

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 3/11/2022

Applicant/Agent: Gary P. Ferrell Jr.

Applicant Email Address: garyferrell24@yahoo.com

Phone # 912-856-3011

Applicant Mailing Address: 1129 Ralph Rahn Rd

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): N/A

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 1129 Ralph Rahn Road

Name of Development/Subdivision: Buckfield

Present Zoning of Property R-1 Tax Map-Parcel # 391B-2 Total Acres .88

VARIANCE REQUESTED (provide relevant section of code): Sec. 6.2.3

Describe why variance is needed: Pre-existing slab was used for accessory building. Does not meet side setback requirements. Cannot move due to drainfield

How does request meet criteria of Section 7.1.8 (see Attachment C): Location of house & driveway on .88ac. lot provides options for placement of accessory building.

Applicant Signature: Gary P. Ferrell Jr. Date 3-11-22

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

8-15-18, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2482 page 799.

I hereby certify that I am the owner of the property being proposed for Variance approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Gary P. Ferrell Jr.

Print Name Gary Paul Ferrell Jr.

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 11 day of March, 20 22.

Chelsie Fernald
Notary Public, State of Georgia



DOC# 007102
FILED IN OFFICE
8/15/2018 04:09 PM
BK: 2482 PG: 799-799
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY
Elizabeth Z. Hursey
REAL ESTATE TRANSFER T
AX
PAID: \$210.00
PT-61 051-2018-002136

Return Recorded Document to:
The Ratchford Firm
1575 Highway 21 South
Springfield, GA 31329

Our File #: 18-361

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 14th day of August, 2018, between William J. Callaway and Laura P. Callaway, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Gary P. Ferrell, Jr., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, known and designated as Lot Number 2, Buckfield Plantation, that is shown and more particularly described by the plat of survey made by Charles W. Tuten, Jr., R.L.S. # 2345, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 124A, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Hubert W. Kight to William J. Callaway and Laura P. Callaway as evidenced by that certain Warranty Deed dated February 2, 2015, recorded in Deed Book 2277, page 340, aforesaid records.

SUBJECT HOWEVER to all restrictive covenants, easements and rights-of-way of record.

Said property has a current property tax identification number of 0391B-002-000, with a current street address of 1129 Ralph Rahn Rd, Rincon, Georgia, 31326.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

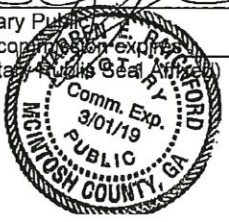
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed this 14th day of August, 2018

In the presence of:
Ashley Matthews
Unofficial Witness

Notary Public
My commission expires 3/1/19
(Notary Public Seal)



William J. Callaway

William J. Callaway (Seal)

Laura P. Callaway

Laura P. Callaway (Seal)



EMC ENGINEERING SERVICES, INC.
 23 East Charlton Street
 Savannah, Georgia 31412
 Phone: (912) 232-6533
 Fax: (912) 232-2920

Post Office Box 8101
 Savannah, Georgia 31412

EMC ENGINEERING SERVICES, INC.

Filed for Record
 Book 124 Page A

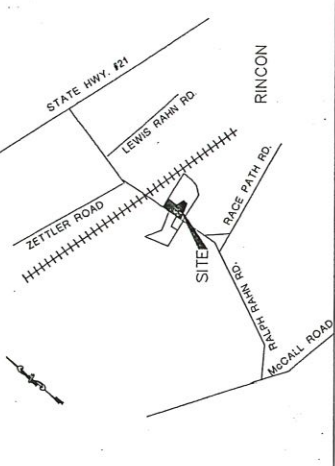
CIVIL MARINE ENVIRONMENTAL

**SUBDIVISION PLAT OF BUCKFIELD PLANTATION,
 RALPH RAHN ROAD
 9th G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA**
 Prepared for:
PARKER RAHN AND BARNARD RAHN

REVISIONS	NUMBER	DATE

DESIGN:	MDM
GRAPHICS:	ABM
REVIEW:	CWT
DATE:	MARCH, 2000
SCALE:	1" = 100'
PROJECT:	99-990

SHEET:	1	OF	1
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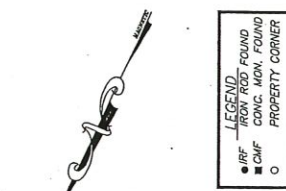


VICINITY MAP

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C13	39.27	25.00	25.00	90°00'	35.35	S57°35'49"E
C15	39.27	25.00	25.00	90°00'	35.35	S77°24'05"W
C22	212.29	330.42	109.95	36°48'43"	208.66	N39°17'28"W
C24	21.68	25.00	11.57	49°40'44"	21.00	S45°53'32"E
C25	292.55	60.00	50.92	27°21'34"	77.65	N69°05'53"E
C26	21.68	25.00	11.57	49°40'44"	21.00	N63°57'19"E
C28	19.35	25.00	9.05	36°50'33"	17.07	N39°18'08"W
C29	144.03	273.38	23.66	23°46'00"	141.35	S77°24'11"W
C30	129.01	313.38	65.43	23°35'15"	128.10	S20°35'34"W

