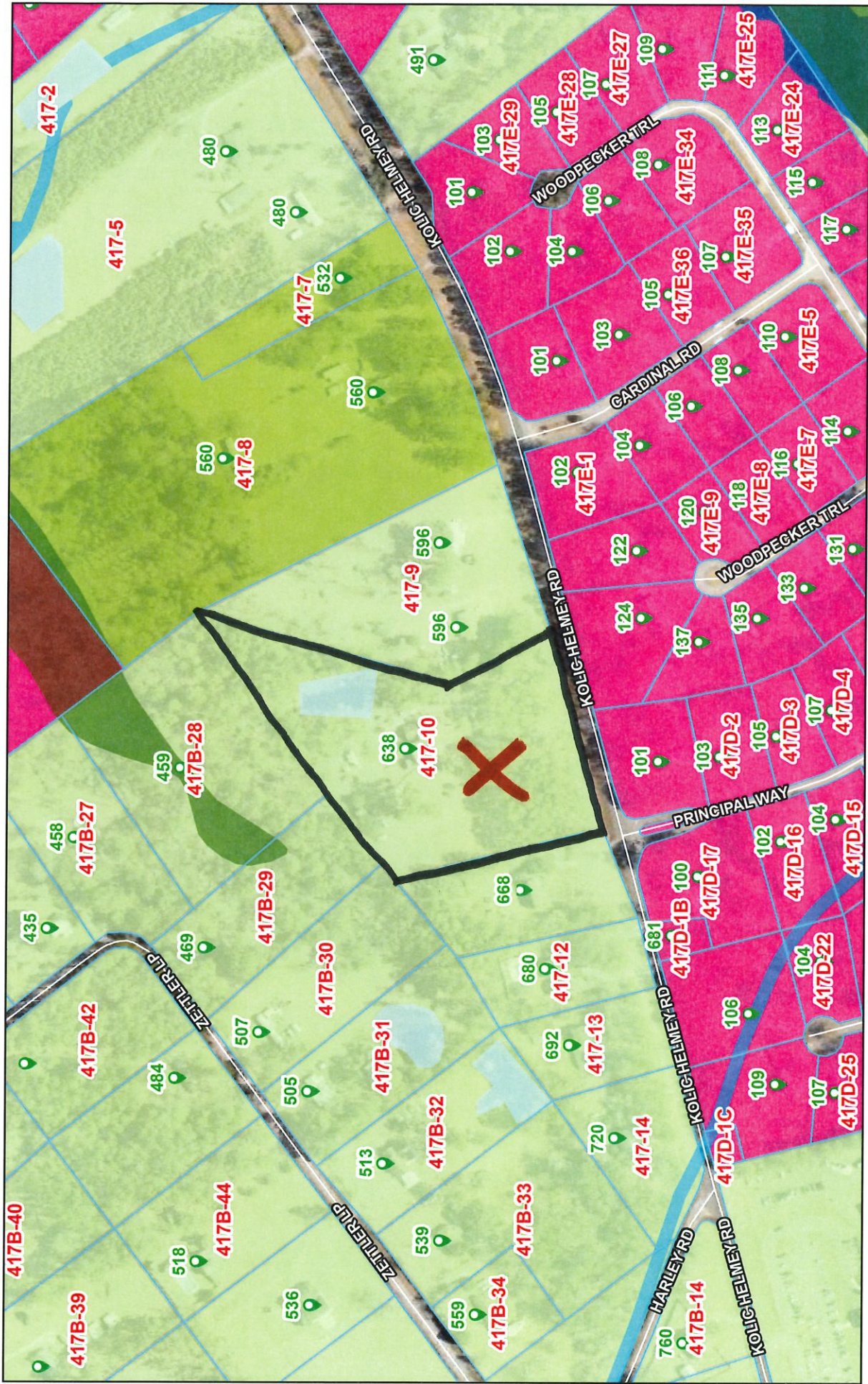


# 638 КОИС HEIMEY KA










# 638 Kolic Helmey Rd



6/21/2023

-  Address Points
-  Roads
-  Tax Parcel Labels
-  Wetlands
-  Tax Parcels
-  Freshwater Pond FEMA Flood Zone
-  Riverine
-  Freshwater Forested/Shrub Wetland
-  A

1:3,950  
0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.18 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, HERE, Garmin, INCREMENT P., USGS, EPA, USDA



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

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **James R. Presnell as Agent for Donald & Clara Spayd – (Map # 417 Parcel # 10)** from AR-1 to AR-2 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?

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

DISAPPROVAL

Of the rezoning request by applicant **James R. Presnell as Agent for Donald & Clara Spayd – (Map # 417 Parcel # 10)** from **AR-1** to **AR-2** 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?

DB

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  DISAPPROVAL

Of the rezoning request by applicant **James R. Presnell as Agent for Donald & Clara Spayd – (Map # 417 Parcel # 10)** from AR-1 to AR-2 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?

*BLS. / 7/11/23*



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 ✓

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **James R. Presnell as Agent for Donald & Clara Spayd – (Map # 417 Parcel # 10)** from AR-1 to AR-2 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?