



CU-25-6

Conditional Use Permit

Status: Active

Submitted On: 2/28/2025

Primary Location

910 Kolic Helmey Road
Guyton, GA 31312

Owner

SMITH LAURA AND NEIL
397 SQUIRREL RUN RINCON, GA
31326

Applicant

 Laura Smith
 863-599-1209
 smithfor4@gmail.com
 910 kolic helmey rd
Guyton, Ga 31312

Staff Review

Board of Commissioner Meeting Date*

04/01/2025

Notification Letter Description*

conditional use for rural business for horse riding lessons.

Property Location*

910 Kolic Helmey road

Map #*

417C

Parcel #*

6A

Commissioner District*

2nd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

03/17/2025

Board of Commissioner Ads

03/19/2025

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Laura Smith

Applicant Email Address*

Smithfor4@gmail.com

Applicant Phone Number*

8635991209

Applicant Mailing Address*

910 kolic helmey rd

Applicant City*

Guyton

Applicant State*

Ga

Applicant Zip Code*

31312

Property Information

Property Location*

910 kolic helmey rd

Present Zoning of Property*

AR-2

Map/Parcel Number*

0417C-00000-006-A00

Total Acres of Property*

17

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Status of Business License?*

Section 3.15B - Rural Business

Applied for

Reason:*

Property is open pasture and set up with stables and an arena. In order to provide riding lessons and horsemanship to the area children I would need this conditional use approval

How does request meet criteria of Section 7.1.6 (see Attachment C):

