

ATTACHMENT A - VARIANCE APPLICATION

Applicant/Agent: (Wayne Bowen) 124 Goshen LLC / Adrian Webber (AGENT) Application Date: 3/7/23
Applicant Email Address: adrian@savcommercial.com

Phone # 843-301-2900
Applicant Mailing Address: 108 Hidden Lake Drive
City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Wayne Bowen
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): ~~Wayne~~ wgbowen@yahoo.com
Phone # 912-617-5341

Owner's Mailing Address: 108 Hidden Lake Drive
City: Rincon State: GA Zip Code: 31326

Property Location: 124 Goshen Rd Ext Rincon, GA
Name of Development/Subdivision: Twenty One Centre Commercial Park
Present Zoning of Property B-3 Tax Map-Parcel # 04650018 Total Acres .91 Lot 18

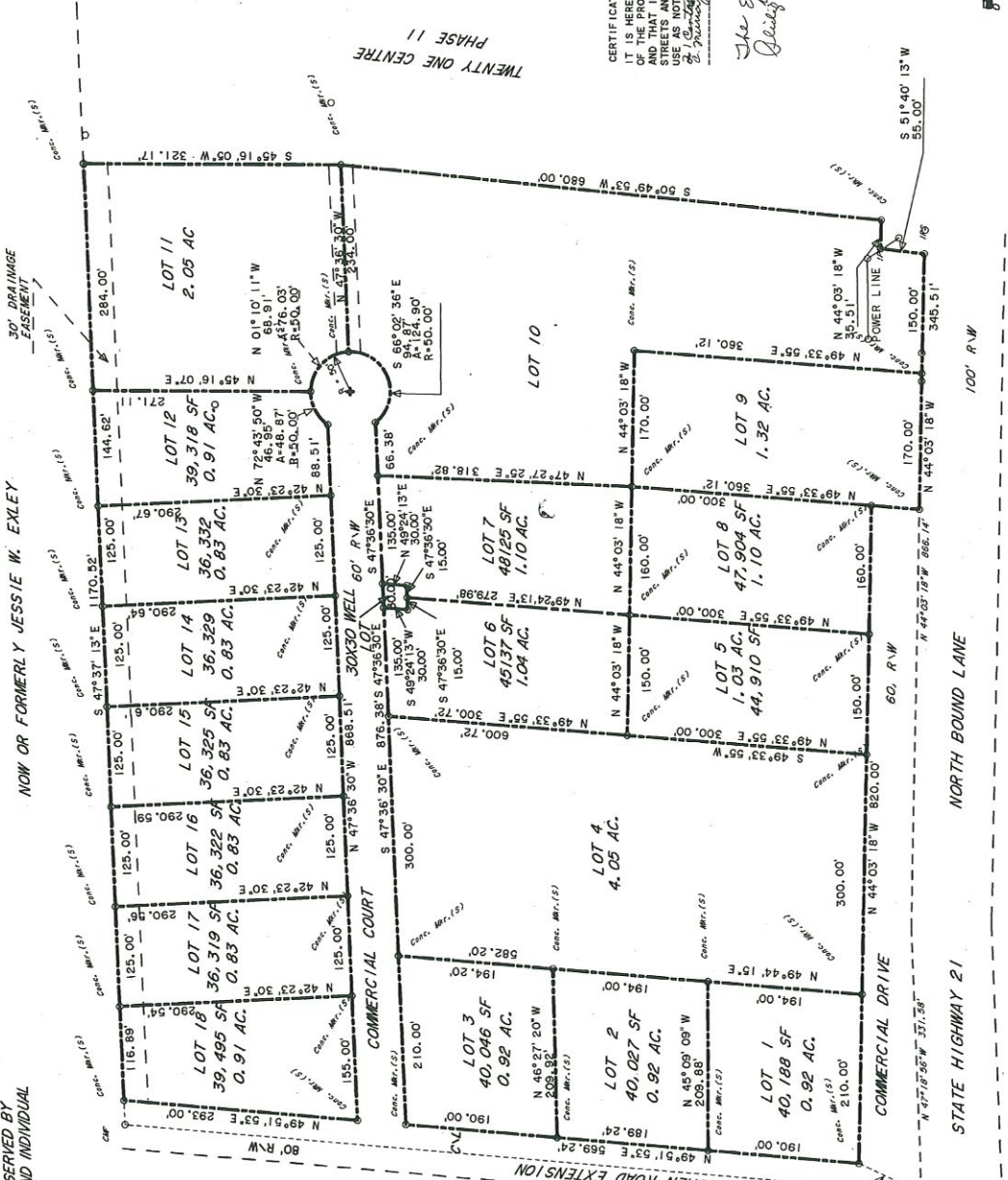
VARIANCE REQUESTED (provide relevant section of code): _____

