



VAR-25-22

Variance Application

Status: Active

Submitted On: 8/7/2025

Primary Location

32.427264, -81.370215

Owner

No owner information

Applicant



Adrian Webber



843-301-2900



adrian@savcommercial.com



139 High Bluff Road

Rincon, GA 31326

Staff Review

Board of Commissioner Meeting Date*

09/02/2025

Notification Letter Description*

To allow for a decrease in the required minimum acreage for a RV park and to remove the requirement to provide an onsite storm shelter in R-4.

Public Notification Letters Mailed*

08/11/2025

Location Information*

Highway 21 North

Staff Description

Section 5.7.10.6 & 5.7.24.1

Board of Commissioner Ads

08/13/2025

Commissioner District*

3rd

🏠 Request Approved or Denied

—

🏠 Letter & ZMA Mailed

—

🏠 Map#*

315

🏠 Parcel#*

8

🏠 Applicant Name*

Adrian Webber as agent for DRD
Investments 2 LLC / James Dewberry

General Information

Zoning District*

R-4

Map/Parcel Number*

03150008

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

This is a former RV Park. In order to be in compliance with the current zoning, we will have to acquire a variance reducing the 15 acre minimum to 12 acres and remove the requirement for a storm shelter building.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Agent

Applicant Information

Applicant Name*

Adrian Webber

Applicant Phone Number*

8433012900

Applicant Email Address*

adrian@savcommercial.com

Applicant Address*

123 S Laurel Street Unit G

City*

Springfield

State*

GA

Zip Code*

31329

Owner of Record

Owner Name*

DRD Investments 2 LLC / James
Dewberry

Owner Phone Number*

9126587500

Owner Email Address*

jdewbe514@AOL.COM

Owner Address*

2 Royal Tern Ct

City*

Savannah

State*

GA

Zip Code*

31411

Signature

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

Digital Signature*



Adrian Corbbrey Webber

Aug 4, 2025

C

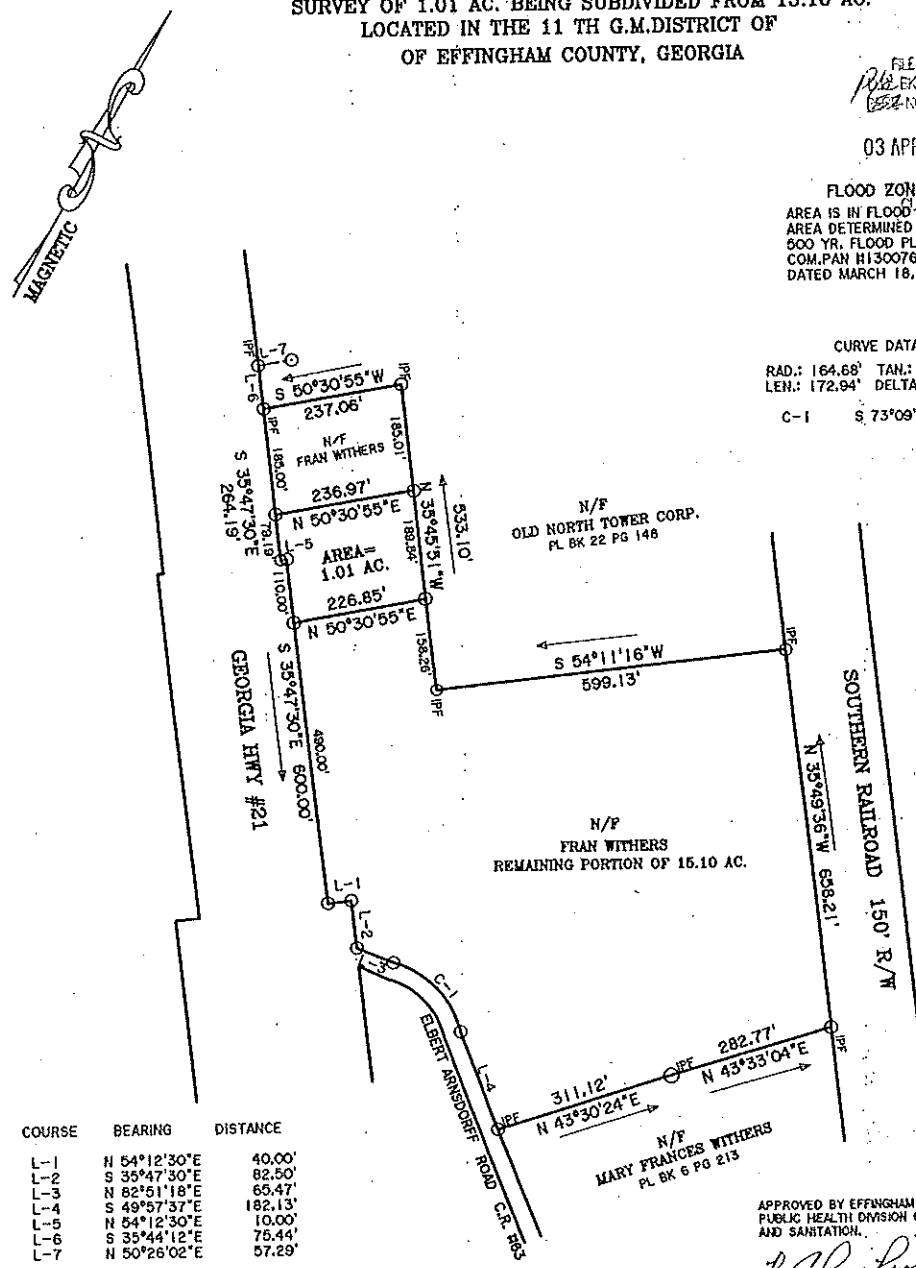
**SURVEY OF 1.01 AC. BEING SUBDIVIDED FROM 15.10 AC.
LOCATED IN THE 11 TH G.M.DISTRICT OF
OF EFFINGHAM COUNTY, GEORGIA**

FILED FOR RECORD
PLAT BK C-002
BOOK NO. C-1

03 APR -2 PH 3:42

FLOOD ZONE E.H. Z. HURSEY
AREA IS IN FLOOD ZONE X
AREA DETERMINED TO BE OUTSIDE
800 YR. FLOOD PLAIN.
COM.PAN H130076-0075-B
DATED MARCH 18, 1987

CURVE DATA
RAD.: 184.68' TAN: 95.41'
LEN.: 172.94' DELTA: 60°10'15"
C-1 S 73°09'17"E 165.10'



- LEGEND**
- IPF - IRON PIN FOUND
 - PS - IRON PIN SET
 - WM - WATER METER
 - WV - WATER VALVE
 - CM - CONCRETE MONUMENT
 - CB - CATCH BASIN
 - NH - HEAD WALL
 - FF - FINISHED FLOOR
 - BM - BENCH MARK
 - R/W - RIGHT-OF-WAY
 - W - WATER LINE
 - G - GAS LINE
 - E - OVERHEAD POWER LINE
 - S - SANITARY LINE

COURSE	BEARING	DISTANCE
L-1	N 54°12'30"E	40.00'
L-2	S 35°47'30"E	82.50'
L-3	N 82°51'18"E	65.47'
L-4	S 49°57'37"E	182.13'
L-5	N 54°12'30"E	10.00'
L-6	S 35°44'12"E	75.44'
L-7	N 50°26'02"E	57.29'

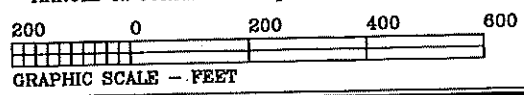
THE DATA UPON WHICH THIS SURVEY WAS BASED WAS A FIELD PRECISION ERROR OF ONE IN 31,742 FEET/HAVING ANGULAR ERROR OF 6 SEC/ANGLE POINT AND WAS ADJUSTED USING CRANDALL METHOD.

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

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAPS.

EQUIPMENT USED WAS A TOPCON, MODEL GTS 303. DATA ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF ONE FOOT IN 314,065

Harold R. Johnson
HAROLD R. JOHNSON RLS #1137



N/F
OLD NORTH TOWER CORP.
PL BK 22 PG 148

N/F
FRAN WITHERS
REMAINING PORTION OF 15.10 AC.

N/F
MARY FRANCES WITHERS
PL BK 6 PG 213

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION.

