


**VAR-23-4**

Variance Application

Status: Active

Submitted On: 12/5/2023

**Primary Location**729 Ardmore-Oaky Road  
Springfield, GA 31329**Owner**Blue Sky Acres Inc.  
Ardmore Oaky Rd 729  
Springfield, GA 31329**Applicant** Hallie Myers 843-621-2321 hallie@blueskyacres.org 105 Daytona Drive  
Bloomingdale, GA 31302

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**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 Description** **Board of Commissioner Meeting Date\***

02/06/2024

 **Board of Commissioner Ads**

01/17/2024

 **Commissioner District\***

3rd

 **Staff Description - Variance**

Buffer reduction

 **Request Approved or Denied**

-

## General Information

**Zoning District\***

AR-1

**Map/Parcel Number\***

02850005

**Describe why the variance is needed\***

A variance is needed from the standard buffer requirement because this property and surrounding areas have been farmland for many years. A buffer would be a disruption to the rural appearance of this community and would take away from the open farmland in this area.

**How does request meet criteria of Section 7.1.8?**

The intent of this variance is to create a property that matches the rural feel of the area which is surrounded by fields and pasture land. The largest building we plan to put up is located in the middle of the property and includes a barn, offices and covered arena. This building will be placed over 500 ft from the road and over 350 feet from the property lines. The placement of this building would mitigate any noise produced which would already be minimal due to the nature of horses who need a quiet, peaceful environment.

A secondary building would be placed towards the back of the property and would function as a workshop building. Both of these buildings will be designed in a barn/ranch style in order to fit with the appearance of other properties in the area.

**Who is applying for variance request?\***

Agent

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## Applicant Information

**Applicant Name\***

Hallie Myers

**Applicant Phone Number\***

843-621-2321

**Applicant Email Address\***

hallie@blueskyacres.org

**Applicant Address\***

105 Daytona Drive

**City\***

Bloomingtondale

**State\***

Ga

**Zip Code\***

31302

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## Owner of Record

**Owner Name\***

Blue Sky Acres Inc. (Agent: Jane Leslie Williams)

**Owner Phone Number\***

912-785-0223

**Owner Email Address\***

info@blueskyacres.org

**Owner Address\***

729 Ardmore Oaky Rd

**City\***

Springfield

**State\***

GA

**Zip Code\***

31329

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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,