It concurs with Section 7.1.6

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

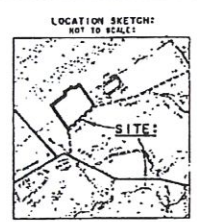
Signature*

✓ Laura Smith

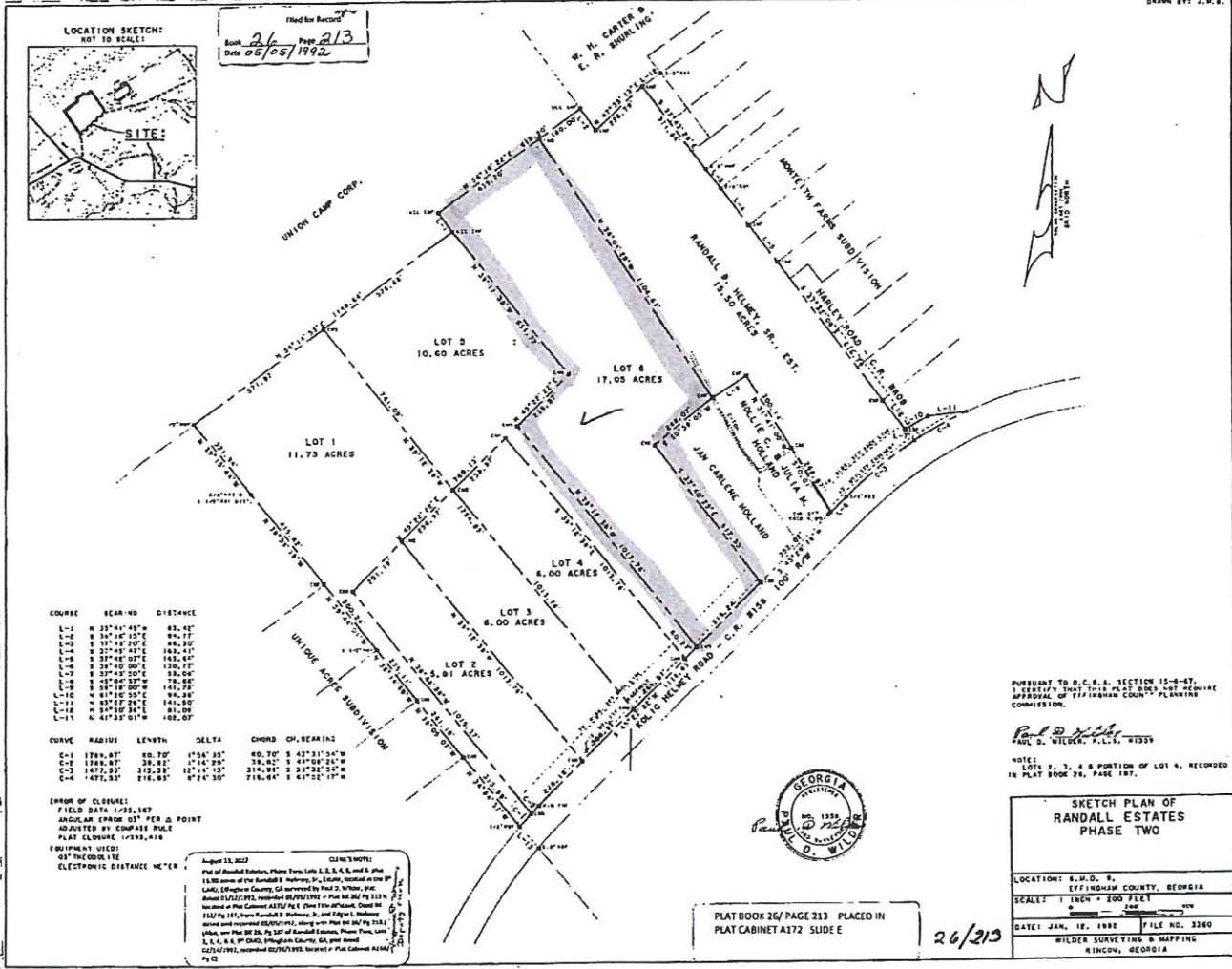
Feb 19, 2025

(See title reference to plat BK 312 PG. 137)

Drawn by J.M.B.



Filed for Record
Book 26 Page 213
Date 05/05/1992



COURSE	BEAR-NG	DISTANCE
L-1	N 35° 41' 48" W	83.41'
L-2	S 35° 16' 13" E	94.71'
L-3	S 10° 48' 10" E	88.30'
L-4	S 27° 43' 43" E	162.41'
L-5	S 38° 48' 30" E	162.41'
L-6	S 28° 40' 00" E	136.77'
L-7	S 28° 48' 10" E	136.77'
L-8	S 58° 18' 00" W	141.89'
L-9	S 43° 48' 37" W	78.88'
L-10	N 61° 00' 30" E	91.20'
L-11	N 03° 57' 28" E	141.89'
L-12	N 84° 50' 38" E	81.10'
L-13	N 41° 23' 01" W	108.07'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	1794.85'	80.30'	1° 56' 10"	40.20'	S 43° 31' 54" W
C-2	1794.85'	39.81'	1° 14' 39"	19.82'	S 43° 08' 25" W
C-3	1472.53'	218.85'	11° 1' 15"	218.85'	S 37° 32' 52" W
C-4	1472.53'	218.85'	8° 24' 30"	218.85'	S 41° 22' 17" W

