



VAR-25-13

Variance Application

Status: Active

Submitted On: 5/1/2025

Primary Location

1321 Shawnee-Egypt Road
Springfield, GA 31329

Owner

AIKENS RICKEY AND SHARMA
SABITA
1321 SHAWNEE EGYPT RD
SPRINGFIELD, GA 31329

Applicant

 Ralph Rahn
 +1 912-655-6069
 jackcarterconst@gmail.com
442 Ralph Rahn Road,
 Rincon, GA 31326
Rincon, ga 31326

Staff Review

Board of Commissioner Meeting Date*

05/20/2025

Notification Letter Description*

to allow for the occupation of a RV/Camper.

Public Notification Letters Mailed*

05/05/2025

Location Information*

1321 Shawnee-Egypt Road

Staff Description

Section 3.21.1

Board of Commissioner Ads

05/07/2025

Commissioner District*

3rd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

247A

🔒 Parcel#*

3

🔒 Applicant Name*

Ralph Theron Rahn

General Information

Zoning District*

AR-1

Map/Parcel Number*

0247A003

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Homeowner is currently living in a camper until the house can be built and she move in. We are ready to begin construction but cannot until a variance is approved for her to continue living in the camper. The camper is temporary and will not be lived in once the house is complete.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Agent

Applicant Information

Applicant Name*

Ralph Theron Rahn

Applicant Phone Number*

912-655-6069

Applicant Email Address*

jackcarterconst@gmail.com

Applicant Address*

442 Ralph Rahn Road

City*

Rincon

State*

GA

Zip Code*

31326

Owner of Record

Owner Name*

Sabita Sharma

Owner Phone Number*

912-663-8253

Owner Email Address*

aikens.rickey@yahoo.com

Owner Address*

1321 Shawnee Egypt Road

City*

Springfield

State*

GA

Zip Code*

31329

Signature

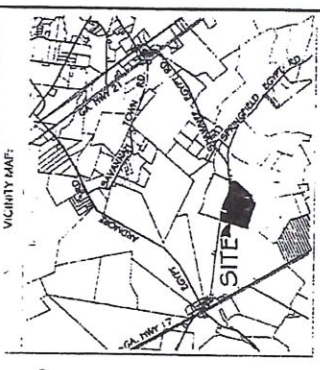
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

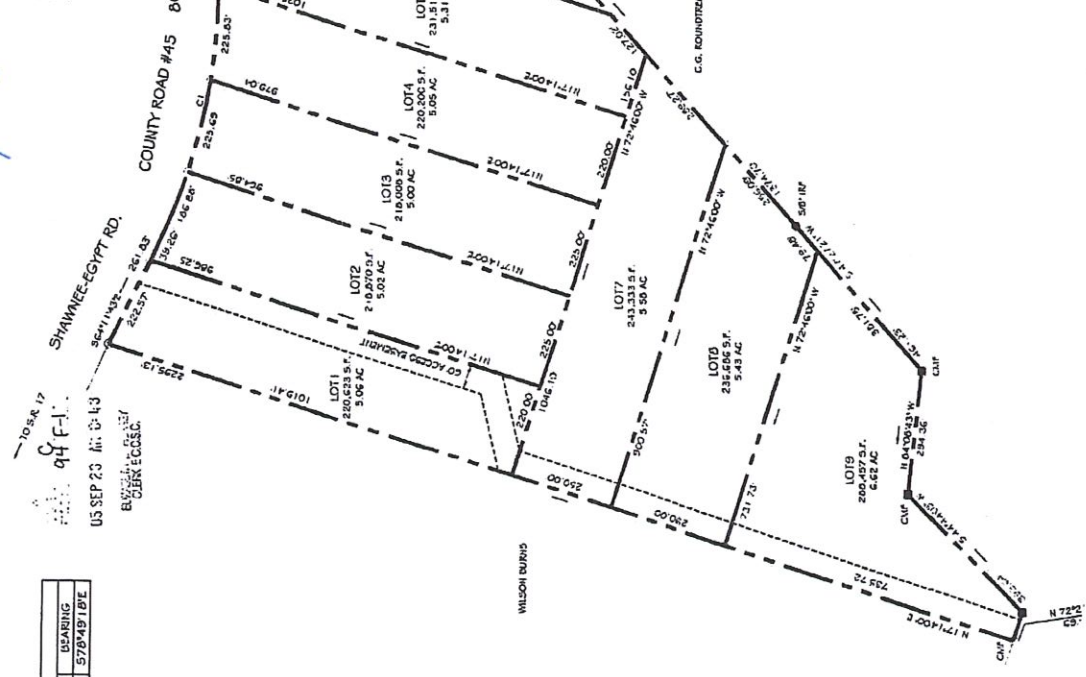
✓ Ralph Theron Rahn
Apr 22, 2025

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Recorded 2005 Sep 23



- LEGEND:
- CMF (3" X 3" CONCRETE MONUMENT FOUND)
 - IRF (5/8" IRON ROD FOUND)
 - IRS (5/8" IRON ROD SET)



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	7.979	1409.03	297.509	327.92
				712.00
				578.4918E

THE SUBDIVISION PLAT HAS BEEN COMPILED TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE CLERK OF COURT OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

Paul C. Gentry 9/16/2005
COUNTY CLERK

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

Carol J. Gentry 9/20/05
DIRECTOR

- IN MY OPINION IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NUMBER 13007, THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
- IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- NO SEARCH OF THE PUBLIC RECORDS OF EFFINGHAM COUNTY, GEORGIA FOR EASEMENTS AND RESTRICTIONS APPLICABLE TO THE PROPERTY WAS PERFORMED BY SOUTHEAST ENGINEERING AND SURVEYING.
- PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS.
- ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
- WASTE SERVICE TO BE PROVIDED BY A PRIVATELY OWNED WELL.
- WASTE WATER TO BE TREATED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS.
- THIS PROPERTY IS ZONED AR-1



I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

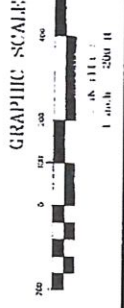
Adolph N. Micheli
ADOLPH N. MICHELI
GA. REG. LAND SURVEYOR NO. 1323

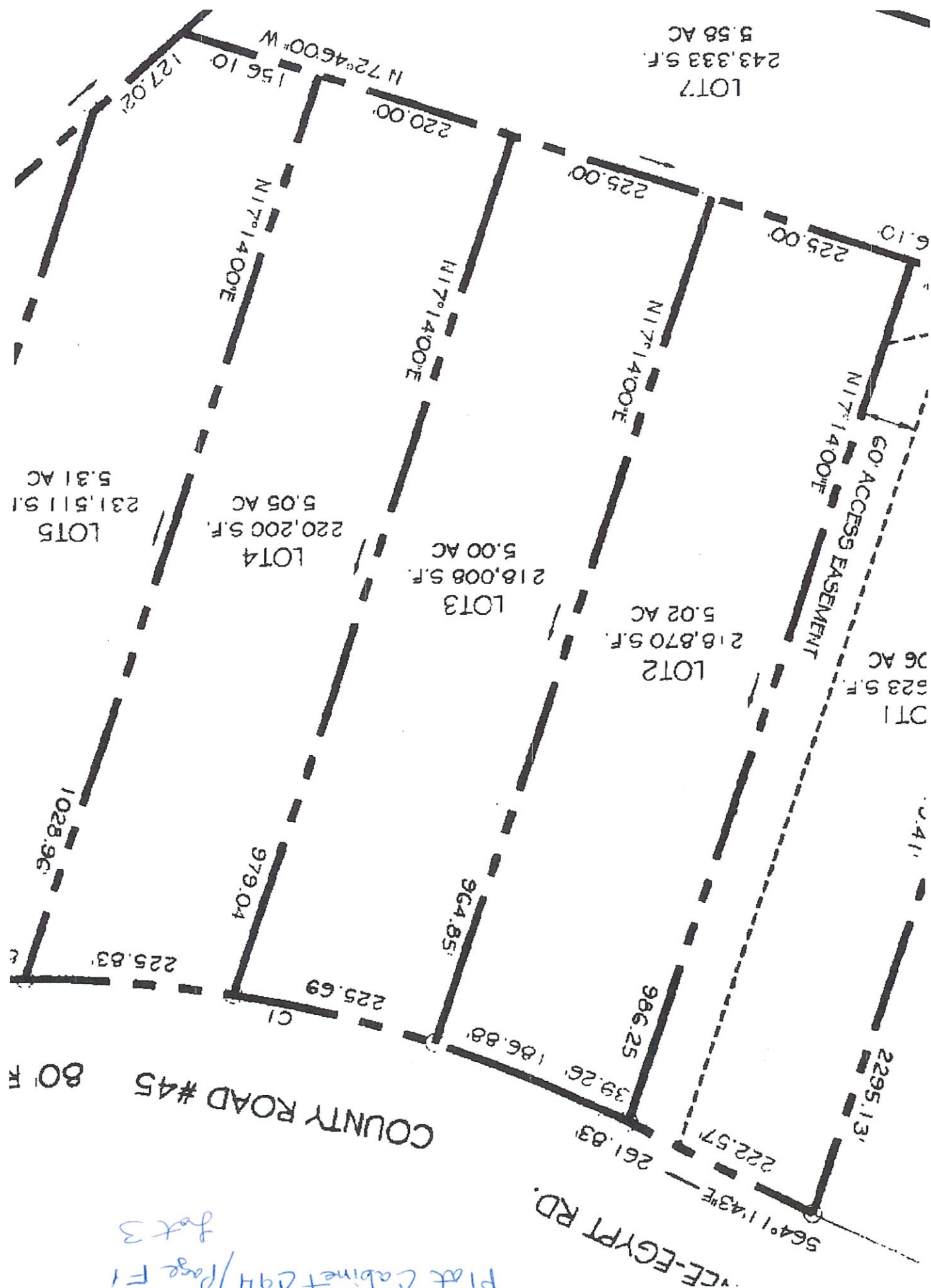
SUBDIVISION PLAT OF A 48.50 ACRE TRACT LOCATED IN THE 12TH GMD, EFFINGHAM COUNTY, GEORGIA FOR JON GUERRY. BURNS, JR.

DATE: AUGUST 30, 2005 SCALE: 1" = 200'

SURVEY DATE: 08/26/05
EQUIPMENT USED: SOKKA SET & TOTAL STATION
ANGULAR ERROR PER POINT: 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/225.957
FIELD ERROR OF CLOSURE: 1/17,000

Southeast Engineering and Environmental
105 Commercial Drive, P.O. Box 1749
Effingham, Georgia 31008
Telephone: (912) 826-1125 Facsimile: (912) 826-0025





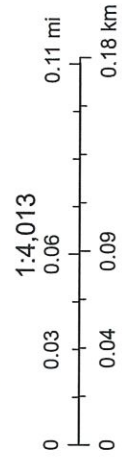
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247A-3



4/30/2025

- Addresses
- Parcels
- Roads
- Citations



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

247A-3



4/30/2025

Addresses  Parcels  Zoning  Citations  AR-1

1:4,013
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA