



RZN-25-21

Rezoning Application

Status: Active

Submitted On: 4/4/2025

Primary Location

615 Nease Road
Guyton, GA 31312

Applicant

ANNA HELMEY
 912-601-7050
 annahelmey@yahoo.com
 625 Nease Rd
Guyton, Georgia 31312

Owner

HELMEY CHRISTOPHER BRYAN
AND
ANNA NICOLE 617 TOWN PARK
DR W APT 2006 RINCON, GA
31326

Staff Review

Planning Board Meeting Date*

05/13/2025

Board of Commissioner Meeting Date*

06/03/2025

Notification Letter Description *

to allow for permitted uses in AR-2.

Map #*

375

Parcel #*

35

Staff Description

Georgia Militia District

-

Commissioner District*

2nd

<div> <div>🔒</div> <div>Public Notification Letters Mailed</div> </div> <div>04/16/2025</div>	<div> <div>🔒</div> <div>Board of Commissioner Ads</div> </div> <div>05/14/2025</div>
<div> <div>🔒</div> <div>Planning Board Ads</div> </div> <div>04/14/2025</div>	<div> <div>🔒</div> <div>Request Approved or Denied</div> </div> <div>—</div>
<div> <div>🔒</div> <div>Plat Filing required* ?</div> </div> <div>Yes</div>	

Applicant Information

Who is applying for the rezoning request?*	Applicant / Agent Name*
Property Owner	Christopher & Anna Helmey
Applicant Email Address*	Applicant Phone Number*
annahelmey@yahoo.com	912-601-7050
Applicant Mailing Address*	Applicant City*
625 Nease Rd	Guyton
Applicant State & Zip Code*	
Ga 31312	

Rezoning Information

How many parcels are you rezoning?*	Present Zoning of Property*
1	AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

03750035

Road Name*

Nease Rd

Proposed Road Access* ?

Nease Road

Total Acres *

16.82

Acres to be Rezoned*

0.5

Lot Characteristics *

cow pasture

Water Connection *

Public Water System

Name of Supplier*

County water

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Deeding mother land

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

North*

PD

South*

AR-2

East*

AR-2

West*

R-1

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

Cow Pasture

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.*

Its Going to be a Home Site House

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

agricultural

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 home

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*

 Anna Helmey
Apr 4, 2025

BK:28 PG:334-334

P2018000094

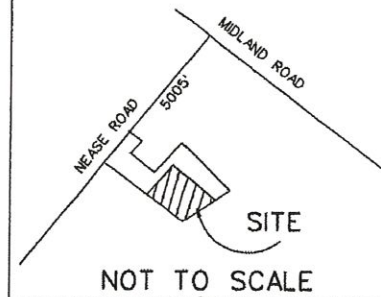
FILED IN OFFICE
CLERK OF COURT
06/05/2018 10:14 AM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

NOTE: SUBJECT PROPERTY IS A
PORTION OF MAP & PARCEL 375
-35 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A FLOOD INSURANCE
RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE
CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED
3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE
THE 500 YEAR FLOODPLAIN)

VICINITY MAP



LEGEND:
IRF 3/8" REBAR FOUND
IRS 3/8" 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.
738 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.



Adolph N. Michelis
GA. REG. L.S. LIC. NO. 1323
DATE: 5.30.18

REFERENCES:
PCAB C173 C-1
PCAB C124 C-1
PCAB B154 B

SCALE: 1" = 300'



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
ZONING ADMINISTRATOR.
Steve Clark MPA 6/4/18
ZONING ADMINISTRATOR DATE

SURVEY FOR
CHRISTOPHER B. &
ANNA NICOLE HELMEY
A SURVEY OF 15.0 ACRES
DIVIDED FROM A 31.62 AC TRACT
LOCATED IN THE 1559TH, G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 29 MAY 2018
PLAT DRAWN 30 MAY 2018

EJNP.DGN MAY 2018



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SURVEYORS CERTIFICATION

ADOLPH N. MICHELLIS & ASSO.
736 SANDY RIDGE ROAD
STYLIANIA, GEORGIA 30467
PH. (912) 829-3972

RESERVED FOR CLERK OF COURT

GA. Reg. L.S. LIC. NO. 1323 3-26-25 DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0355E, EFFINGHAM COUNTY, GEORGIA, REFERRING HAZARD AREA (SFHA) DATED MARCH 16, 2015, THIS NEW 0.50 ACRE PARCEL IS LOCATED IN ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAIN.

