



Record No: RZN-26-21

Rezoning Application

Status: Active

Submitted On: 4/16/2026

Primary Location

249 Kolic Helmey Road
Guyton, GA 31312

Owner

NEAMAN FAIL KRISTINE AND
FAIL RICKY
RUSSELL 249 KOLIC HELMEY
RD 249 GUYTON, GA 31312

Applicant

 Ricky Fail

 249 Kolic Helmey Rd
Guyton , Ga 31312

Staff Review

Planning Board Meeting Date* 

06/09/2026

Board of Commissioner Meeting Date* 

07/07/2026

Notification Letter Description * 

to allow for permitted uses in AR-3.

Staff Description 

Stipulations 

Map #* 

435

Parcel #* 

34

Georgia Militia District 

—

Commissioner District* 

2nd

Public Notification Letters Mailed 

05/18/2026

Board of Commissioner Ads 

06/17/2026

Planning Board Ads 

05/20/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Ricky Fail

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

249 Kolic Helmey Rd

Applicant City*

Guyton

Applicant State & Zip Code*

Ga 31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

AR-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

04350034

Road Name*

Kolic Helmey Road

Proposed Road Access* ?

Current driver way

Total Acres *

3.04

Acres to be Rezoned*

3.04

Lot Characteristics *

3.04 arces with 2 bed 1 bath house, well and septic tank

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

To add a mother in law suite

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

North*

Ar-1

South*

Ar-2

East*

Ar-1

West*

Ar-2

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

Primary 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.*

Add a mother in law suite

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

RESIDENTIAL

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

Addition will be uniformed to the house

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*

 Ricky Russell Fail
Apr 11, 2026

N

UNION CAMP CORP.
HELMLEY EST.
TRACT A

100' R/W GRADED COUNTY ROAD

Y-897,830.03'
X-778,888.35'
1.ROB

1. PIPE

100' CEMETERY

N87°31'E
278.03'

3.04 ACRES

54°15'W
308.51'

UNION CAMP CORP.
HELMLEY EST.
TRACT A

STA. 12

1. PIPE

49.28'

875.00'
S47°21'W

1.ROB

DONALD & JOANN LAKSO

CON. ROB.

414.81'
S47°21'W

Y-607,400

SCALE: 1 INCH = 200 FEET

THE PLAT SHOWN WITHIN HEAVY LINES REPRESENTS A TRANSIT SURVEY OF 3.04 ACRES OF LAND OWNED BY UNION CAMP CORPORATION AND BEING IN THE 1589 TH. G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, WITH SUCH METES, COURSES AND CONTROLS AS FIXED AND DETERMINED BY THE PLANE COORDINATES OF THE GEORGIA COORDINATE SYSTEM, EAST ZONE, AS SHOWN ON PLAT.

SURVEY BY S. V. BROCK

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF LAW.

