



VAR-25-30

Variance Application

Status: Active

Submitted On:

10/28/2025

Primary Location

122 South Effingham

Plantation Drive

Guyton, GA 31312

Owner

GA PRECISION

BUILDERS LLC

P O BOX 1190 RINCON,

GA 31326

Applicant

 Alex Long

 912-663-2980

 lawrencealexanderhomes@gmail.com

 PO Box 1190

Rincon, GA 31326

Staff Review

 Board of Commissioner Meeting Date*

12/02/2025

 Notification Letter Description*

To allow for the reduction in required setbacks in R-1.

 Public Notification Letters Mailed*

11/10/2025

 Location Information*

122 South Effingham Plantation

 Staff Description

Section 5.4

 Board of Commissioner Ads

11/12/2025

 Commissioner District*

2nd

 Request Approved or Denied

 Letter & ZMA Mailed

 Map#*

375F

 Parcel#*

48

 Applicant Name*

GA Precision Builders

General Information

Zoning District*

R-1

Map/Parcel Number*

375F-48

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Reduce the side setbacks by eight feet

How does request meet criteria of Section 7.1.8?

Unusal shape of the lot prevents us from meeting standard side setbacks

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

GA Precision Builders

Applicant Phone Number*

912-663-2980

Applicant Email Address*

office@lawrencealexanderhomes.com

Applicant Address*

PO Box 1190

City*

Rincon

State*

GA

Zip Code*

31326

Signature

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

Digital Signature*



LAWRENCE A LONG III

Oct 27, 2025

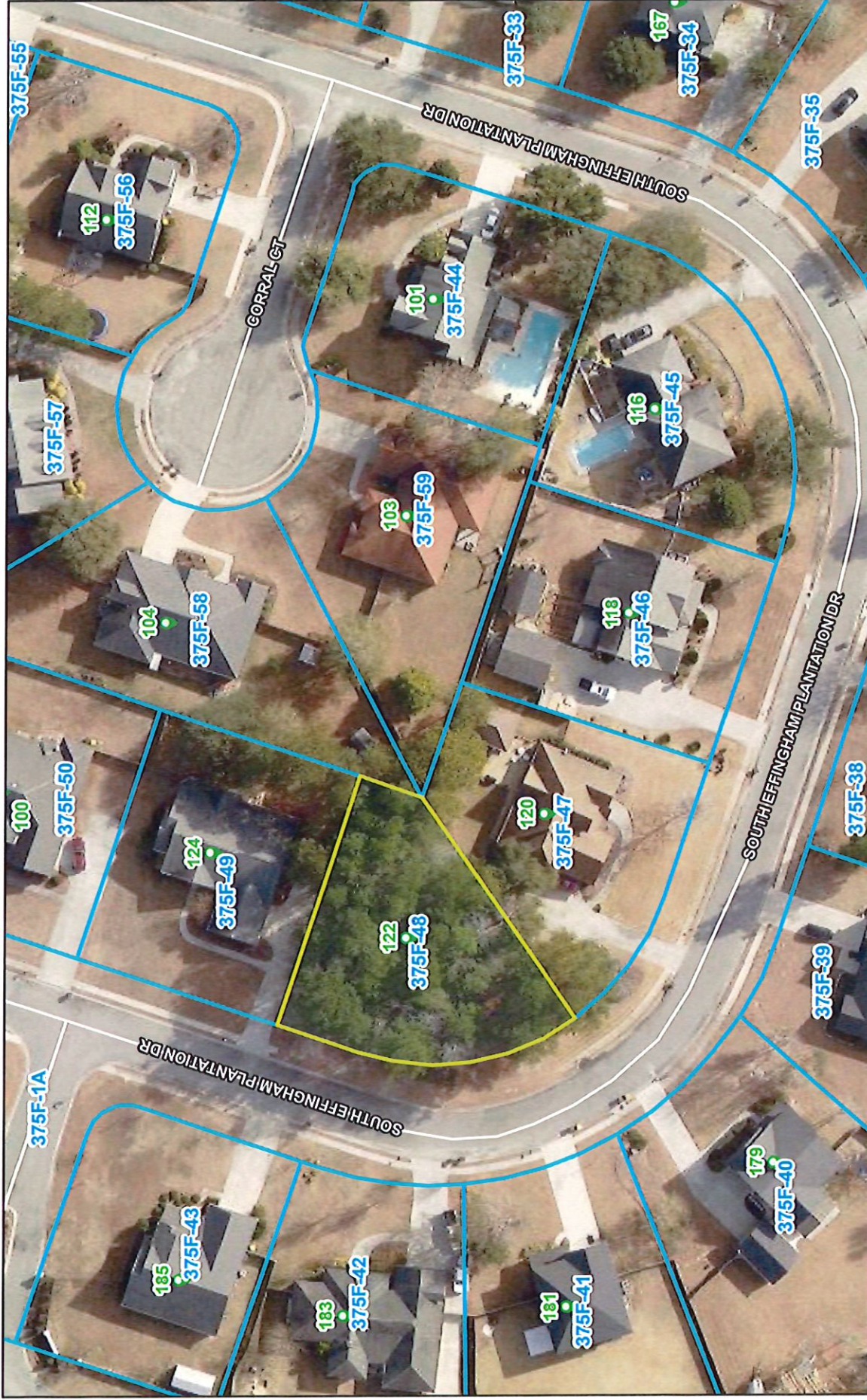
Hand-drawn site plan showing a proposed house location and garage on a triangular lot. The lot is bounded by a 130' vertical line on the left, a 42.47' horizontal line at the bottom, and a curved line on the right labeled "South Essington Plank". The proposed house is a rectangle with a 32.65' top side and a 15' left side. A garage is attached to the bottom-left of the house. Dimensions include 7.03' setbacks from the top and left boundaries, 22.5' from the top boundary to the house, 35' from the bottom boundary to the house, and 33.98' from the right boundary to the house. A 25' distance is marked from the bottom boundary to the garage.

35' ↓

114.15

South Ellingham Plant

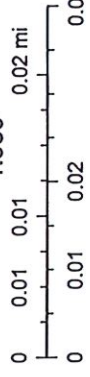
375F-48



11/4/2025

- Addresses
- Parcels
- Roads
- Citations

1:980



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

375F-48



10/28/2025

Legend:

- Addresses:
- Parcels:
- Zoning: R-1, AR-1, AR-2, R-3
- Roads:
- Citations:

Scale: 1:1,961

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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10/28/2025

- Addresses
- Parcels
- FLUM Areas
- Roads
- Assembly Area
- Citations
- Agricultural-Residential

