

VAR-23-3**Variance Application**

Status: Active

Submitted On: 12/5/2023

Primary Location344 Standard Lane
Springfield, GA 31329**Owner**STANDARD H M LLC
732 HODGEVILLE RD
GUYTON, GA 31312**Applicant** Mitchell Donaldson
 912-433-0321
effinghamcountyrecycling@gmail.com
 1542 Hodgeville Rd
Guyton, GA 31312

Staff Review **Planning Board Meeting Date***

01/09/2024

 Public Notification Letters Mailed

12/18/2023

 Planning Board Ads

12/20/2023

 Staff Recommendation

—

 Staff DescriptionVariance to allow for reduction in buffer
requirement **Board of Commissioner Meeting Date***

02/06/2024

 Board of Commissioner Ads

01/17/2024

 Commissioner District*

3rd

 Staff Description - Variance

366A-64

 Request Approved or Denied

—

General Information**Zoning District***

I-1

Map/Parcel Number*

0366A064

Describe why the variance is needed*

County zoning requires there be a 300 foot buffer between property zoned as industrial and adjacent property lines with residential property. This property was zoned industrial in 1989 before the requirement of the 300 foot buffer was instituted. The total size of the property at 344 Standard Lane, Springfield, Georgia is 3.13 acres. The imposition of a 300 foot buffer on all sides of this property adjacent to residential areas would cause an undue hardship and effectively leave no room for a business to operate.

How does request meet criteria of Section 7.1.8?

The physical size of the lot limits our ability to comply with the 300 foot buffer requirement and the unnecessary hardship is entirely due to the physical size of the property. There is no possibility of being able to strictly comply with the provisions of the 300 foot buffer zoning ordinance. We therefore request a variance be granted so that the property can be reasonably used to conduct business.

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

G Mitchell Donaldson

Applicant Phone Number*

9124330321

Applicant Email Address*

mitchelldonaldson81@gmail.com

Applicant Address*

1542 Hodgeville Rd

City*

Guyton

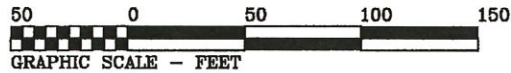
State*

GA

Zip Code*

31312

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	368.67'	107.51'	209.23'	32°30'58"	15°32'28"	206.43'	N 33°27'18" W



DATE: MAY 23, 2012
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 26432 FEET, AND ANGULAR
ERROR OF 06 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPASS RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN 62144 FEET.

I HEREBY CERTIFY THAT THE PROVISIONS RELATIVE
TO OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION
15-8-67(D), DO NOT REQUIRE APPROVAL OF THIS
PLAT BY ANY PLANNING, MUNICIPAL, OR COUNTY
GOVERNMENT PRIOR TO THE RECORDING OF THIS PLAT.

FILED
02:17 PM
1/15/2013
EFFINGHAM COUNTY SUPERIOR COURT
CLERK ELIZABETH Z. HURSEY

BK D112 PG D1

LLOYD & JEFFERY JONES
LOT 8

DOROTHY LANE
60' ACCESS AND UTILITY ESM'T.

3.13 ACRES

STANDARD LANE 80' R/W



C:\SU\DATA\0-H\HUT MOBILE HOME PARK NO. 2010
CP HUTMHPSP

SALZBURGER PROPERTIES

PROPERTY SURVEY
FOR
HOWARD L. HODGES

LOCATED IN THE 11TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA

MAGNETIC NORTH

2"x2" Conc. Mkr (F)

20' UTILITY ESM'T

PARCEL 1

SUNTRUST BANK

DARREL HUTCHESON

DOROTHY OLIVER

THOMAS ANDREWS ESTATE

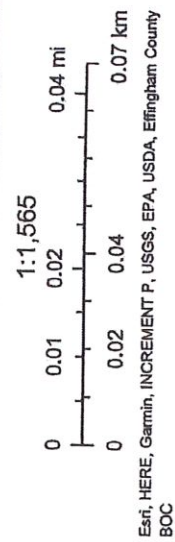
ROBERT COPE, JR.

344 standard ln



2/9/2023

- Address Points Tax Parcels Two Foot Contours Efm_fin_cache
Tax Parcel Labels Roads Red: Band_1 Green: Band_2



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

An aerial photograph of a residential neighborhood with property boundaries overlaid in yellow. A specific parcel, 366A-64, is highlighted with a thick blue border. The parcel is located near the intersection of Standard Ln and Church Rd. Surrounding parcels are labeled with addresses such as 366A-59, 366A-62, 366A-63, 366A-64, 366A-65, 366A-66, 366A-67, 366A-68, 366A-69, 366A-70, 366A-71, 366A-72, 366A-73, 366A-74, 366A-75, 366A-76, 366A-77, 366A-78, 366A-79, 366A-80, 366A-81, 366A-82, 366A-83, 366A-84, 366A-85, 366A-86, 366A-87, 366A-88, 366A-89, 366A-90, 366A-91, 366A-92, 366A-93, 366A-94, 366A-95, 366A-96, 366A-97, 366A-98, 366A-99, 366A-100, 366A-101, 366A-102, 366A-103, 366A-104, 366A-105, 366A-106, 366A-107, 366A-108, 366A-109, 366A-110, 366A-111, 366A-112, 366A-113, 366A-114, 366A-115, 366A-116, 366A-117, 366A-118, 366A-119, 366A-120, 366A-121, 366A-122, 366A-123, 366A-124, 366A-125, 366A-126, 366A-127, 366A-128, 366A-129, 366A-130, 366A-131, 366A-132, 366A-133, 366A-134, 366A-135, 366A-136, 366A-137, 366A-138, 366A-139, 366A-140, 366A-141, 366A-142, 366A-143, 366A-144, 366A-145, 366A-146, 366A-147, 366A-148, 366A-149, 366A-150, 366A-151, 366A-152, 366A-153, 366A-154, 366A-155, 366A-156, 366A-157, 366A-158, 366A-159, 366A-160, 366A-161, 366A-162, 366A-163, 366A-164, 366A-165, 366A-166, 366A-167, 366A-168, 366A-169, 366A-170, 366A-171, 366A-172, 366A-173, 366A-174, 366A-175, 366A-176, 366A-177, 366A-178, 366A-179, 366A-180, 366A-181, 366A-182, 366A-183, 366A-184, 366A-185, 366A-186, 366A-187, 366A-188, 366A-189, 366A-190, 366A-191, 366A-192, 366A-193, 366A-194, 366A-195, 366A-196, 366A-197, 366A-198, 366A-199, 366A-200. The map also shows streets like Standard Ln, Church Rd, and Sparrow Ln. A copyright notice for EagleView Technology Corporation is visible in the bottom right corner.

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

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