



**Record No: VAR-26-2**

Variance Application

Status: Active

Submitted On: 1/14/2026

**Primary Location**

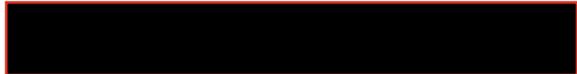
32.259333, -81.222639

**Owner**

No owner information

**Applicant**

Effingham County



804 South Laurel Street  
Springfield, GA 31329

## Staff Review

**Board of Commissioner Meeting Date\***

02/17/2026

**Notification Letter Description\***

From ordinance section 5.1.1

**Public Notification Letters Mailed\***

01/19/2026

**Location Information\***

Greene Drive

**Staff Description**

**Board of Commissioner Ads**

01/21/2026

**Commissioner District\***

2nd

**Request Approved or Denied**

—

**Letter & ZMA Mailed**

—

📍 Map#\*

465H

📍 Parcel#\*

138A

📍 Applicant Name\*

Effingham County

## General Information

Zoning District\*

AR-1

Map/Parcel Number\*

465H-138A

Is this concurrent with a Rezoning? \*

No

Describe why the variance is needed\*

To modify the current building setback requirements, so they align with the original setback standards outlined in the subdivision covenants.

How does request meet criteria of Section 7.1.8?

N/A

Who is applying for variance request?\*

Agent

# Applicant Information

**Applicant Name\***

Effingham County

**Applicant Phone Number\***

[REDACTED]

**Applicant Email Address\***

[REDACTED]

**Applicant Address\***

804 South Laurel Street

**City\***

Springfield

**State\***

Ga

**Zip Code\***

31329

# Owner of Record

Owner Name\*

Robert and Bonnie Mays

Owner Phone Number\*

[REDACTED]

Owner Email Address\*

[REDACTED]

Owner Address\*

116 Greene Drive

City\*

Rincon

State\*

Ga

Zip Code\*

31326

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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\*

 Kimberly Barlett

Jan 14, 2026

NOTE  
ALL CORNERS MARKED  
WITH IRON PIN

T STREET  
SECTION

Revises Original Map by  
Johnson, R.L.S. 6a-1137, Indicating  
Corrections To Lots No. 96 & 143.  
Have Also Been Made To  
Lots. A 21' R/W Has Been  
Added To Lots No. 106 & 107. Control  
Lines Have Been Placed & Are  
Shown.

