



### VAR-24-32

#### Variance Application

Status: Active

Submitted On: 10/4/2024

#### Primary Location

101 Little Jack Way  
Rincon, GA 31326

#### Owner

CANTRELL SEAN  
101 LITTLE JACK WAY RINCON,  
GA 31326

#### Applicant

Sean Cantrell  
 360-609-7284  
 seancantrell@msn.com  
 101 Little Jack Way  
Rincon, GA 31326

## Staff Review

#### Planning Board Meeting Date\*

11/05/2024

#### Board of Commissioner Meeting Date\*

11/05/2024

#### Notification Letter Description\*

To increase the maximum required height for an accessory structure.

#### Public Notification Letters Mailed\*

10/14/2024

#### Location Information\*

101 Little Jack Way

#### Staff Description

Section 3.3.1

#### Planning Board Ads

10/16/2024

#### Board of Commissioner Ads

10/16/2024

#### Commissioner District\*

5th

#### Request Approved or Denied

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🔒 Letter & ZMA Mailed

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🔒 Map#\*

445C

🔒 Parcel#\*

150

🔒 Applicant Name\*

Sean Cantrell

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## General Information

Zoning District\*

R-1

Map/Parcel Number\*

445C-150

Is this concurrent with a Rezoning? \*

Yes

Rezoning Submittal Date\*

10/04/2024

Describe why the variance is needed\*

Need height variance to allow for arched roof height, which allows storage.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?\*

Owner

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## Applicant Information

Applicant Name\*

Sean Cantrell

Applicant Phone Number\*

360-609-7284

Applicant Email Address\*

Seancantrell@msn.com

Applicant Address\*

101 Little Jack Way

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\*

Sean Patrick Cantrell

Oct 4, 2024

THE SUBDIVISION, IN ACCORDANCE WITH FLOOD INSURANCE RATE ACT OF 1968, AS AMENDED, AND WHEREAS, THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE CLERK OF THE COURT OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

*James Phillips* CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

*Cedric Jones* CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

THE SUBDIVISION, IN ACCORDANCE WITH FLOOD INSURANCE RATE ACT OF 1968, AS AMENDED, AND WHEREAS, THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE CLERK OF THE COURT OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

NO SEARCH OF THE PUBLIC RECORDS OF EFFINGHAM COUNTY, GEORGIA, HAS REVEALED ANY UNRECORDED INTERESTS APPLICABLE TO THE PROPERTY WAS PERFORMED BY SOUTHEAST ENGINEERING.

PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS. THE LOCATION OF ANY SUCH WETLANDS IS NOT SHOWN ON THIS PLAN. THE U.S. DEPARTMENT OF NATURAL RESOURCES, PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND ALL COORDINATES ARE BASED ON GEORGIA STATE PLANE NAD 83.

WATER AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF EFFINGHAM.

THIS PROPERTY IS ZONED R-1.

NO HOUSES SHALL HAVE A TOWN ROAD ADDRESS NOR SHALL THEY FACE TOWN ROAD.

SEWERAGE AND DRAINAGE SYSTEM WITHIN THIS SUBDIVISION SHALL BE PROVIDED BY THE DEVELOPER AND/OR THE PROPERTY OWNERS ASSOCIATION NOT EFFINGHAM COUNTY.

**BUILDING SETBACKS:**  
 50' FRONT SETBACK  
 10' SIDE SETBACK (IRON ROD)  
 25' SIDE SETBACK (STREET)  
 35' REAR SETBACK

**REFERENCES:**  
 D.A. 200, PAGE 391  
 D.A. 200, PAGE 173  
 D.B. 1264, PAGE 173  
 D.B. 583, PAGE 064  
 P.C. B PAGE 248  
 P.C. C PAGE 758-1  
 P.C. A PAGE 202E

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY, GA. AND THAT THE PROPERTY IS BEING MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN THE SAID REGULATION.

*Alpha M. Mitchell* 1-02-07  
 SURVEYOR  
 GA. REG. LAND SURVEYOR NO. 1532

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON, AND THAT ALL STREETS, ALLEYS, WALKS, AND OTHER SITES SHOWN ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED.

