



VAR-24-21

Variance Application

Status: Active

Submitted On: 8/19/2024

Primary Location

138 Greystone Drive
Guyton, GA 31312

Owner

HARBISON JORDAN TAYLOR
AND SARA MILDRED
138 GREYSTONE DR GUYTON,
GA 31312

Applicant

Jordan Harbison
 727-400-2626
 saraharbison90@gmail.com
 138 Greystone Dr
Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

10/08/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description*

to allow for a reduction in minimum pool setbacks.

Public Notification Letters Mailed*

09/16/2024

Location Information*

138 Greystone Drive

Staff Description

section 3.41.3

Planning Board Ads

09/18/2024

Board of Commissioner Ads

10/16/2024

🔒 Commissioner District*

4th

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

359A

🔒 Parcel#*

29

🔒 Applicant Name*

Jordan Harbison

General Information

Zoning District*

R-1

Map/Parcel Number*

0395A029

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Can't meet setbacks for inground pool installation.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Jordan Harbison

Applicant Phone Number*

3523027776

Applicant Email Address*

saraharbison90@gmail.com

Applicant Address*

138 Greystone Dr

City*

Guyton

State*

GA

Zip Code*

31312

Signature

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

Digital Signature*

✓ Jordan Taylor Harbison

Aug 8, 2024



EMC ENGINEERING SERVICES, INC.
 23 East Charlton Street
 Savannah, Georgia 31412
 Phone: (912) 232-6533
 Fax: (912) 232-2920

**GREYSTONE SUBDIVISION,
 FORMERLY THE KESSLER TRACT
 PREPARED FOR:
 R. THERON RAHN CONSTRUCTION CO.**

| REVISIONS | No. | BY | DATE |
|-----------|-----|----|------|
| | | | |
| | | | |
| | | | |

DESIGN: MDM
 GRAPHICS: MY
 REVIEW: CWT
 DATE: DEC. 2006
 SCALE: 1" = 100'
 PROJECT: 05-0031
 SHEET: 1 OF 2

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LEGEND
 * R/W ROW ROAD FOUND
 * C/CAF CONC. MON. FOUND
 * O ROW ROAD SET
 * D/CAF CONC. MON. SET

GREYSTONE SUBDIVISION
 TOTAL AREA: 9179 ACRES
 127 LOTS

RECORDING
 PAGE NO. 51
 7007 SPT-10
 7007 SPT-10
 7007 SPT-10

IN MY PROFESSIONAL OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

CHARLES W. TITEN, P.E.
 CA. REG. L.S. NO. 2345
 NOV. 1929

- NOTES:**
- EXISTING LAND USE: WOODLANDS/AGRICULTURAL
 - PROPOSED LAND USE: RESIDENTIAL
 - WATER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY WATER SYSTEM
 - WASTEWATER FROM EACH SITE WILL BE TREATED BY EFFINGHAM COUNTY WASTE TREATMENT FACILITY.
 - ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES.
 - PROPERTY OWNERS ARE SUBJECT TO PENALTY BY THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES, WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
 - BASED ON MY OBSERVATION, THIS SUBDIVISION IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA, COMMUNITY NO. 130076, PANEL NO. 0155-C, MAP DATED SEPTEMBER 3, 1992.
 - WETLANDS DELINEATED BY EMC ENGINEERING SERVICES INC. IN MARCH 2006 AND USAGE APPROVED FILE #200609494.
 - DETENTION PONDS 1, 2, 3, AND THE COMMON AREA SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
 - SETBACKS:
 35' FRONT SETBACK UNLESS OTHERWISE SHOWN
 35' SIDE SETBACK (STREET)
 25' REAR SETBACK
 - ZONING: R-1
 - OWNER:
 R. THERON RAHN CONSTRUCTION COMPANY
 685 RALPH RAHN ROAD
 ARCONA, GEORGIA, 31208