Robert L. Cubbedge
ROBERT L. CUBBEDGE SAVANNAH, GEORGIA
REGISTERED SURV. NO. 1676, GEORGIA
MAY 7, 1976

R. L. CUBBEDGE
CERTIFICATE
No. 1676
STATE
OF
GEORGIA
REGISTERED LAND SURVEYOR

P.B. 110

8-76-621

F. B. I.

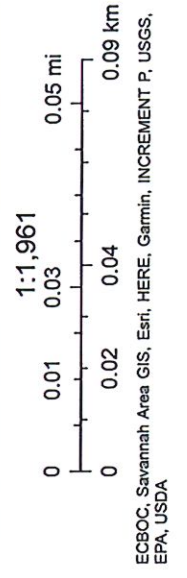
3-76-021

435-34

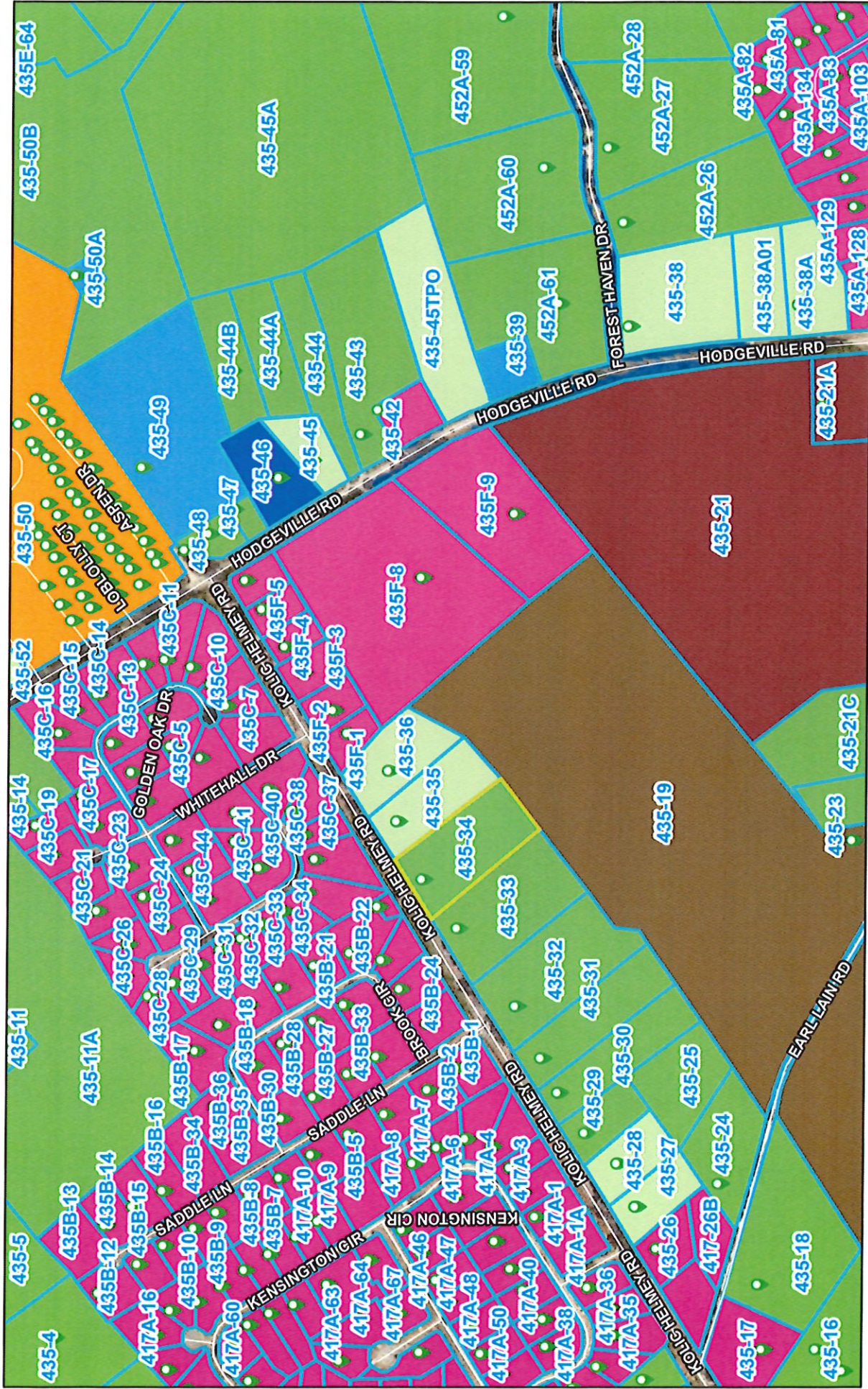


5/14/2026

- Addresses
- Roads
- Parcels
- FEMA Flood Zone A
- X, AREA OF MINIMAL FLOOD HAZARD
- Citations