Describe why variance is needed: The buildings along Commercial
Crt currently exist with no discernable buffers
Existing buildings are too close to allow for
any Required Buffers
How does request meet criteria of Section 7.1.8 (see Attachment C): _____

Applicant Signature:  Date: 3/7/23

REMAINING LOTS TO BE SERVED BY
 BY COMMUNITY WATER AND INDIVIDUAL
 SEPTIC TANKS.

NOW OR FORMERLY JESSIE W. EXLEY
 EASEMENT



TWENTY ONE CENTRE
 PHASE 11

CERTIFICATE OF OWNERSHIP & DEDICATION:
 IT IS HEREBY CERTIFIED THAT I AM THE OWNER
 OF THE PROPERTY SHOWN & DESCRIBED HEREON
 AND THAT THE SAME IS TO BE USED AS A
 STREET AND EASEMENTS TO PUBLIC OR PRIVATE
 USE AS NOTED.
Dee Eff Jones Co., Inc.
Dee Eff Jones Co., Inc.
 OWNER

SCALE: 1" = 100'

REVISED APRIL 3, 1996
 DATE: DECEMBER 4, 1995
 BY: WARREN E. POTTHRESS
 58 LUMBER STREET, SUITE 101
 SYLVANIA, GA. 30467
 TEL: (912) 867-3288
 EQUIP: TOPCON 303

THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSE RECISION OF AN ANGULAR
 ERROR OF 05 PER ANGLE POINT &
 WAS ADJUSTED USING COMPASS RULE.
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
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 MAP OR PLAT IS BASED HAS A
 CLOSE RECISION OF AN ANGULAR
 ERROR OF 05 PER ANGLE POINT &
 WAS ADJUSTED USING COMPASS RULE.

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF
 PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION.
Charles Wilson DIRECTOR
 DATE **4-17-96**

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
 ZONING ADMINISTRATION.
James L. ... ZONING ADMINISTRATOR
 DATE **4/17/96**

PROPERTY SURVEY
 FOR
 TWENTY ONE CENTRE
 COMMERCIAL PARK
 LOCATED 1 MI. SOUTH OF
 RINCON IN THE 9TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

CERTIFICATE OF APPROVAL FOR RECORDING
 PLANNING COMMISSION: THIS SUBDIVISION
 KNOWN AS
 TO COMPLY WITH THE EFFINGHAM
 PLANNING COMMISSION HAS
 APPROVED THE REGULATIONS AND
 EFFINGHAM COUNTY PLANNING COMMISSION ON
 THE 25th DAY OF MARCH 1996 FOR RECORDING
 IN THE OFFICE OF THE CLERK OF COURTS OF
 EFFINGHAM COUNTY, GEORGIA.