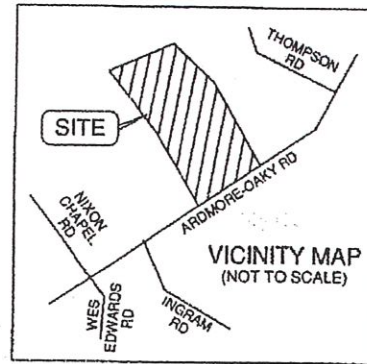
2814455200  
PARTICIPANT ID

**BK:29 PG:715-715**

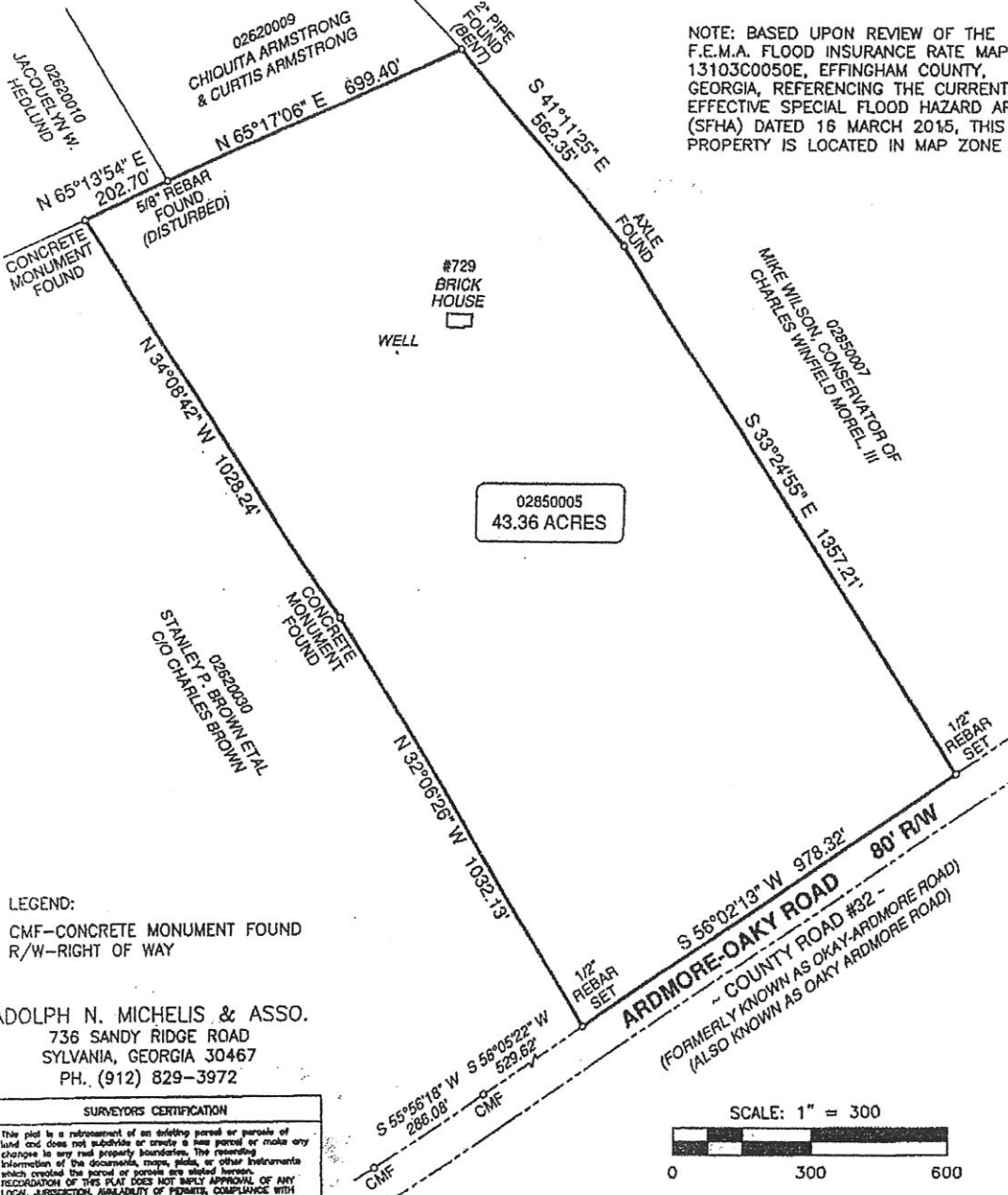
**P2023000209**

FILED IN OFFICE  
CLERK OF COURT  
11/20/2023 10:54 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Jason E. Bragg*



NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0050E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN MAP ZONE X.



LEGEND:  
CMF—CONCRETE MONUMENT FOUND  
R/W—RIGHT OF WAY

ADOLPH N. MICHELIS & ASSO.  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829-3972