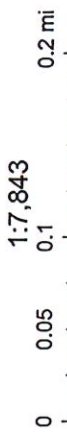


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5/4/2026

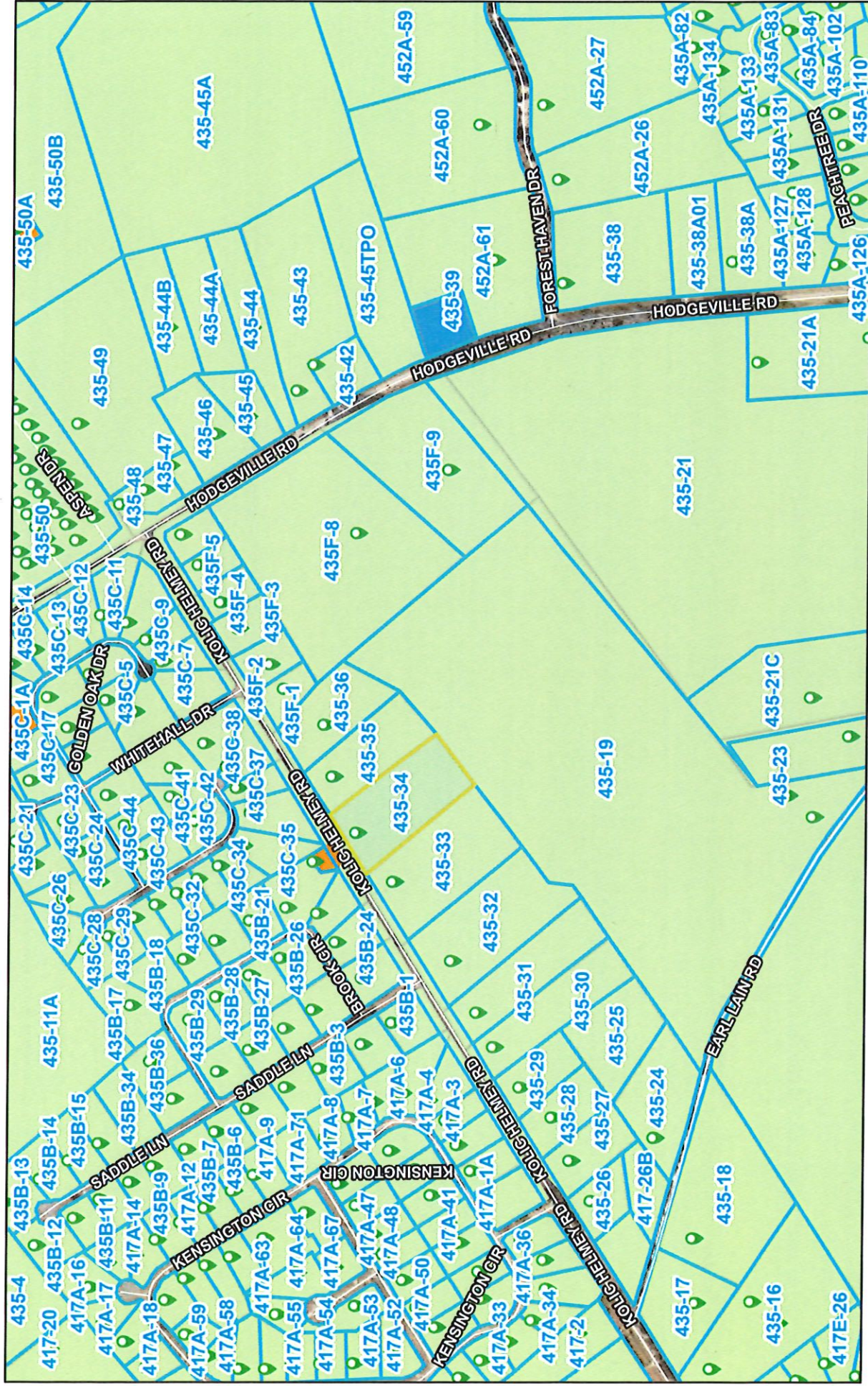
- Citations**
- Addresses
 - Roads
 - Parcels
 - Zoning
 - AR-2
 - AR-1
 - B-3
 - PD-R
 - FEMA Flood Zone
 - R-1
 - R-4
 - R-5
 - A
 - X, AREA OF MINIMAL FLOOD HAZARD



1:7,843

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

435-34



5/4/2026

1:7,843

- Addresses
- Roads
- Parcels
- FLUM Areas
- Agricultural-Residential
- Public-Institutional
- Utility
- Citations

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, METINASA, EPA, USDA