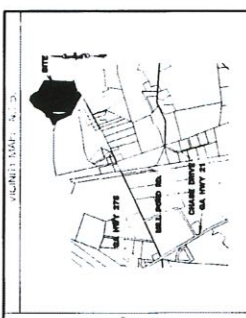
*Tono Allen*  
 WITNESS

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

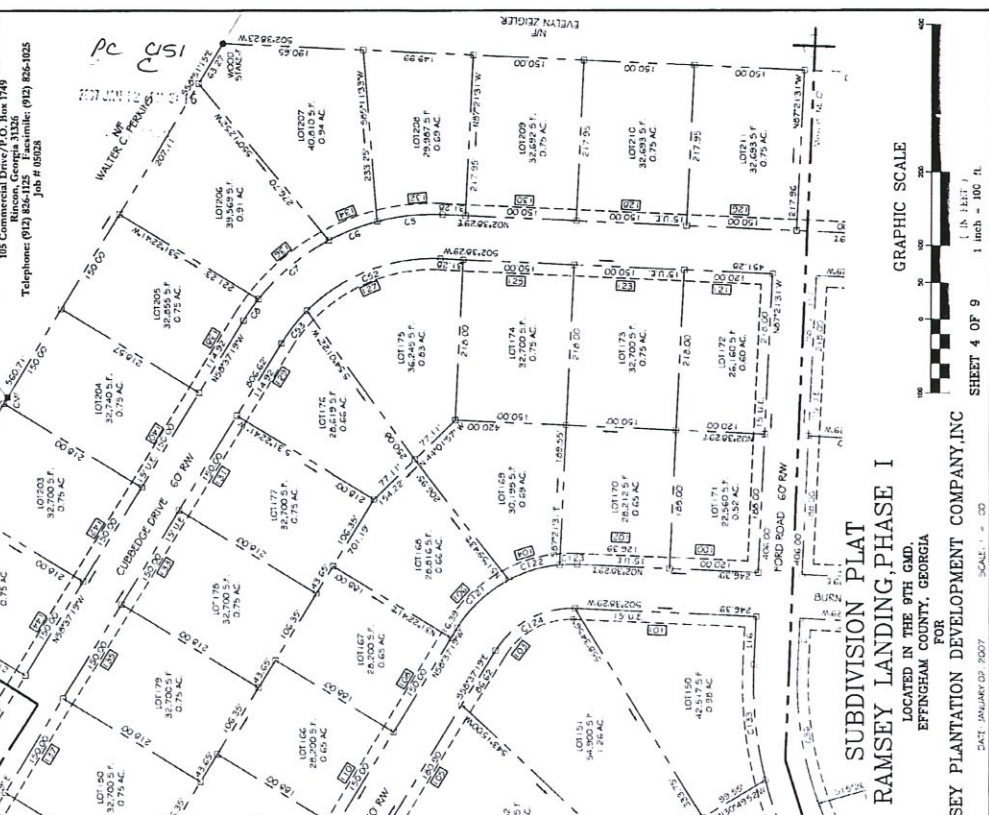
*Jan Ouel* 1-9-07  
 DIRECTOR

**LEGEND:**  
 ■ CMF (6" X 3" CONCRETE MONUMENT FOUND)  
 ■ IRF (6" IRON ROD FOUND)  
 ■ IRS (6" IRON ROD SET)  
 ■ CMS (6" X 3" CONCRETE MONUMENT SET)

LOT 31 LOT NUMBER  
 [ ] STREET ADDRESS



**Southeast Engineering and Environmental**  
 115 Columbia Street  
 Raleigh, Georgia 31203  
 Telephone (913) 824-1125 Fax (913) 824-1025  
 Job # 05028