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 36.00' | S45°17'53"E |
| L2 | 36.00' | S45°17'53"E |
| L3 | 36.00' | S45°17'53"E |
| L4 | 36.00' | S45°17'53"E |
| L5 | 36.00' | S45°17'53"E |
| L6 | 36.00' | S45°17'53"E |
| L7 | 36.00' | S45°17'53"E |
| L8 | 36.00' | S45°17'53"E |
| L9 | 36.00' | S45°17'53"E |
| L10 | 36.00' | S45°17'53"E |
| L11 | 36.00' | S45°17'53"E |
| L12 | 36.00' | S45°17'53"E |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CH BEARING |
|-------|---------|---------|------------|---------|---------|-------------|
| C1 | 312.85' | 180.00' | 99°24'00" | 214.14' | 275.58' | S03°48'00"E |
| C2 | 265.38' | 180.00' | 81°39'22" | 182.52' | 241.25' | S52°00'15"E |
| C3 | 96.89' | 180.00' | 30°46'39" | 69.24' | 85.53' | S52°21'15"E |
| C4 | 96.89' | 180.00' | 30°46'39" | 69.24' | 85.53' | S89°01'26"W |
| C5 | 195.81' | 120.00' | 63°20'21" | 127.54' | 174.73' | S84°40'07"E |
| C6 | 175.26' | 120.00' | 64°39'22" | 109.34' | 160.63' | S84°09'15"E |
| C7 | 249.27' | 50.00' | 285°10'45" | 37.46' | 60.00' | N43°33'55"E |
| C8 | 15.80' | 50.00' | 285°10'45" | 37.46' | 60.00' | N57°24'17"E |
| C9 | 23.71' | 180.00' | 73°24'48" | 10.39' | 15.79' | S52°21'15"E |
| C10 | 23.71' | 180.00' | 73°24'48" | 10.39' | 15.79' | S89°01'26"W |
| C11 | 31.07' | 180.00' | 89°45'07" | 14.276' | 18.372' | N03°48'10"E |
| C12 | 209.23' | 120.00' | 87°45'53" | 125.08' | 249.93' | S85°25'26"W |

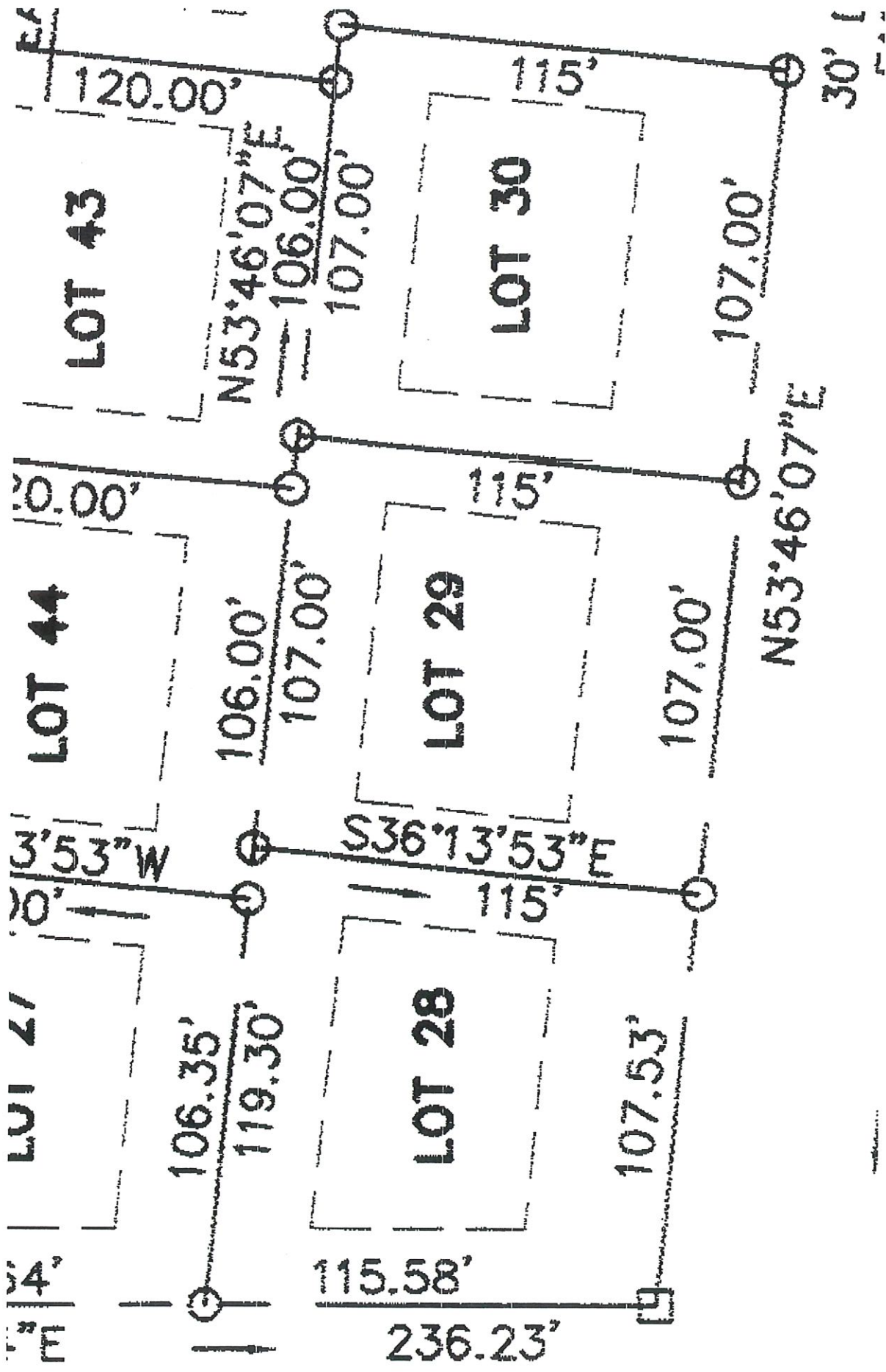
BENCHMARK
 NAIL IN POWER POLE
 ELEV. 74.51'
 BY OTHERS

