



Record No:
VAR-26-5

Primary Location

Applicant

32.261004,
-81.225400

Alex Long

Variance
Application
Status: Active
Submitted On:
2/19/2026

Owner



No owner information

PO Box 1190
Rincon, GA 31326

Staff Review

Board of Commissioner Meeting Date*

03/17/2026

Notification Letter Description*

To allow for a decrease in required setbacks in AR-1.

Public Notification Letters Mailed*

02/23/2026

Location Information*

Whitehall Ave

Staff Description


Section 5.1

Board of Commissioner Ads

02/25/2026

Commissioner District*


2nd

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

465H

Parcel#* 

235A

Applicant Name* 

Lawrence Long

General Information

Zoning District*

AR-1

Map/Parcel Number*

465H-235A

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

This is a non-conforming AR1 subdivision, a variance is needing to revert to the setbacks listed on the building setbacks listed on the covenants.

How does request meet criteria of Section 7.1.8?

This is a non-conforming AR1 subdivision

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Alexander 3 Investments, LLC

Applicant Phone Number*



Applicant Email Address*



Applicant Address*

PO Box 1190

City*

Rincon

State*

GA

Zip Code*

31326

Signature

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

Digital Signature*

 Lawrence A Long, III

Feb 19, 2026

Plat Book 2



DETAIL AT STREET INTERSECTION



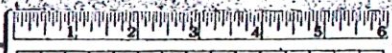
WESTWOOD HEIGHTS SUBDIVISION

PLAT OF PORTION OF SECTIONS A, C, AND D

EFFINGHAM COUNTY, GEORGIA

SURVEYOR: HAROLD R. JOHNSON

SCALE: 1" = 200'



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

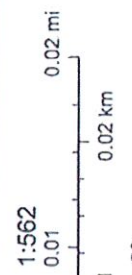
Harold R. Johnson
SURVEYOR

Whitehall Avenue / 465H-235A



2/9/2026

● World_Boundaries_and_Places
 Parcels
 FEMA Flood Zone
● Addresses
 Roads
X AREA OF MINIMAL FLOOD HAZARD
 World Imagery
 Citations



Microsoft, Vantor, Esri, HERE, Garmin, IPC

465H-235A



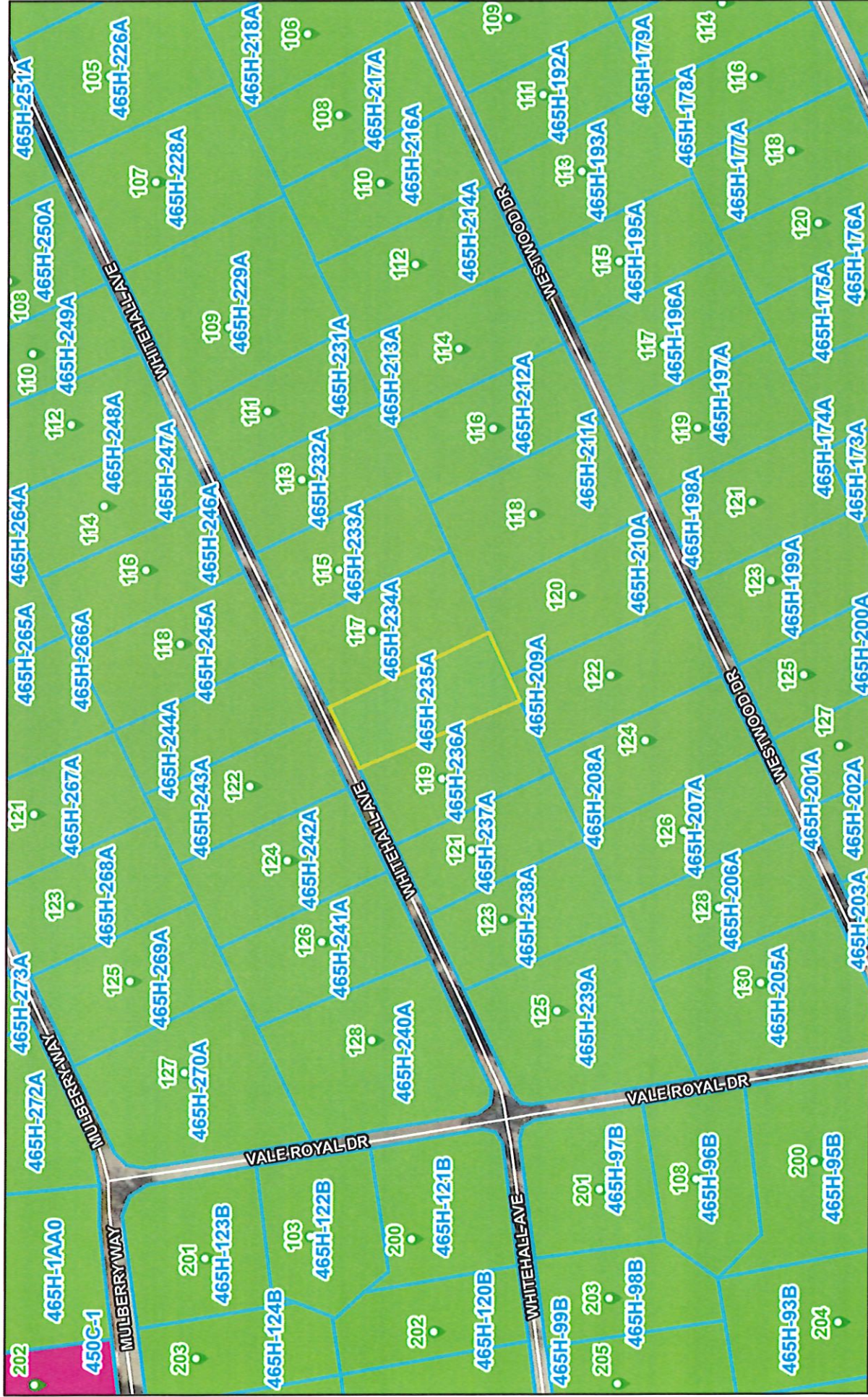
2/20/2026
World_Boundaries_and_Places
Addresses
Roads
Parcels

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

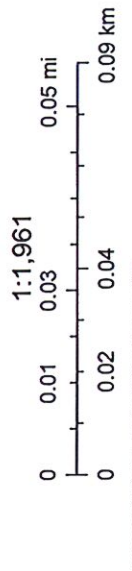
Citations
30cm Resolution Metadata

1:980
0 0.01 0.02 0.04 mi
0 0.01 0.02 0.04 km
Microsoft, Vantor, Esri, HERE, Garmin, IPC

465H-235A



2/20/2026

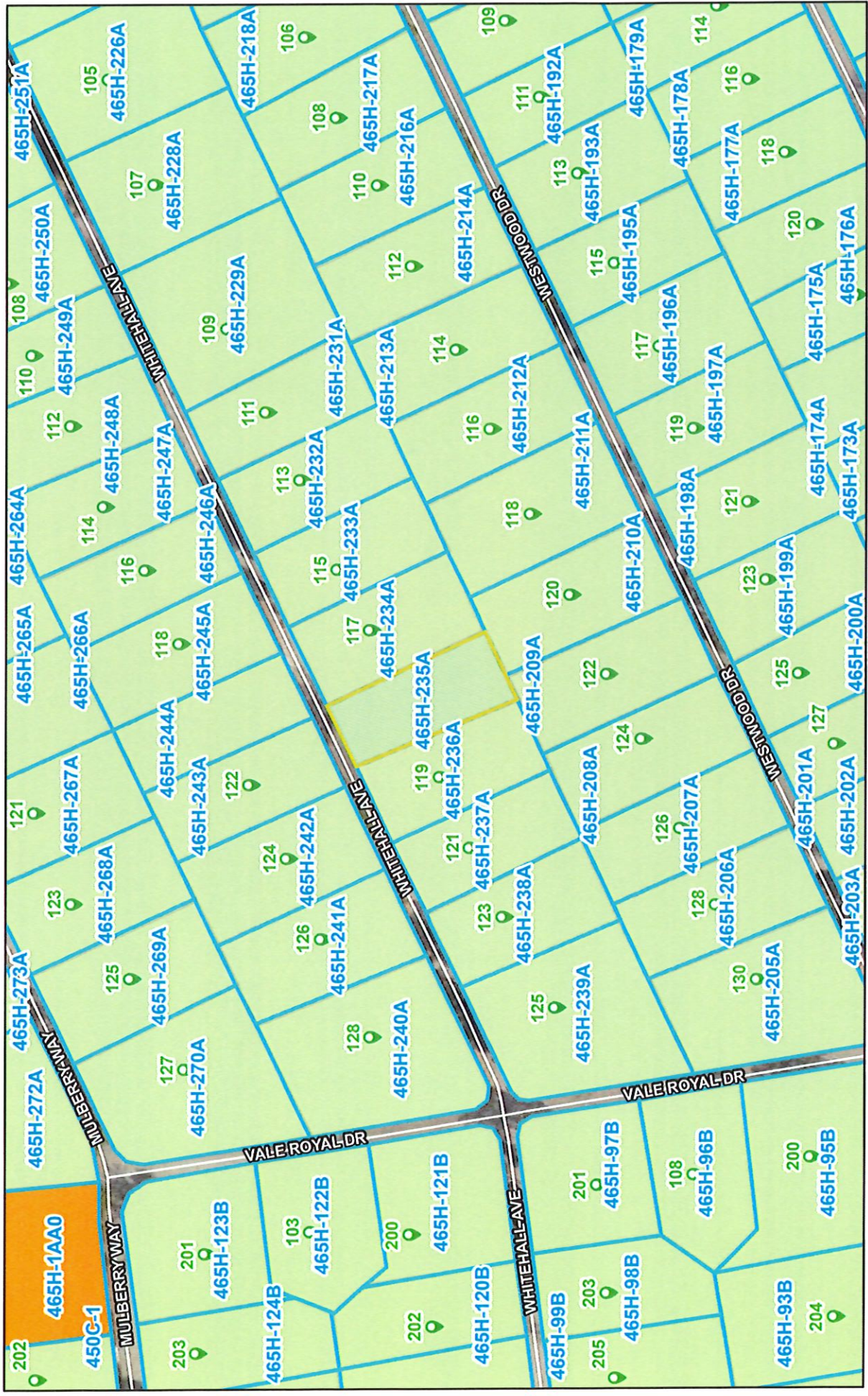


1:1,961
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

- World_Boundaries_and_Places
- Addresses
- Roads
- Parcels
- Zoning
- World Imagery
- Low Resolution 15m Imagery
- R-1
- AR-1

Microsoft, Vantor, Esri, HERE, Garmin, IPC

465H-235A



2/20/2026

1:1,961

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

World_Boundaries_and_Places
Addresses
Roads

Parcels
FLUM Areas
Agricultural-Residential

Utility
World Imagery
Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

Microsoft, Vantor, Esri, HERE, Garmin, IPC