LINE	LENGTH	BEARING
L1	217.02	S57°35'49"E
L2	283.71	S57°35'49"E
L3	163.09	S77°24'05"W
L4	165.37	N38°13'09"E
L5	196.58	N34°05'10"E
L6	330.93	N43°28'36"E
L7	269.08	N60°16'59"E
L8	240.85	S65°08'38"E
L9	251.75	S07°00'25"E
L10	235.31	S45°02'05"W
L11	235.31	S32°24'11"W
L12	248.20	N32°24'11"E
L13	257.09	N57°35'48"W
L14	281.58	S57°35'48"E

L18	288.96	S57°35'49"E
L20	280.31	S57°35'49"E
L21	276.45	S77°24'05"W
L22	152.87	S77°24'05"W
L23	152.87	N38°13'09"E
L24	165.37	N38°13'09"E
L25	196.58	N34°05'10"E
L26	330.93	N43°28'36"E
L27	269.08	N60°16'59"E
L28	240.85	S65°08'38"E
L29	251.75	S07°00'25"E
L30	235.31	S45°02'05"W
L31	235.31	S32°24'11"W
L32	248.20	N32°24'11"E
L33	152.37	N57°35'48"W
L34	172.64	S05°29'34"E
L35	17.37	N82°59'55"E
L36	71.76	S07°00'25"E
L37	73.78	S07°00'25"E
L38	17.37	N82°59'55"E
L39	17.37	S08°31'16"E
L40	124.78	S08°31'16"E
L41	49.36	S07°35'07"W
L42	72.52	S77°10'00"W
L43	172.48	S89°19'24"W
L44	116.69	S28°53'32"E
L45	155.77	S89°48'23"W
L46	222.20	S89°19'22"W
L47	186.52	N57°35'45"W



N/F R.D. JAUDON
 1186 RALPH RAHN ROAD
 SPRINGFIELD, GA 31329

N/F
 PARKER & BARNARD RAHN
 929 RALPH RAHN ROAD
 RINCON, GA 31326

N/F
 PARKER & BARNARD RAHN
 929 RALPH RAHN ROAD
 RINCON, GA 31326

REFERENCE:
 1. WETLANDS SURVEY PREPARED BY MR. WARREN E. POTYTHRESS, R.L.S., DATED MARCH 16, 1999.
 2. PLAN OF BUCKFIELD PLANTATION PREPARED BY MR. WARREN E. POTYTHRESS, R.L.S., BASED ON MY OBSERVATION THIS LOT IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY HUD-C, MAP DATED SEP. 3, 1996.
 AREA: 732,243.80 S.F. (16.81 ACRES)
 E.O.G. PLAT: INFINITY

TOTAL AREA: BUCKFIELD PLANTATION: 16.81 ACRES

NOTES:
 1. PROPERTY ZONED R-1.
 2. THIS FIELD HAS NOT BEEN VERIFIED BY EMC ENGINEERING SERVICES, INC.
 3. PROPERTY BOUNDARY FIELD VERIFIED BY MR. WARREN E. POTYTHRESS, R.L.S.
 4. PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS, WOODLANDS, OR OTHER NATURAL RESOURCES. ENGINEERS AND/OR THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES, ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
 5. ALL LOTS SHALL HAVE A 30' REAR YARD SETBACK.
 6. FENCED LAND AND SEWAGE TREATMENT PLANTS.
 7. OWNER: MR. PARKER RAHN & BARNARD RAHN, RINCON, GEORGIA 31326
 8. WATER SERVICE TO BE PROVIDED BY A COMMUNITY WATER SYSTEM.
 9. INDIVIDUAL ON-SITE WASTE TREATMENT SYSTEMS.
 10. TOTAL LENGTH OF PROPOSED ROADWAY: 4777'.
 11. TOTAL AREA OF PROPOSED RIGHT-OF-WAY: 1.19 ACRES

THE SUBDIVISION PLAT KNOWN AS BUCKFIELD PLANTATION HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE ZONING ADMINISTRATOR AND PUBLIC WORKS OFFICIAL OF EFFINGHAM COUNTY FOR RECORDING IN THE OFFICE OF CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

DATE: 3-27-01
 SIGNATURE: [Signature]
 TITLE: ZONING ADMINISTRATOR
 DATE: 3-27-01
 SIGNATURE: [Signature]
 TITLE: PUBLIC WORKS OFFICIAL

IT IS HEREBY CERTIFIED THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHERSITIES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 3-27-01
 SIGNATURE: [Signature]
 TITLE: MR. PARKER RAHN
 SIGNATURE: [Signature]
 TITLE: MR. BARNARD RAHN
 WITNESS: [Signature]
 TITLE: MR. BARNARD RAHN
 WITNESS: [Signature]
 TITLE: MR. BARNARD RAHN

GEORGIA
 SURVEYING
 Charles W. Jester
 No. 2345
 CIVIL ENGINEER
 100' 50' 100'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATION, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SATISFACTION SET FORTH IN SAID REGULATIONS.