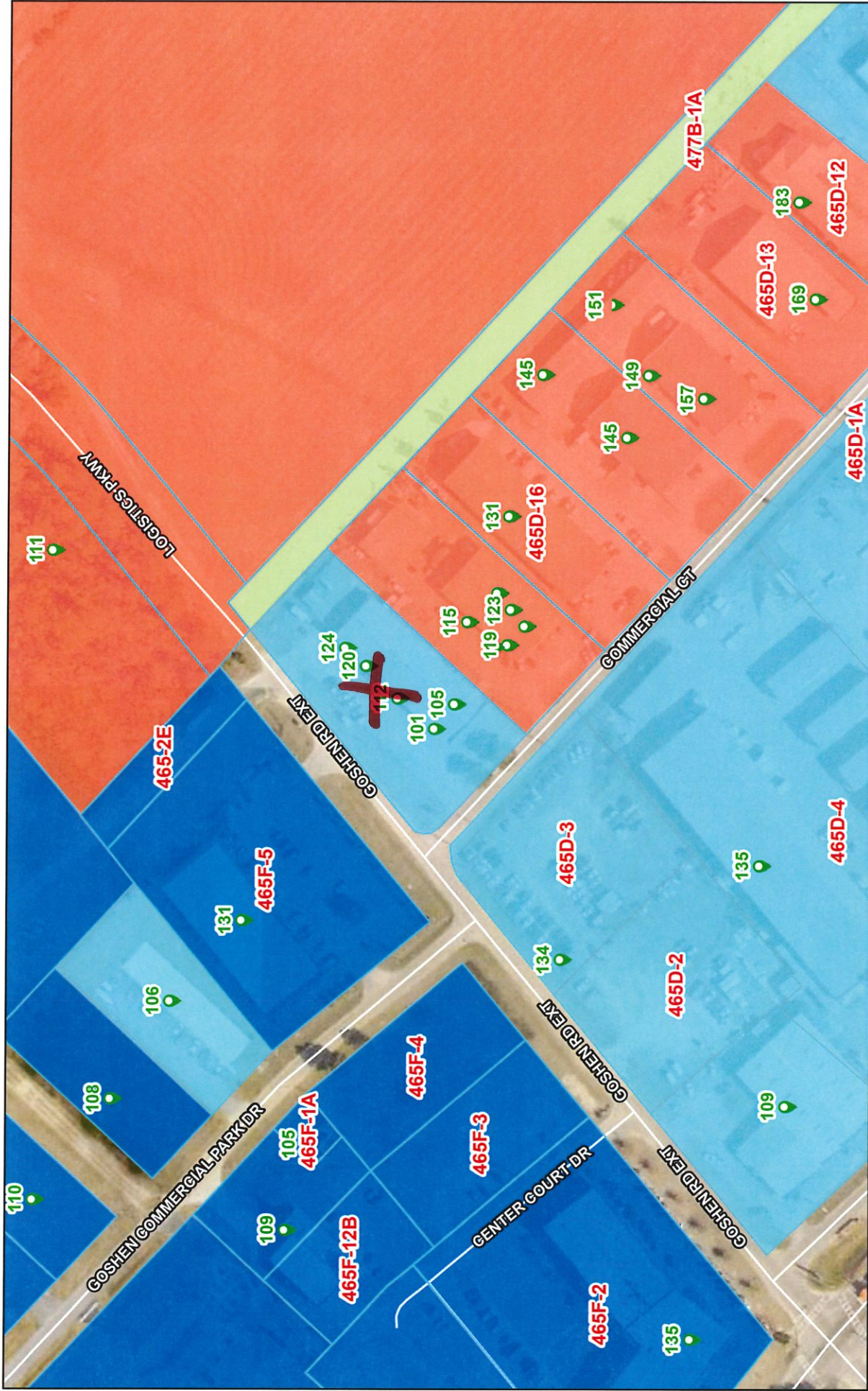
A. ... CHAIRMAN
... SECRETARY
 DATE **4-17-96**



465D-18



465D-18



3/10/2023

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

● Address Points
 Tax Parcels
 Roads
 Effingham County Zoning
 B-2
 I-1
 B-3 Efn_fin_cache
 Green: Band_2
 Red: Band_1
 AR-1