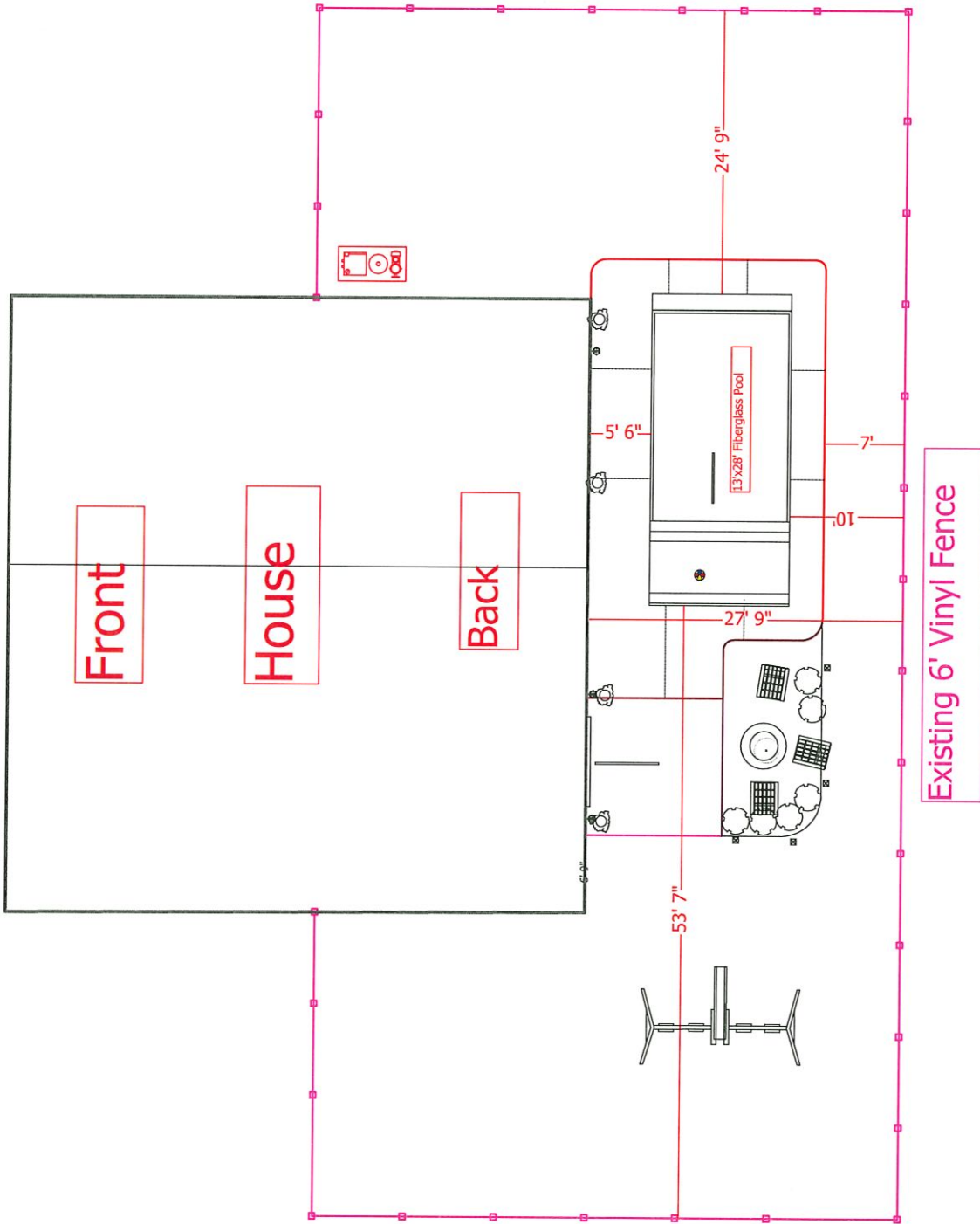
REFERENCE:

- PLAT OF 81.6 ACRES KESSLER ELIZABETH H. BY GARDNER 20, 2004.
- PLAT OF 81.6 ACRES KESSLER ELIZABETH H. BY GARDNER 20, 2004.
- PB A, PAGE 183F
- PB F, PAGE 47Z
- PB B, PAGE 103
- PB F, PAGE 635
- PB 24, PAGE 61

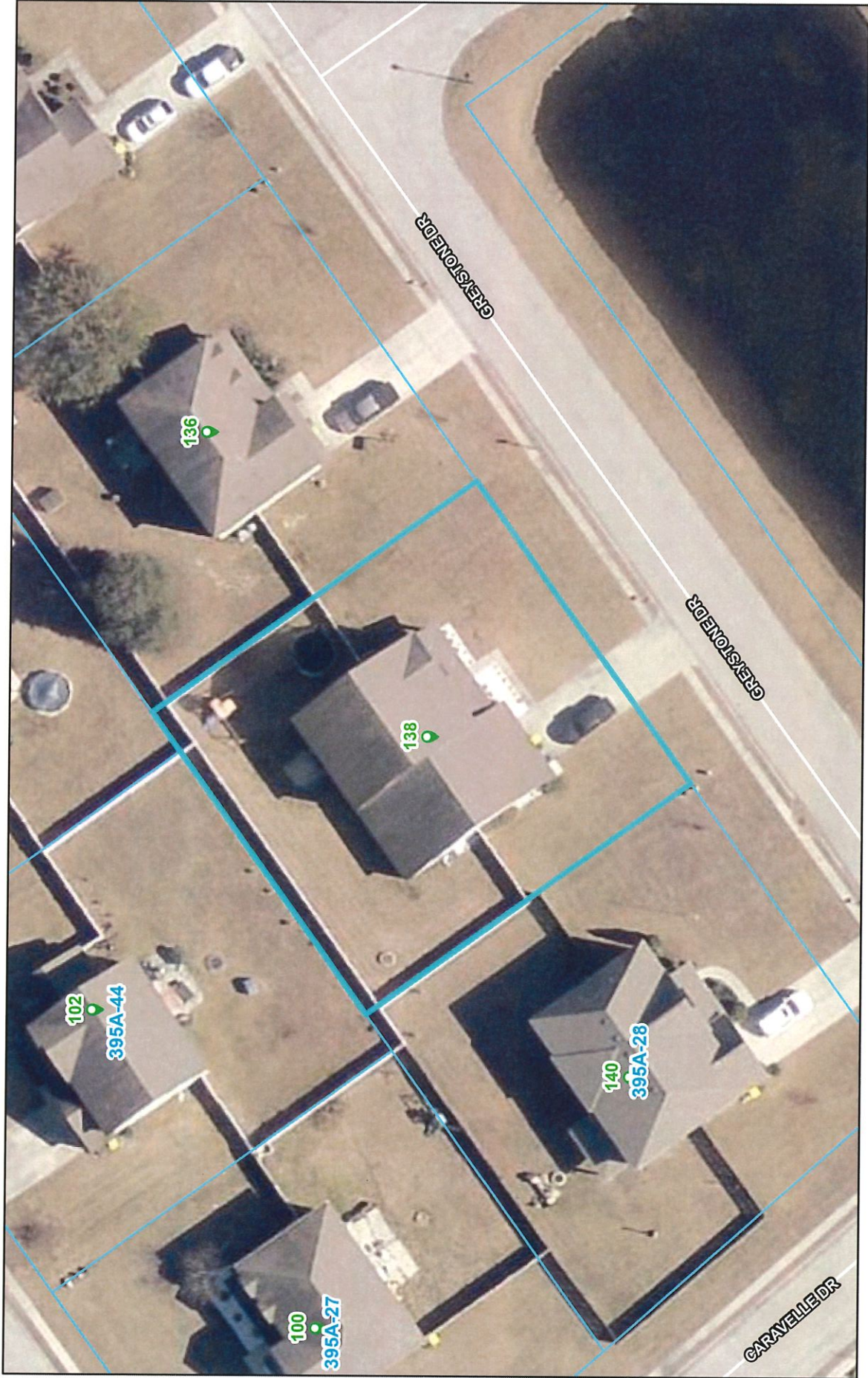
AREA: 2,894.88 ac. 9179 ac.±
 E.O.C. FIELD: 1/25/08
 ADJUSTMENT METHOD: COMPASS RULE
 ANGULAR ERROR PER POINT: 00'00"02"
 EQUIPMENT USED: SOKKIA SET 4-A
 FIELD SURVEY WAS COMPLETED IN: DEC. 2006

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395A-29



8/26/2024

Addresses Roads Parcels

1:562
0 0.01 0.02 mi
0 0.01 0.02 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

395A-29



8/26/2024

- Addresses
- Parcels
- Effingham County Zoning
- Roads
- R-1

