



## VAR-25-8

### Variance Application

Status: Active

Submitted On: 3/14/2025

### Primary Location

0

### Owner


No owner information

### Applicant

 James William Exley

 912-665-8072

 bull3@me.com

 1199 Hwy 119 N  
Springfield, GA 31329

## Staff Review

### Board of Commissioner Meeting Date\*

04/15/2025

### Notification Letter Description\*

variance from required 60' access easement

### Public Notification Letters Mailed\*

04/01/2025

### Location Information\*

402-1

### Staff Description

VARIANCE FROM SECTION 6.2, TO REDUCE THE REDUIRED WIDTH OF AN ACCESS  
EASEMENT

### Board of Commissioner Ads

03/26/2025

### Commissioner District\*

3rd

### Request Approved or Denied

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### Letter & ZMA Mailed

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Map#\*

402

Parcel#\*

1

Applicant Name\*

James William Exley

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## General Information

Zoning District\*

AR-1

Map/Parcel Number\*

402-1

Is this concurrent with a Rezoning? \*

No

Describe why the variance is needed\*

Easement does not meet county standard of 60'

How does request meet criteria of Section 7.1.8?

unable to obtain 60' for access easement

Who is applying for variance request?\*

Owner

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## Applicant Information

**Applicant Name\***

James William

**Applicant Phone Number\***

Exley

**Applicant Email Address\***

bill3@me.com

**Applicant Address\***

1199 Hwy 119 N

**City\***

Springfield

**State\***

GA

**Zip Code\***

31329

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## Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

**Digital Signature\***

✓ James William Exley  
Feb 26, 2025





402-1



3/18/2025

- Addresses
- Parcels
- Roads
- Citations

1:4,495  
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.2 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

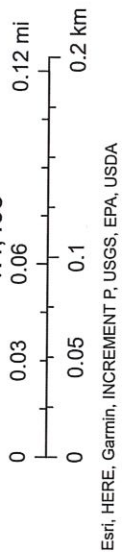


402-1



3/18/2025

1:4,495



# SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE GOVERNING AUTHORITY AS EVIDENCED BY THE SIGNATURES SHOWN ON THIS PLAT  
 O.C.G.A. Section 15-6-67 (c)(3)(A)(i)  
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or resolutions 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.



EFFINGHAM COUNTY GOVERNING AUTHORITY

DATE:

LAND SURVEYOR

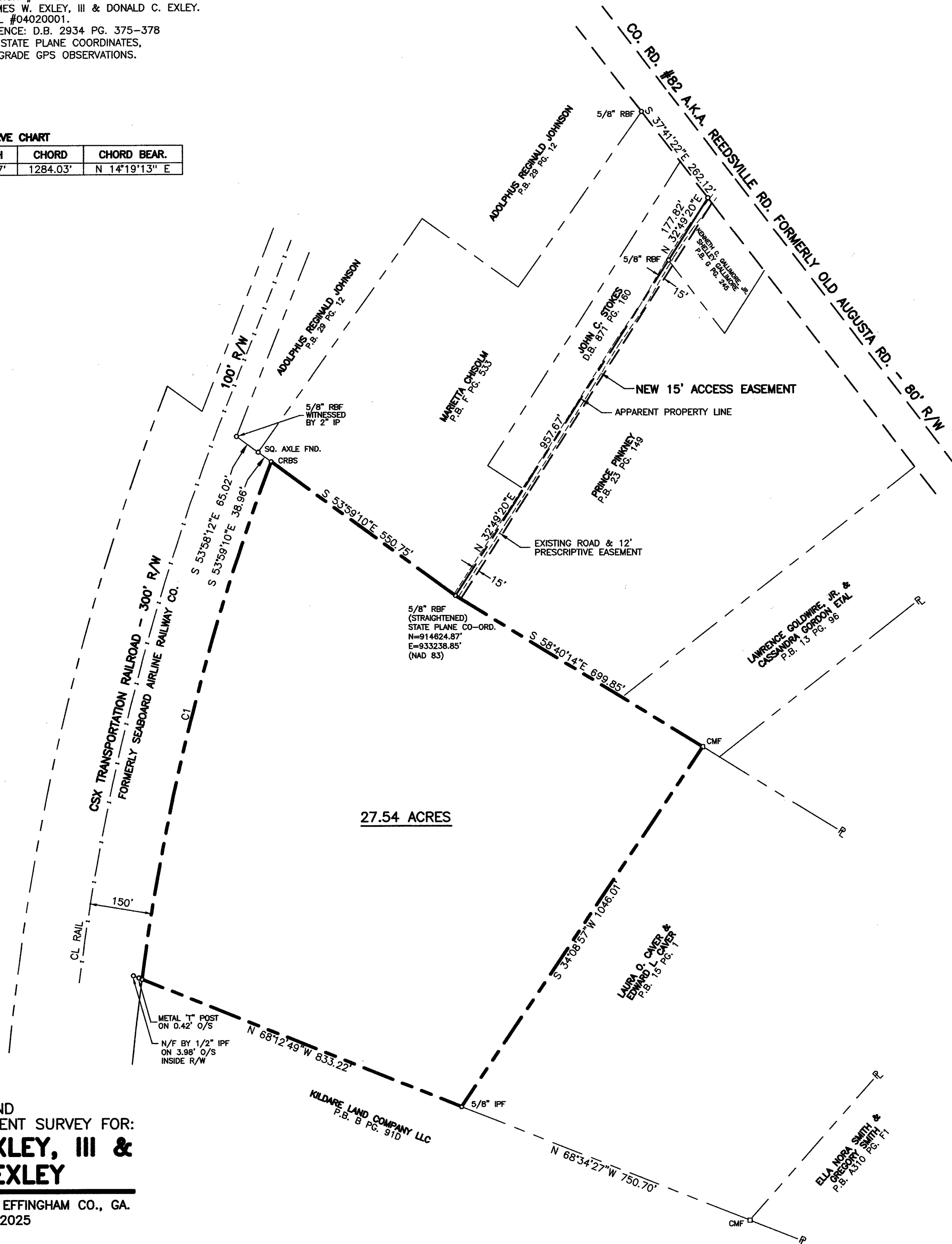
DATE:

## NOTES:

1. PLAT E.O.C. - 1' IN 976,669'
2. THIS ENTIRE SURVEY WAS COMPLETED USING GPS EQUIPMENT.
3. THE GPS RECEIVERS USED WERE CARLSON BRX6+ & BRX7+ RECEIVERS USING L1, L2, & L5 FREQUENCIES WITH 5 CONSTELLATIONS.
4. ALL POINTS COLLECTED WITH SURVEY GRADE GPS HAD AN AVERAGE POSITIONAL TOLERANCE OF 0.028' OF ALL SAMPLES WITH A 95% CONFIDENCE LEVEL.
5. CERTIFICATE OF AUTHORIZATION # - LSF000094
7. CURRENT OWNERS ARE JAMES W. EXLEY, III & DONALD C. EXLEY. EFFINGHAM COUNTY PARCEL #04020001.
8. SUBJECT PROPERTY REFERENCE: D.B. 2934 PG. 375-378
9. COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS.

## CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	5586.33'	1286.87'	1284.03'	N 14°19'13" E



## EASEMENT SURVEY AND BOUNDARY RETRACEMENT SURVEY FOR: **JAMES W. EXLEY, III & DONALD C. EXLEY**

LOCATION: 11TH. G.M.D. EFFINGHAM CO., GA.  
 SURVEYED: JANUARY 30, 2025

PLAT DATE: JANUARY 30, 2025  
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113  
 SCALE: 1" = 200'



DRAWN BY: H.N.

JN25012.CRD & JN25012EASEMENT.DWG

JAMES M. ANDERSON & ASSOCIATES, INC.  
 REGISTERED LAND SURVEYORS  
 P.O. BOX 894 104 OAK STREET  
 STATESBORO, GA. 30459  
 PHONE: (912) 764-2002