R. Ch. Hunt 1/14/03
DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

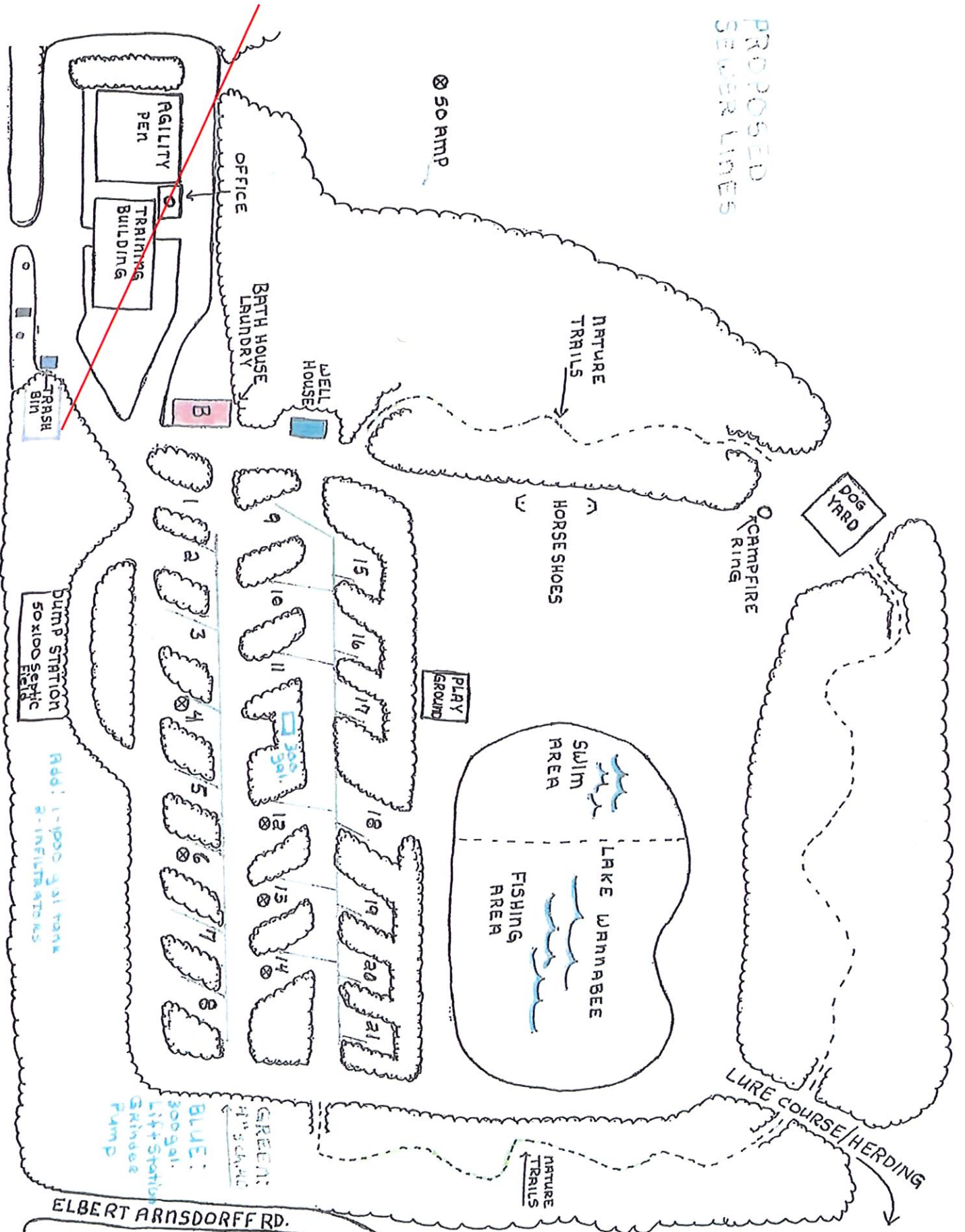
Joseph L. Davis 1/14/03
ZONING ADMINISTRATOR DATE

REVISED 01/13/02



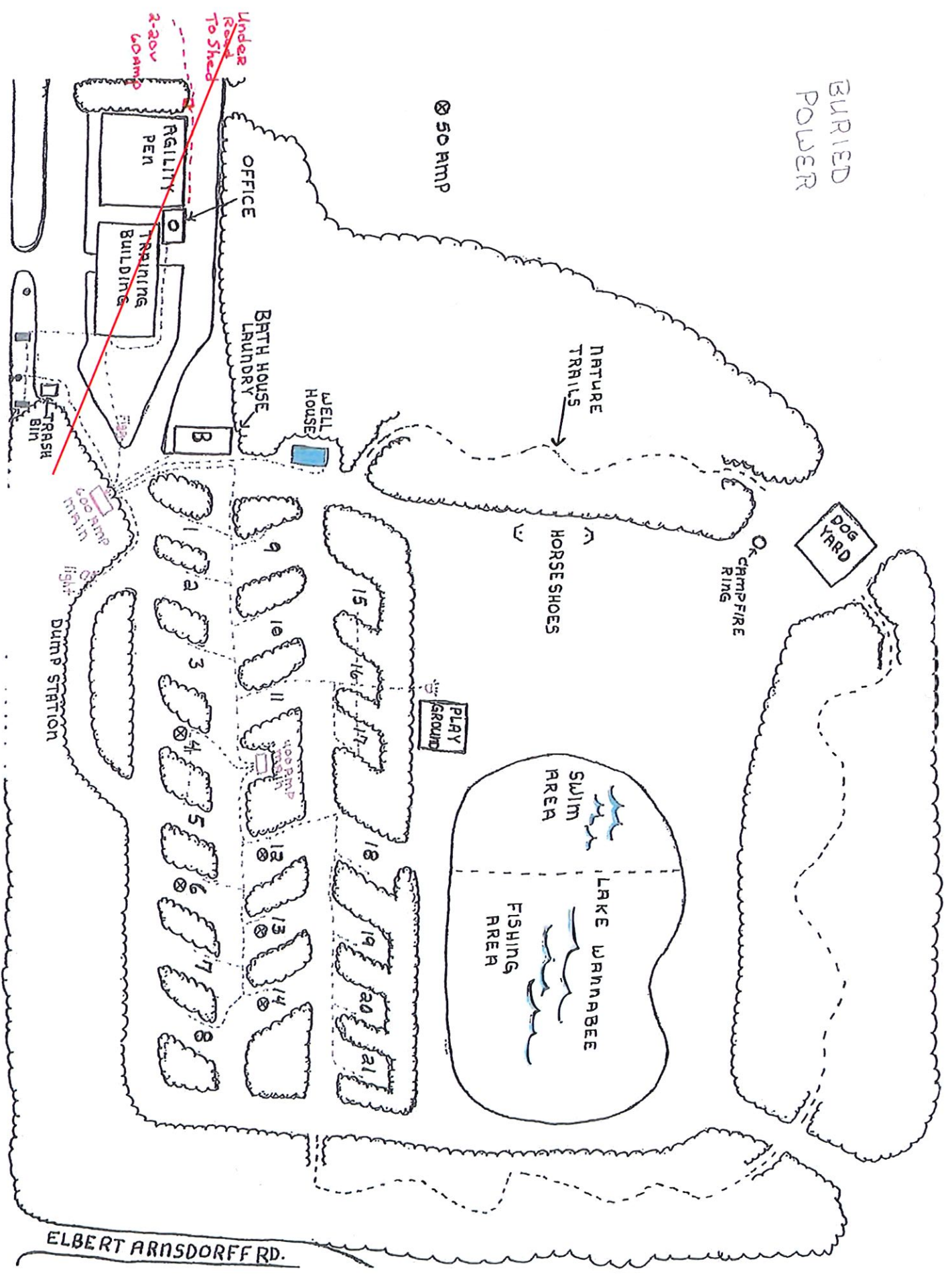
SURVEY FOR:	
MARY FRANCES WITHERS	
COUNTY	EFFINGHAM STATE GA.
DIST. 11 TH SUBD.	LOT
DATE: 06/30/02 SCALE: 1" = 200'	
JOB NUMBER 02139 TOTAL AREA = 1.01 AC.	
JOHNSON LAND SURVEYING CO., INC.	
103 S. BOYD AVE. P.O. BOX 1137	
RINCON, GEORGIA 31326	
PH: (912) 826-5283	

PROPOSED SEWER LINES



BURIED
POWER

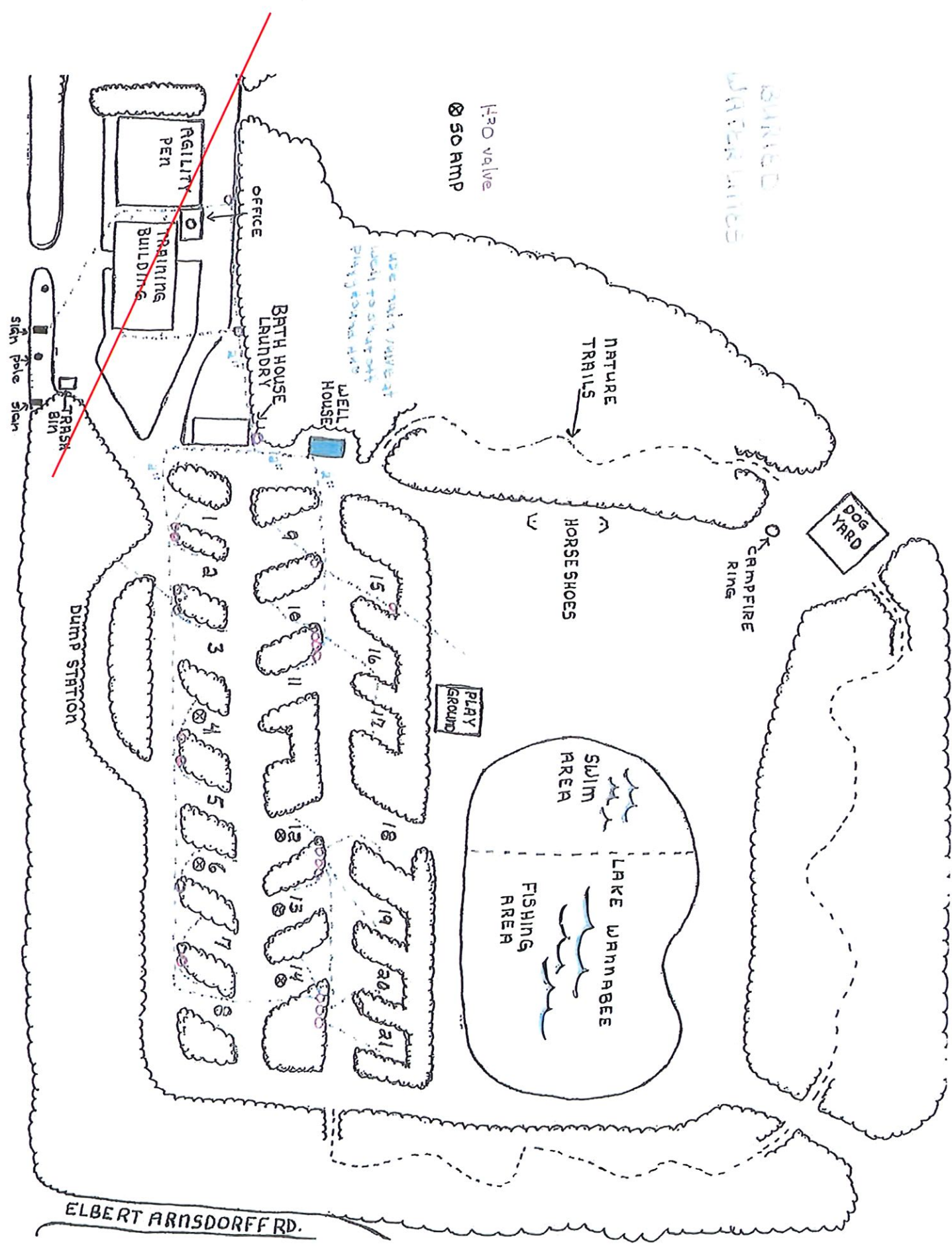
⊗ 50 AMP



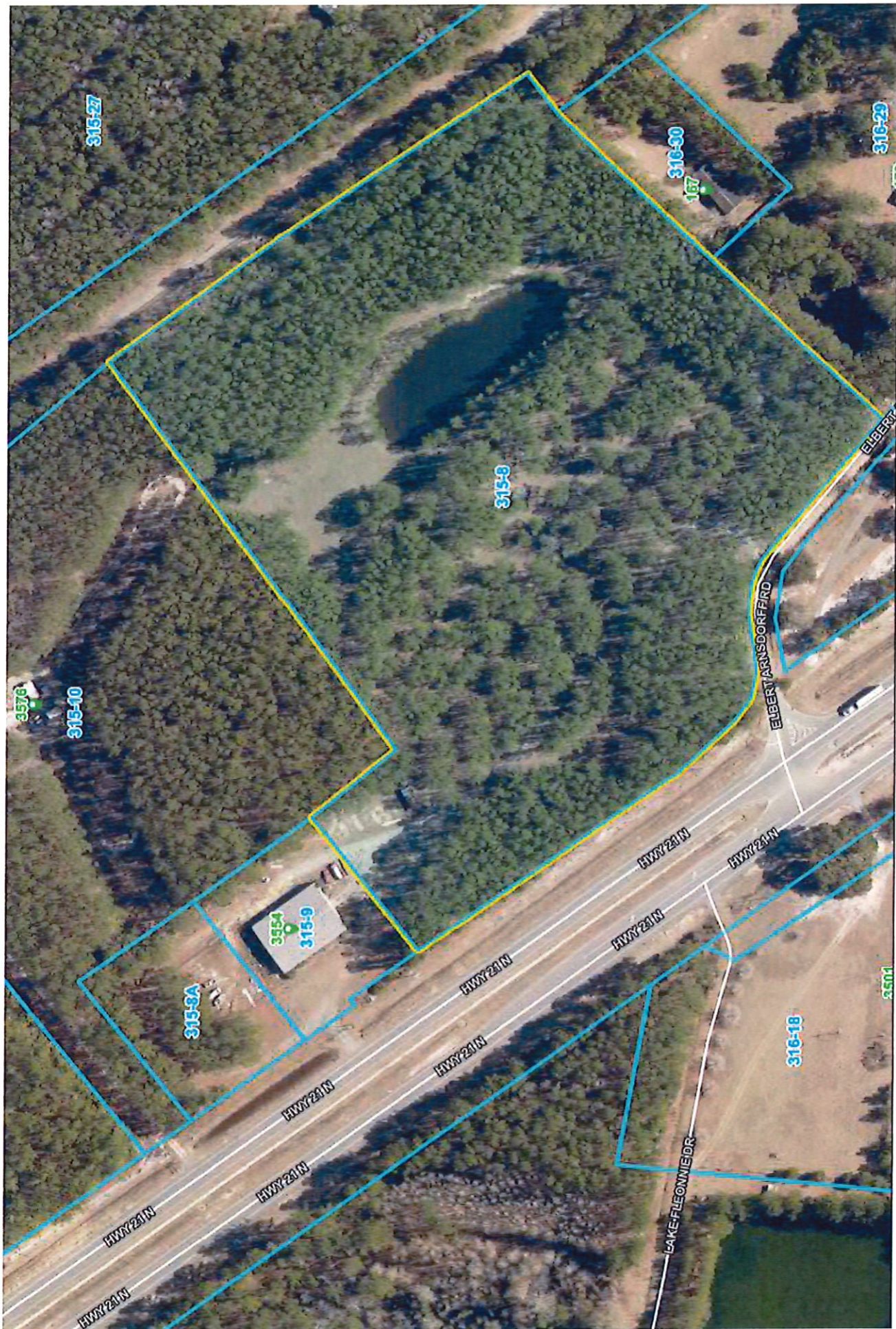
ELBERT ARNSDORFF RD.

BARBED
WIRE FENCES

H₂O valve
50 AMP

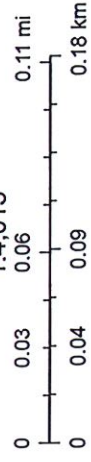


ELBERT ARNSDORFF RD.



[illegible]

1:4,013



Esrl, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

- Legend:
- Addresses
 - Roads
 - Zoning
 - Parcels
 - AR-1
 - AR-2
 - R-4
 - B-2
 - B-3
 - RR (Railroad)
 - Citations