**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 18-2-67.

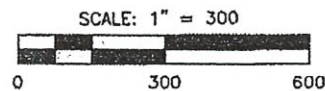
*Adolph N. Michelis*  
DATE 11/16-23

REFERENCES:  
PLAT BOOK 14, PAGE 480  
PLAT BOOK B138, PAGE F2  
PLAT BOOK C126, PAGE E1  
PLAT BOOK D38, PAGE A2

EQUIPMENT USED:  
TOPCON 303 TOTAL STATION  
ERROR OF CLOSURE  
1:24,000 PLAT NOT ADJUSTED

**RETRACEMENT SURVEY FOR  
BLUE SKY ACRES, INC.**

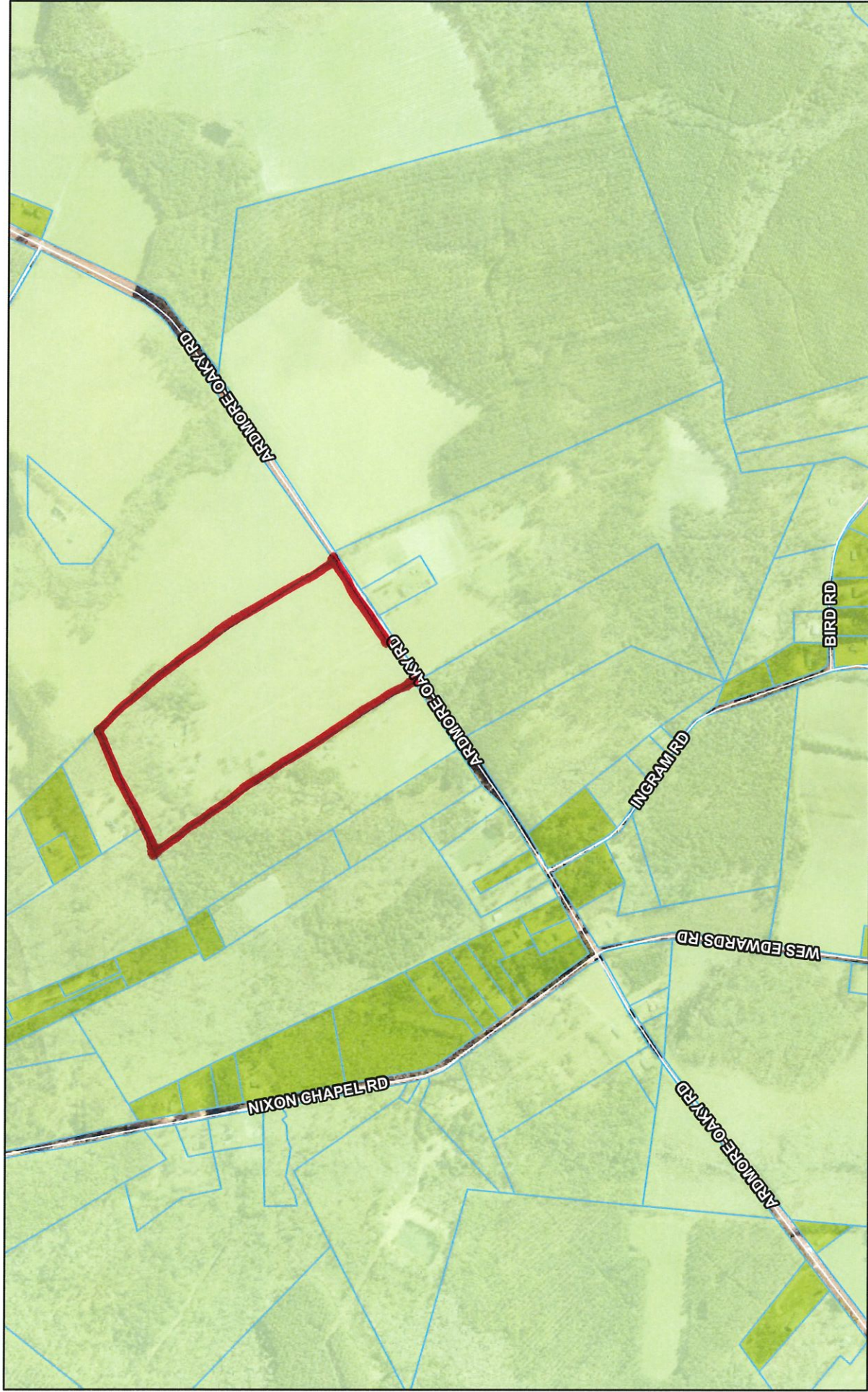
SURVEY OF 43.36 ACRES  
MAP & PARCEL 02850005  
LOCATED IN THE 12TH G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 6 NOVEMBER 2023  
PLAT PREPARED 7 NOVEMBER 2023



# 285-5 729 ARDMORE OAKY RD



# 285-5 729 ARDMORE OAKY RD



12/5/2023

1:13,091

Roads

Tax Parcel Labels

Tax Parcels

AR-2

AR-1

Efn\_fin\_cache

Red: Band\_1

Green: Band\_2

Blue: Band\_3

0 0.07 0.15 0.3 0.3 mi

0 0.15 0.3 0.6 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA