



Staff Report

Subject: Rezoning
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-21
Meeting Date: June 9, 2026

Existing Zoning: AR-1 (Agricultural Residential; 5 acres)

Proposed Zoning: AR-3 (Agricultural Residential; 2.5+ acres)

Map & Parcel(s): 435-34
Parent Parcel Size: ± 3.04 acres
Location: 249 Kolic Helmey Road
Commissioner District: 2nd District

Proposed Use: Align the zoning classification with the existing 3.04-acre parcel size and bring the property into conformity with current zoning standards

Applicant/Owner: Ricky Fail
249 Kolic Helmey Road
Guyton, GA. 31312

Rezoning Summary:

Item	Description
Request	Rezone approximately ± 3.04 acres from AR-1 to AR-3
Existing Use	Single-family residence
Future Land Use	Agricultural-Residential
Utilities	Private well and septic
Access	Kolic Helmey Road
Key Considerations	Existing nonconforming lot status under AR-1, consistency with the Agricultural-Residential Future Land Use designation, compatibility with surrounding development patterns, and preservation of rural character



Request Overview:

The applicant is requesting to rezone approximately ±3.04 acres from AR-1 (Agricultural Residential) to AR-3 (Agricultural Residential).

The property is currently developed with a single-family residence and is served by a private well and septic system. The parcel was created prior to adoption of current zoning standards and is considered a legal nonconforming lot under the AR-1 zoning district because it does not meet the five-acre minimum lot size requirement.

The requested AR-3 zoning district has a minimum lot size requirement of 2.5 acres and would bring the property into conformity with current zoning standards.

Existing Land Use and Zoning:

The subject property consists of approximately ±3.04 acres located along Kolic Helmey Road.

The property is currently zoned AR-1 and contains an existing single-family residence and associated residential improvements.



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The surrounding area is characterized by a mixture of rural residential properties, agricultural land, wooded tracts, and low-density residential development.

Surrounding Development Pattern:

The zoning map indicates a mixture of AR-1, AR-2, R-1, and R-5 zoning districts in the surrounding area. Development patterns consist primarily of:

Surrounding Zoning and Land Uses

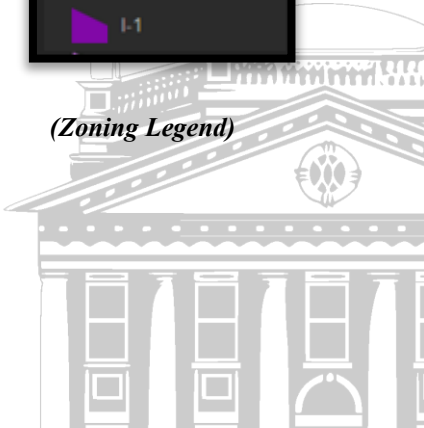
Direction	Zoning	Existing Land Use
North	R-1	Single-family residential
South	R-5	Residential
East	AR-2	Rural Residential
West	AR-1	Agricultural / rural residential



(Zoning Map)



(Zoning Legend)



The surrounding area reflects a low-density residential and agricultural development pattern consistent with the rural character of the community.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map (FLUM)

The Future Land Use Map designates the property as Agricultural-Residential. The Agricultural-Residential designation supports:

- Rural residential development
- Agricultural uses
- Preservation of open space
- Low-density development patterns
- Rural character preservation
- Low-density development patterns



(FLUM Legend)

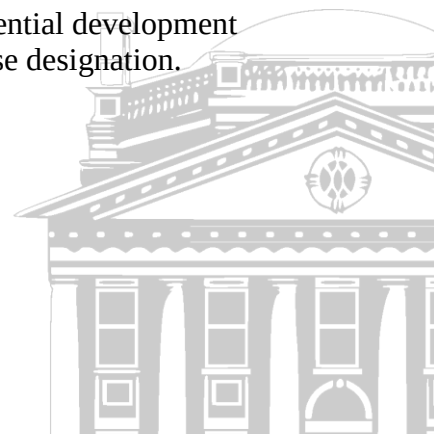


Future Land Use Map (FLUM)

The requested AR-3 zoning district is intended to accommodate low-density residential development and remains generally consistent with the Agricultural-Residential Future Land Use designation.

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INFRASTRUCTURE AND SERVICES

The property is currently served by:

- Private Well
- Private Septic System
- Existing driveway access from Kolic Helmey Road

No public utility extensions or roadway improvements are proposed as part of this request.

ENVIRONMENTAL CONSIDERATIONS

Wetlands

A review of County GIS mapping did not identify wetlands on the subject property.

Floodplain

A review of FEMA mapping did not identify flood hazard areas on the subject property.

Septic and Environmental Health

The property is currently served by a private septic system. Any future improvements to the property will remain subject to Department of Public Health review and approval as applicable.

PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Access

The request does not propose subdivision of the property or significant increases in residential density. Access will continue to be provided from Kolic Helmey Road.

Infrastructure

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The property is currently developed and served by existing utility infrastructure typical of surrounding rural residential properties.

Compatibility

The requested AR-3 zoning district would apply to an existing 3.04-acre residential parcel and would remain compatible with the surrounding pattern of rural residential and agricultural development.

STAFF ANALYSIS / KEY CONSIDERATIONS

The request involves rezoning approximately ± 3.04 acres from AR-1 (Agricultural Residential) to AR-3 (Agricultural Residential). The property is currently developed with a single-family residence and functions as a rural residential homesite.

The parcel is currently a legal nonconforming lot under the AR-1 zoning district because it does not meet the five-acre minimum lot size requirement. The requested AR-3 zoning district has a minimum lot size requirement of 2.5 acres and would make the parcel conforming with current zoning standards.

The Future Land Use Map designates the property as Agricultural-Residential, which supports low-density residential development, agricultural uses, and preservation of rural character. The requested AR-3 zoning district is intended to accommodate similar development patterns.

The surrounding area contains a mixture of AR-1, AR-2, R-1, and R-5 zoning districts and is characterized by rural residential and agricultural land uses. The overall development pattern remains low-density in nature.

Key Considerations

- Existing 3.04-acre parcel size and current nonconforming status under AR-1 zoning;
- Consistency with the Agricultural-Residential Future Land Use designation;
- Compatibility with surrounding rural residential and agricultural development patterns;
- Preservation of rural character; and
- Continued compliance with applicable Department of Public Health requirements.

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STAFF SUMMARY

The Board is being asked to consider a request to rezone approximately ±3.04 acres from AR-1 to AR-3.

The subject property is an existing residential parcel designated Agricultural-Residential on the Future Land Use Map and located within an area characterized by rural residential and agricultural development patterns. The property is currently a legal nonconforming lot under the AR-1 zoning district due to its size.

The Board may consider the property's existing lot size, surrounding development pattern, Future Land Use designation, infrastructure availability, and overall compatibility with the character of the area when evaluating the request.

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