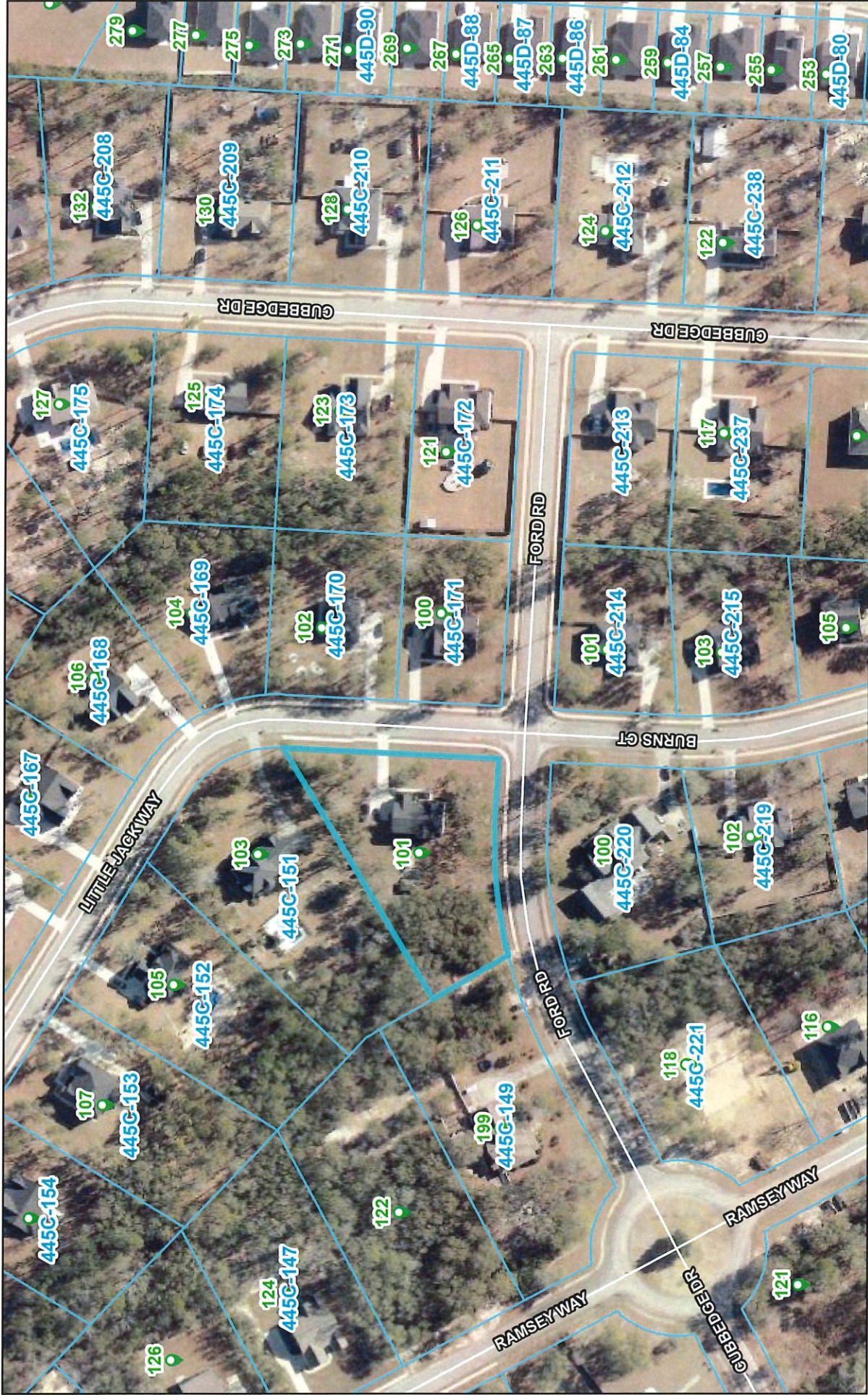


**SUBDIVISION PLAT**  
**RAMSEY LANDING, PHASE I**  
 LOCATED IN THE 9TH QMD,  
 EFFINGHAM COUNTY, GEORGIA  
 FOR  
**RAMSEY PLANTATION DEVELOPMENT COMPANY, INC**

DATE: JANUARY 09, 2007  
 SCALE: 1" = 80.0'  
 SHEET 4 OF 9

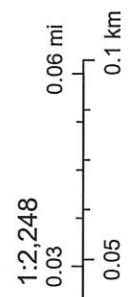


# 445C-150



10/4/2024

-  Addresses
-  Roads
-  Parcels



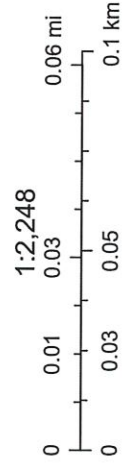
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# 445C-150



10/4/2024

- Addresses
- Parcels
- Zoning R-1
- Zoning R-6
- Roads



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