ROLD R JOHNSON  
Harold R. Johnson

**REVISED PLAT**  
**WESTWOOD HEIGHTS SUBDIVISION**

PLAT OF PORTION OF SECTIONS A, B, C, AND D

EFFINGHAM COUNTY, GEORGIA

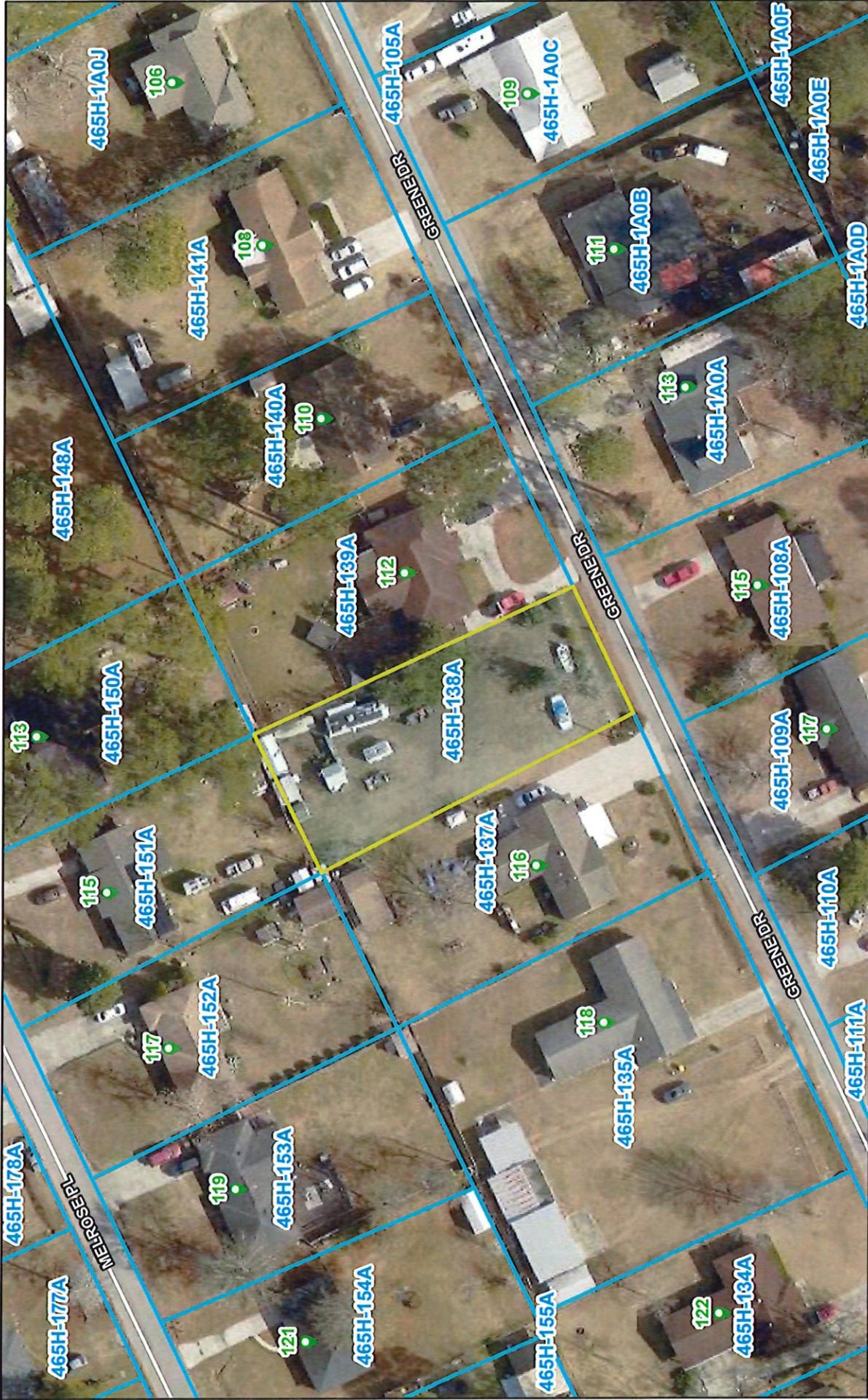
SCALE: 1" = 200'

SEPTEMBER 1963

I CERTIFY THAT IN MY OPINION, THIS IS A CORRECT COPY OF THE LAND PLATTED AND HAS BEEN PREPARED WITH THE MINIMUM STANDARD AND REQUIRED BY THE GEORGIA DEPARTMENT OF REVENUE.  
Harold R. Johnson  
HAROLD R. JOHNSON, R.L.S. 6A-1137