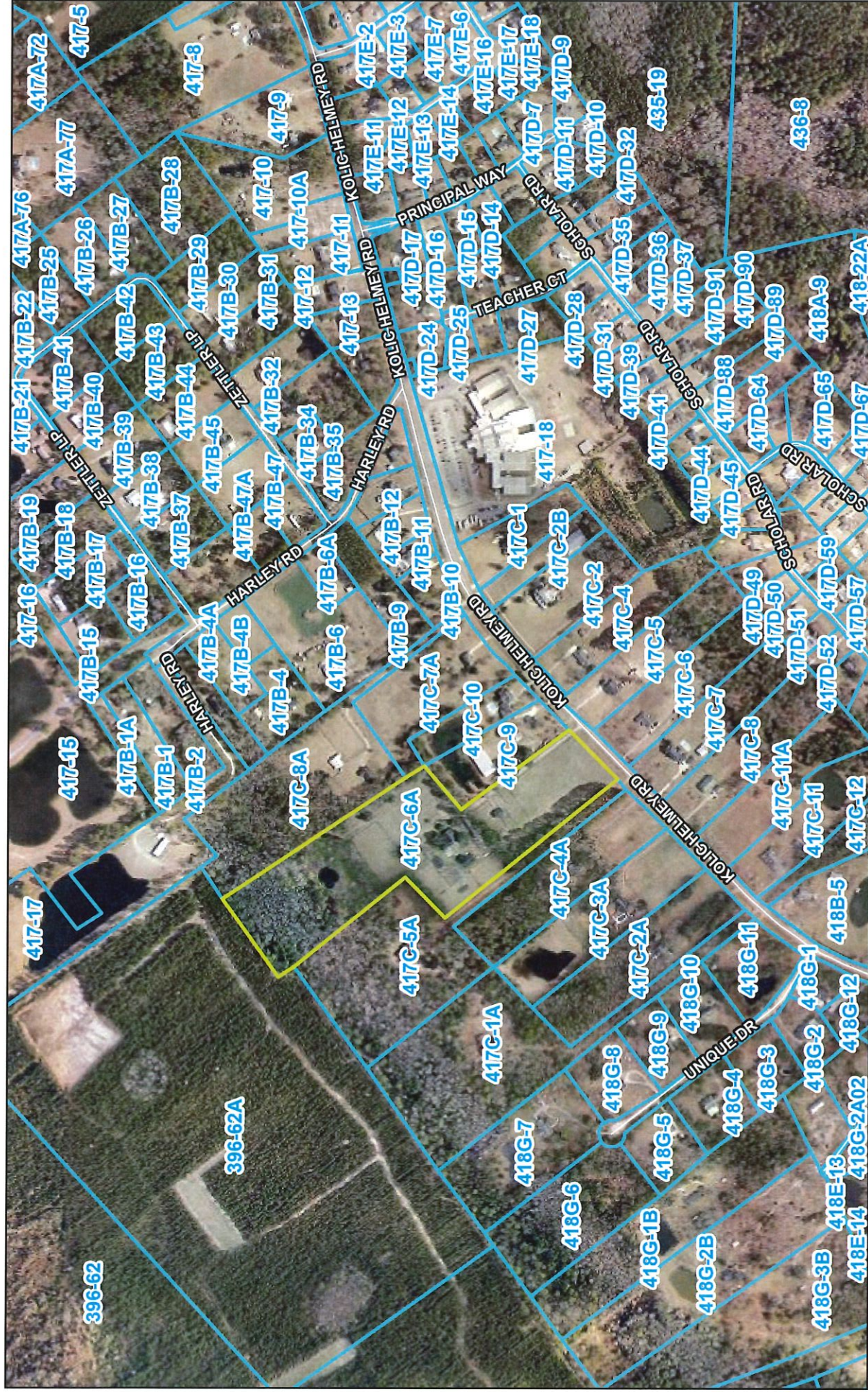
ERROR OF CLOSURE
FIELD DATA 1/23, 187
ANGULAR ERROR 03" PER A POINT
ADJUSTED BY COMPARIS RULE
PLAT CLOSURE 1/23, 116
EQUIPMENT USED
OPTICOM, LITE
ELECTRONIC DISTANCE MEASUR

August 13, 2022 (220675001)
Part of Randall Estates, Phase Two, Lots 1, 2, 3, 4, 5, and 6, plus
15.00 acres of the Randall S. Highway, D. L. Estate, located in one of
Lands, Effingham County, Georgia, as surveyed by Paul D. Wilson, plat
Book 21/22, PG. 192, recorded 08/09/1992 - Plat No. 26/213
located in Plat Cabinet A172, Page 1, One 100' x 100' Block, Containing
132/2 Pg. 177, from Randall S. Highway, D. L. and Edgar L. Highway
and improved 08/09/1992, along with Plat No. 26/213, 132/2
Block, one 100' x 100' Block, Plat No. 26/213, 132/2 of Randall Estates, Phase Two, Lots
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954,

- * Flood zone will remain untouched
- ☐ 6 Stall Barn
- 1 Toilet
- 2 Well
- 3 Septic
- ✓ arena and field for lessons



417C-6A



2/28/2025

Roads

Parcels

1:8,990

0 0.05 0.1 0.2 0.4 Km

0 0.1 0.2 0.4 mi

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

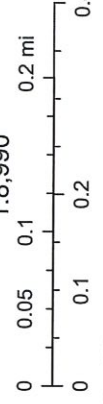
417C-6A



2/28/2025



1:8,990



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NSA, EPA, USDA