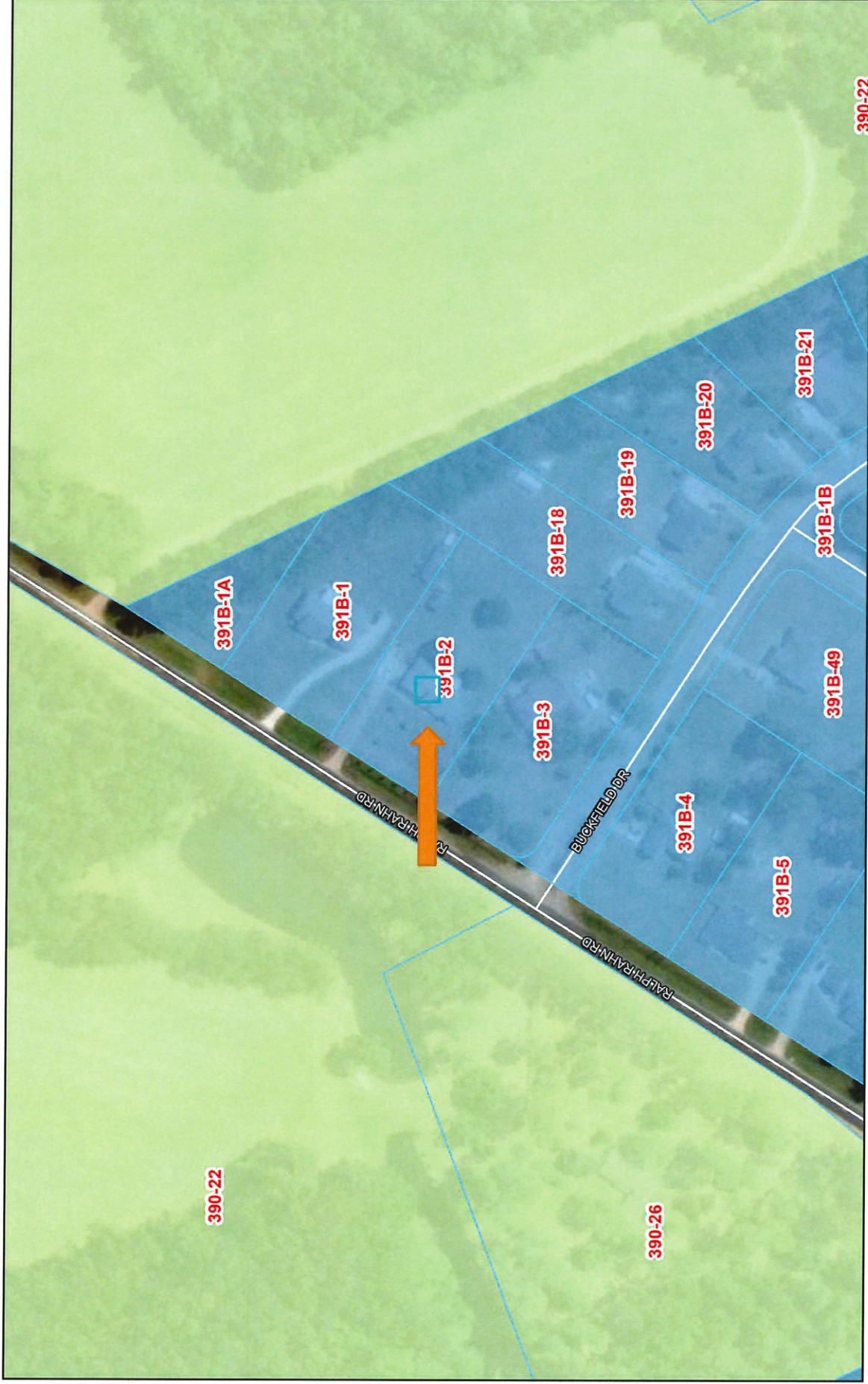
REGISTERED GEORGIA SURVEYOR'S NO. 2345
 DATE: February 28, 2001

GRAPHIC SCALE: 1"=100'-0"

1129 RALPH RAHN ROAD



1129 RALPH RAHN ROAD



3/15/2022, 9:34:36 AM

Tax Parcel Labels

Roads

Effingham County Zoning

Parcels2020

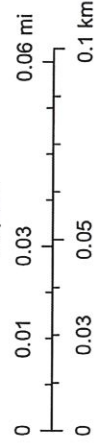
FEMA Flood Zone

AR-1

X, AREA OF MINIMAL FLOOD HAZARD

R-1

1:2,257



Maxar, Microsoft