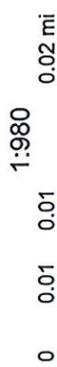


# 465H-138A



1/14/2026

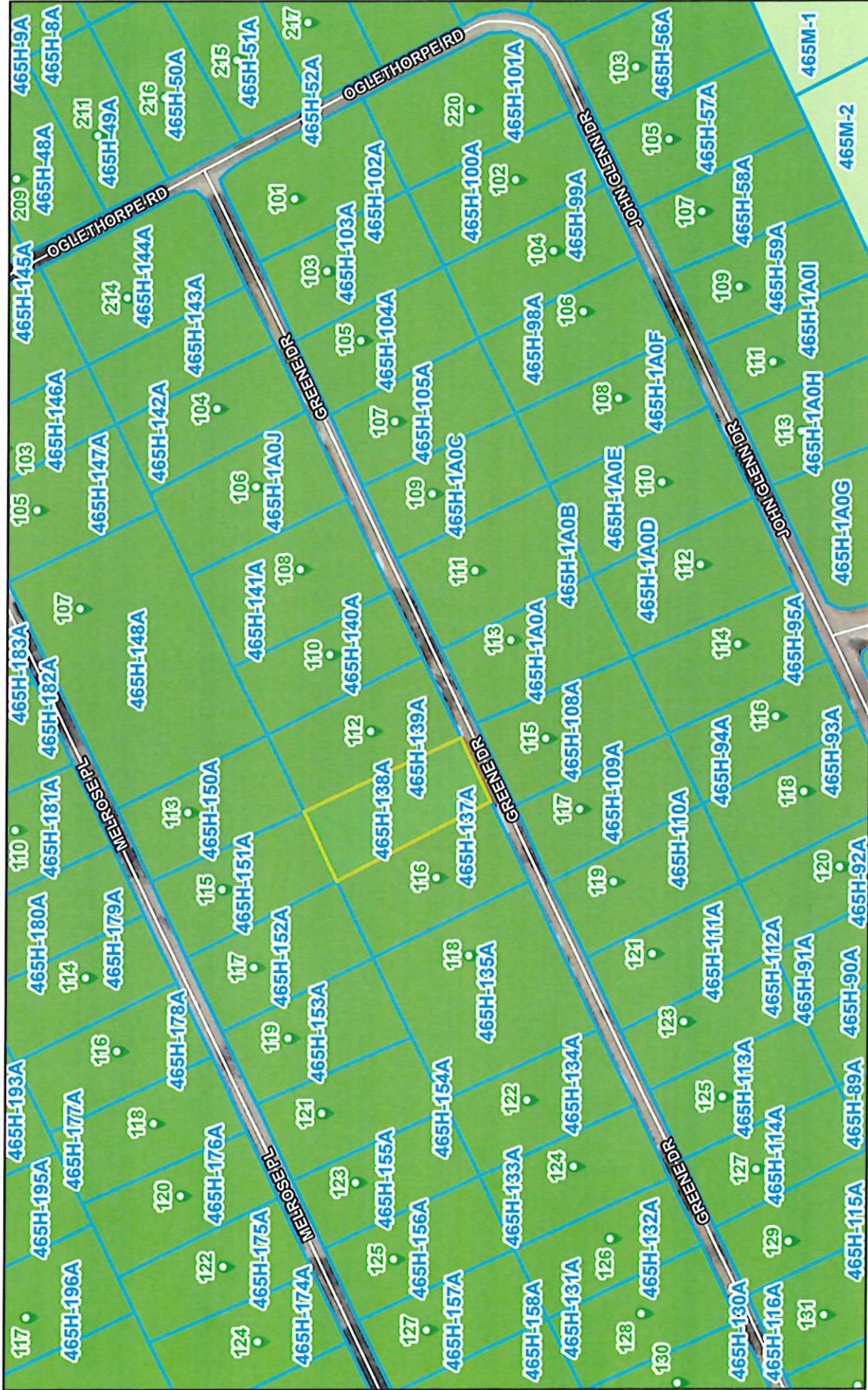
- Addresses
- Parcels
- Roads
- Citations



1:980

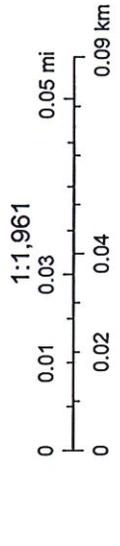
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# 465H-138A



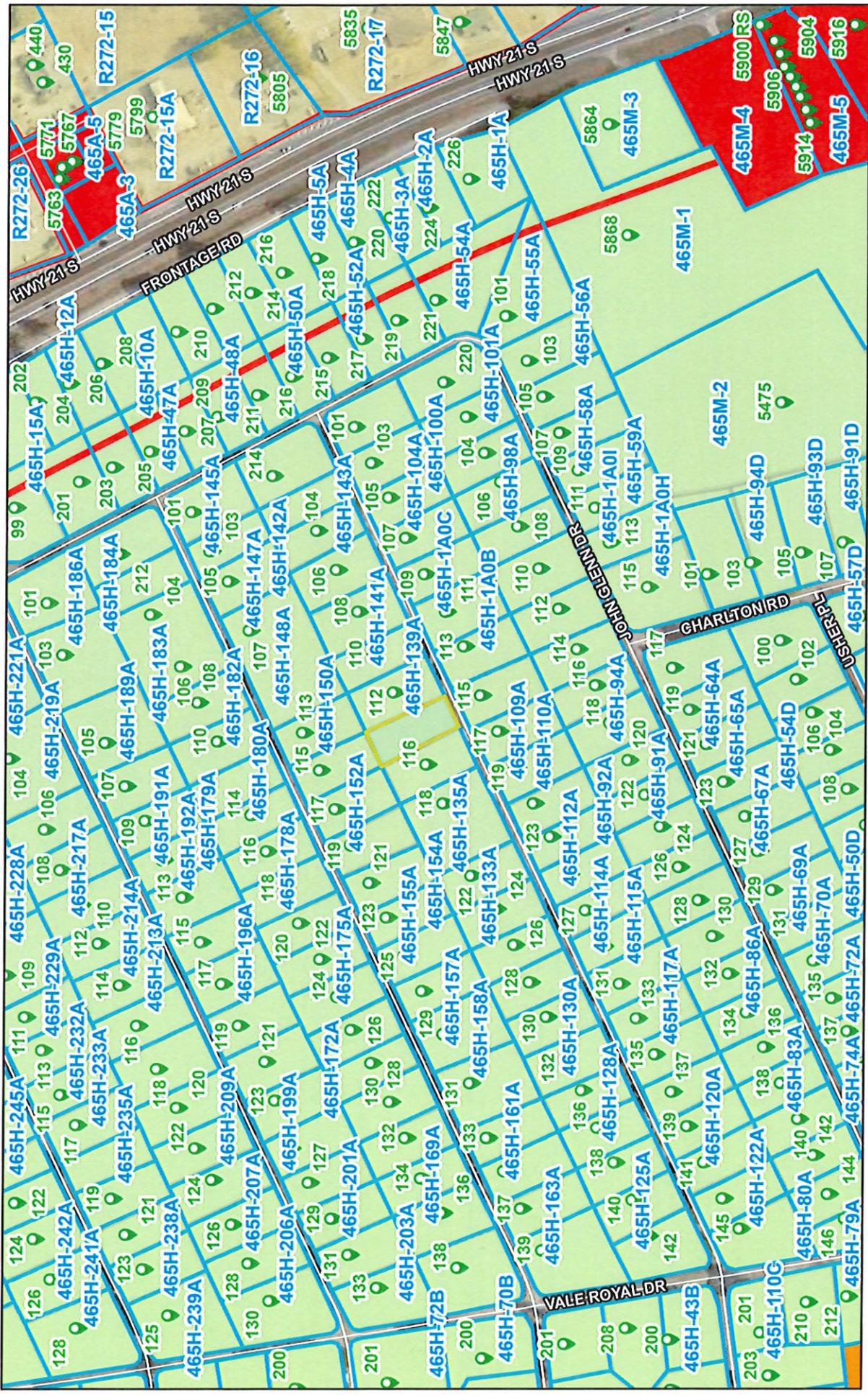
1/14/2026

- Addresses
- Parcels
- Zoning
- AR-1
- AR-2
- Roads
- Citations



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

# 465H-138A



1/14/2026

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Addresses Citations

Roads Municipal Boundaries

Parcels Utility

Character Areas Commercial Corridor Overlay

FLUM Areas Agricultural-Residential

Commercial

Commercial Corridor Overlay

Agricultural-Residential

Commercial

Utility

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

BELL FRANKLIN O  
114 JOHN GLENN DR  
RINCON, GA 31326

BRACKETT HAROLD M JR AND BARBARA  
123 MAPLE DR  
RINCON, GA 31326

CRANE JACQUELYN M AND RYAN  
116 MELROSE PL  
RINCON, GA 31326

DAVIS PHILLIP  
112 JOHN GLENN DR  
RINCON, GA 31326

EFFINGHAM RENTALS LLC  
P O BOX 359  
POOLER, GA 31322

FREISBERG GEORGE REESE  
109 WESTWOOD DR  
RINCON, GA 31326

GANTT BRENDA J OR, JAMES F  
115 MELROSE PLACE  
RINCON, GA 31326

HOFF TRACEY L  
116 JOHN GLENN DR  
RINCON, GA 31326

KENNEDY DARRELL  
117 GREENE DR  
RINCON, GA 31326

MARTIN DONALD E AND CONNIE  
109 GREENE DR  
RINCON, GA 31326

MAYS ROBERT L AND BONNIE J  
116 GREENE DR  
RINCON, GA 31326

MIKE THOMAS A SR  
107 MELROSE PL  
RINCON, GA 31326

MORAES LEONOR TERESA  
113 GREENE DR  
RINCON, GA 31326

PETTIT PATRICK JOHN AND DENISE AM  
114 MELROSE PL  
RINCON, GA 31326

RICHARDSON JEREMIAH  
113 MELROSE PL  
RINCON, GA 31326

RODRIGUEZ LOREDO ELVIA MIREYA  
111 GREENE DR  
RINCON, GA 31326

SCHOENHAAR CINDY  
119 MELROSE PL  
RINCON, GA 31326

SHEPHERD JESSICA M  
119 GREENE DR  
RINCON, GA 31326

SHERIDAN HAYDEN ROBERT  
121 MELROSE PL  
RINCON, GA 31326

SIMMONS THOMAS G AND CARRIE  
112 GREENE DR  
RINCON, GA 31326

SIXS INVESTMENTS LLC  
222 BOONE RD  
GUYTON, GA 31312

SPIRKO THOMAS AND MARGARET  
108 GREENE DR  
RINCON, GA 31326

SWAIN JOE C AND BRENDA D  
117 MELROSE PLACE  
RINCON, GA 31326

TAYLOR RONALD W AND PATRICIA A  
118 GREENE DR  
RINCON, GA 31326

WEBSTER GREGG ALAN  
115 GREENE DR  
RINCON, GA 31326