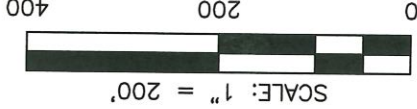
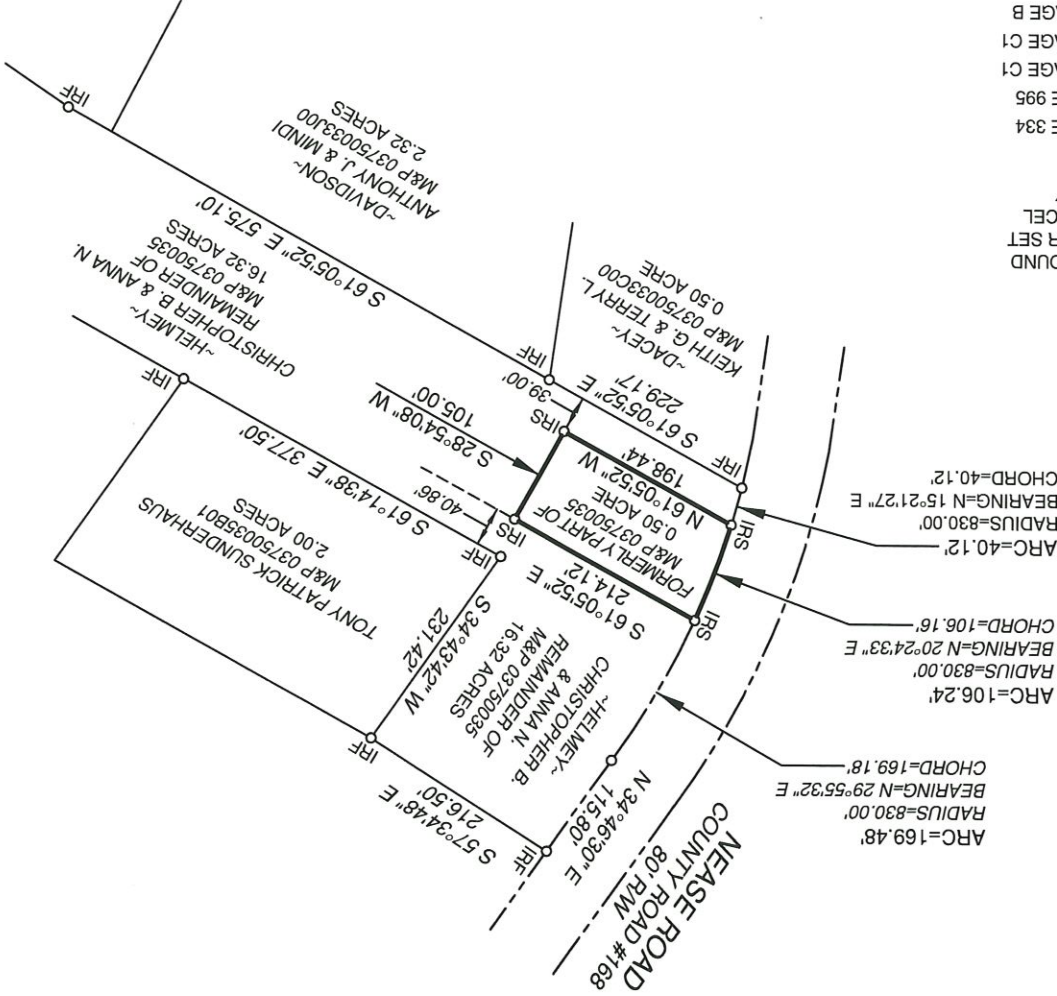
ERROR OF CLOSURE 1:1,188.687
(PLAT NOT ADJUSTED)

EQUIPMENT USED:
TOPCON 303 TOTAL STATION

PLAT BOOK 28, PAGE 334
PLAT BOOK C124, PAGE C1
PLAT BOOK C173, PAGE C1
PLAT BOOK 28, PAGE 995

LEGEND:
IRF IRON REBAR FOUND
IRS 1/2" IRON REBAR SET
M&P MAP AND PARCEL
RW RIGHT OF WAY

REFERENCE NORTH
(PLAT BOOK 28, PAGE 334)

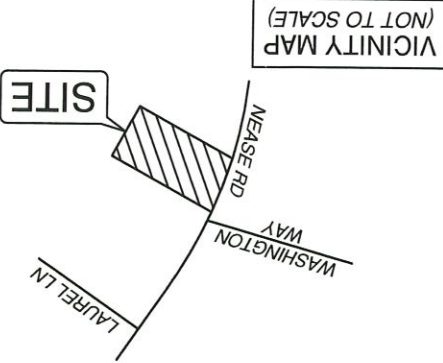


MINOR SUBDIVISION SURVEY FOR
CHRISTOPHER B. HELMEY & ANNA NICOLE HELMEY
TO CREATE A NEW 0.50 ACRE PARCEL
OUT OF AN EXISTING 16.82 ACRE PARCEL
(MAP & PARCEL 03750035)
LOCATED IN 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 17 MARCH 2025
PLAT PREPARED 18 MARCH 2025

Signing Authority
Title
EHCN

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

ZONING ADMINISTRATOR
DATE
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.



375-35

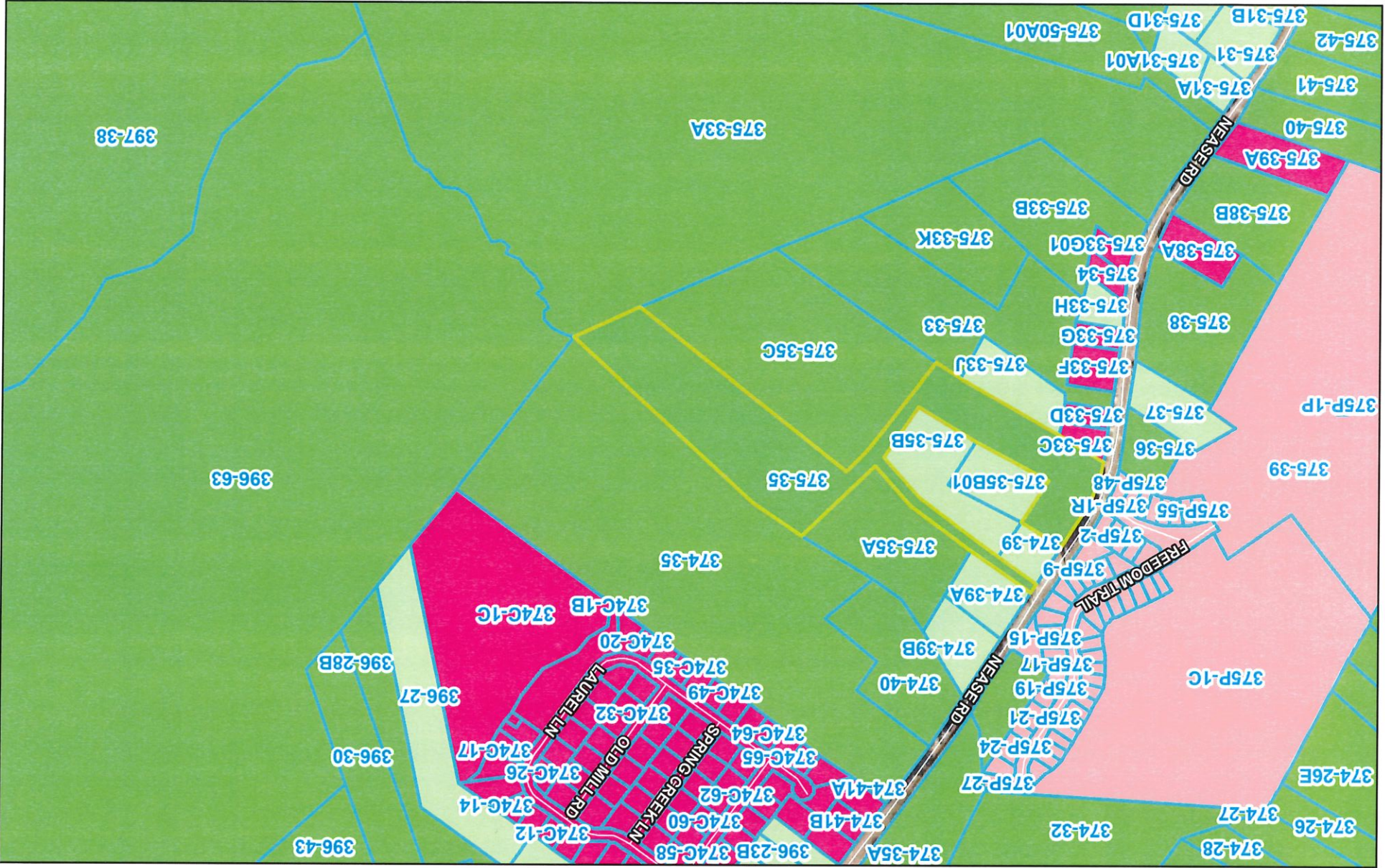


1:8,990
0 0.05 0.1 0.2 0.4 km
0 0.05 0.1 0.2 0.4 mi
METI/NASA, EPA, USDA
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS

Parcels
Roads
Citations

4/7/2025

375-35



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0 0.1 0.2 0.4 km
0 0.05 0.1 0.2 mi
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA

4/7/2025
Parcels
Roads
Zoning
AR-1
AR-2
PD
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 by **Anna Helmey (Map # 375 Parcel # 35)** 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?

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APPROVAL DISAPPROVAL

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J.P.

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[Handwritten signature] W13

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LS.