

ATTACHMENT A - VARIANCE APPLICATION

Application Date: September 06, 2023

Applicant/Agent: Mariner Group Ltd.

Applicant Email Address: ismith@marinergroup.us

Phone # (404) 402-5077

Applicant Mailing Address: 2970 Peachtree Road NW, Suite 850

City: Atlanta State: GA Zip Code: 30305

Property Owner, if different from above: Robert Fletcher Waldhour and Lynette D. Waldhour
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # (912) 665-1830

Owner's Mailing Address: 4440 Blue Jay Road

City: Guyton State: GA Zip Code: 31312

Property Location: Southwest corner of Blue Jay Road and Highway 17 (wrapping the Paker's Convenience Store)

Name of Development/Subdivision: _____

Present Zoning of Property AR-1 Tax Map-Parcel # 326-17 Total Acres +/- 44.509

VARIANCE REQUESTED (provide relevant section of code): Sec. 5.6.3

Describe why variance is needed: To permit a multifamily development with smaller buildings, but in excess of 35 feet.

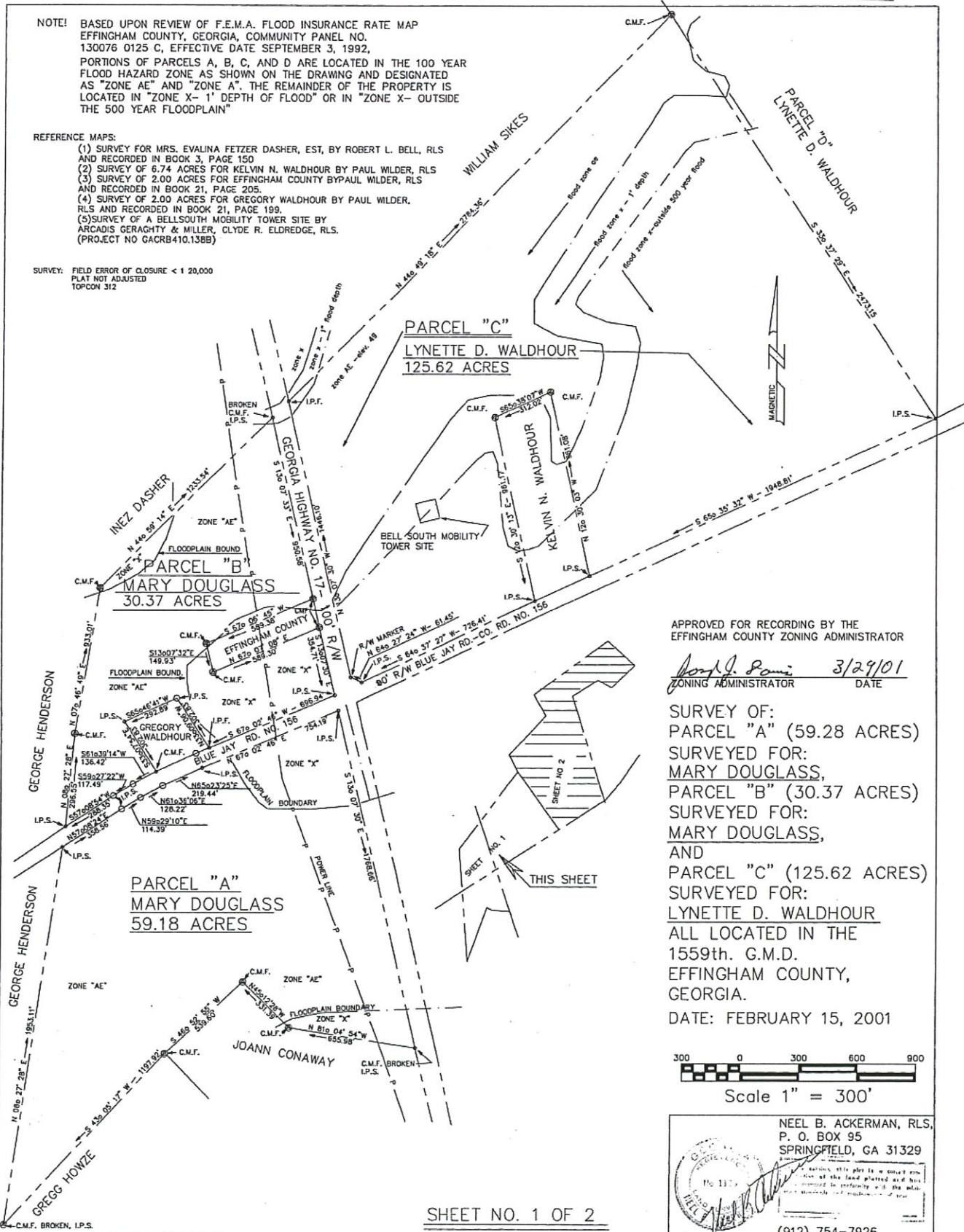
How does request meet criteria of Section 7.1.8 (see Attachment C): The parcel is immediately adjacent to B-3, commercial sites and floodplain. Within the property, wetlands break apart the acreage. In order to provide increased greenspace, amenities, and comfortable ceiling heights, the applicant's requested variance is necessary to enable reasonable use of the property.

Applicant Signature:  on behalf of Ian Smith Date 09/06/2023

NOTE! BASED UPON REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NO. 130076 0125 C, EFFECTIVE DATE SEPTEMBER 3, 1992, PORTIONS OF PARCELS A, B, C, AND D ARE LOCATED IN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE DRAWING AND DESIGNATED AS "ZONE AE" AND "ZONE A". THE REMAINDER OF THE PROPERTY IS LOCATED IN "ZONE X-1' DEPTH OF FLOOD" OR IN "ZONE X- OUTSIDE THE 500 YEAR FLOODPLAIN"

- REFERENCE MAPS:
- (1) SURVEY FOR MRS. EVALINA FETZER DASHER, EST, BY ROBERT L. BELL, RLS AND RECORDED IN BOOK 3, PAGE 150
 - (2) SURVEY OF 6.74 ACRES FOR KELVIN N. WALDHOUR BY PAUL WILDER, RLS
 - (3) SURVEY OF 2.00 ACRES FOR EFFINGHAM COUNTY BY PAUL WILDER, RLS AND RECORDED IN BOOK 21, PAGE 205.
 - (4) SURVEY OF 2.00 ACRES FOR GREGORY WALDHOUR BY PAUL WILDER, RLS AND RECORDED IN BOOK 21, PAGE 199.
 - (5) SURVEY OF A BELLSOUTH MOBILITY TOWER SITE BY ARCADIS GERAGHTY & MILLER, CLYDE R. ELDRIDGE, RLS. (PROJECT NO GACRB410.135B)

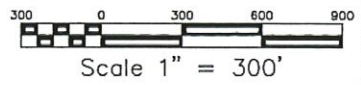
SURVEY: FIELD ERROR OF CLOSURE < 1 20,000
PLAT NOT ADJUSTED
TOPCON 312



APPROVED FOR RECORDING BY THE
EFFINGHAM COUNTY ZONING ADMINISTRATOR

Joseph J. Pami 3/29/01
ZONING ADMINISTRATOR DATE

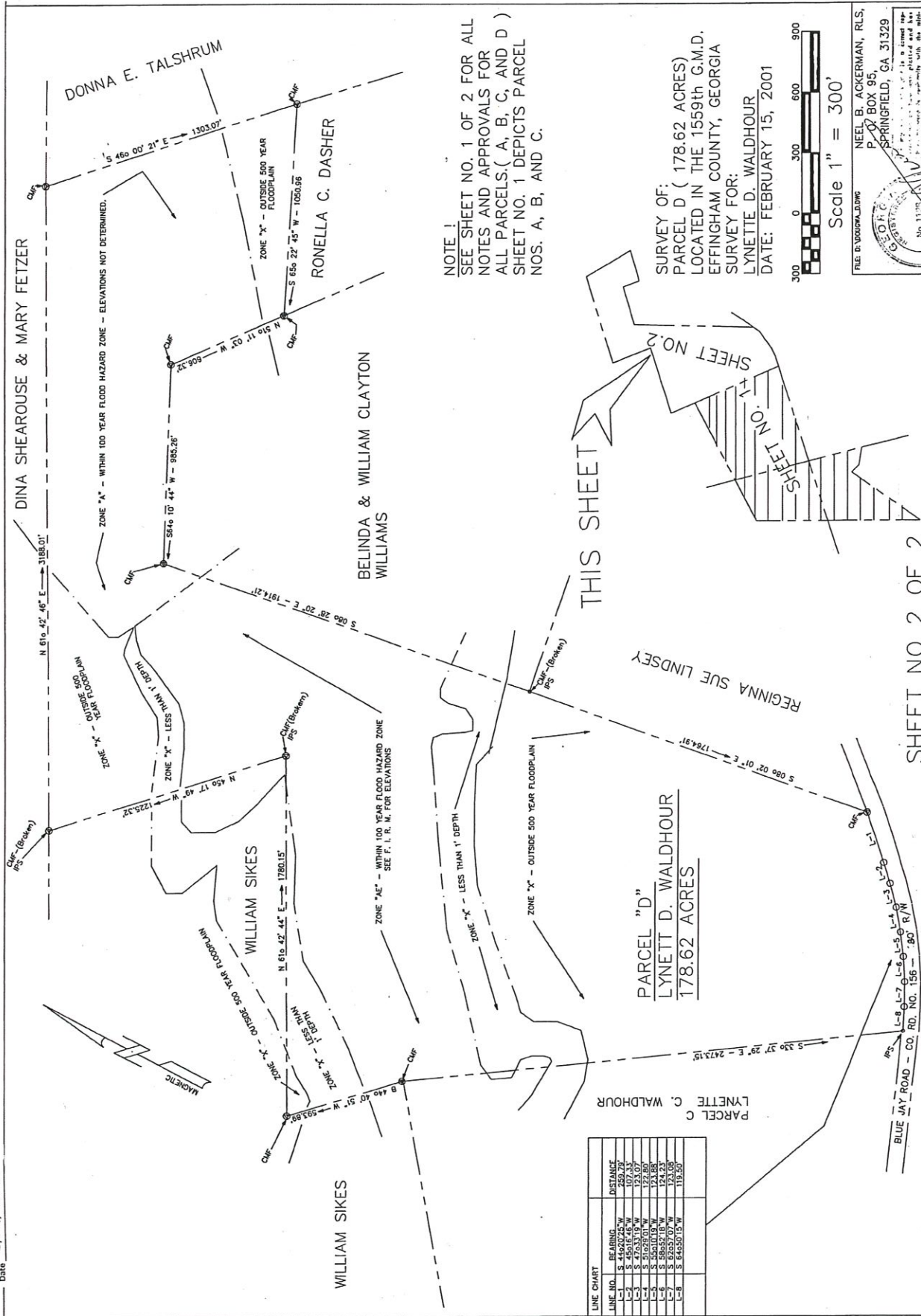
SURVEY OF:
 PARCEL "A" (59.28 ACRES)
 SURVEYED FOR:
 MARY DOUGLASS,
 PARCEL "B" (30.37 ACRES)
 SURVEYED FOR:
 MARY DOUGLASS,
 AND
 PARCEL "C" (125.62 ACRES)
 SURVEYED FOR:
 LYNETTE D. WALDHOUR
 ALL LOCATED IN THE
 1559th. G.M.D.
 EFFINGHAM COUNTY,
 GEORGIA.
 DATE: FEBRUARY 15, 2001



NEEL B. ACKERMAN, RLS,
 P. O. BOX 95
 SPRINGFIELD, GA 31329

(912) 754-7926

Filed for Record
 Book B122 Page B
 Date 3/29/2001

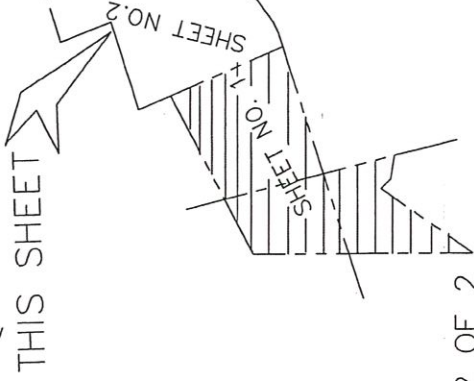


NOTE!
 SEE SHEET NO. 1 OF 2 FOR ALL NOTES AND APPROVALS FOR ALL PARCELS (A, B, C, AND D) SHEET NO. 1 DEPICTS PARCEL NOS. A, B, AND C.

SURVEY OF:
 PARCEL D (178.62 ACRES)
 LOCATED IN THE 1559th G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEY FOR:
 LYNETTE D. WALDHOUR
 DATE: FEBRUARY 15, 2001



FILE: D:\WORK\ALDING
 NEEL B. ACKERMAN, RLS,
 P.O. BOX 95,
 SPRINGFIELD, GA 31329
 No. 1170
 (912) 754 - 7926



PARCEL "D"
 LYNETTE D. WALDHOUR
 178.62 ACRES

LINE CHART	BEARING	DISTANCE
L-1	S 45° 16' 45" W	107.33'
L-2	S 45° 16' 45" W	107.33'
L-3	S 47° 53' 19" W	193.07'
L-4	S 50° 01' 13" W	154.88'
L-5	S 50° 01' 13" W	154.88'
L-6	S 50° 01' 13" W	154.88'
L-7	S 50° 01' 13" W	154.88'
L-8	S 50° 01' 13" W	154.88'

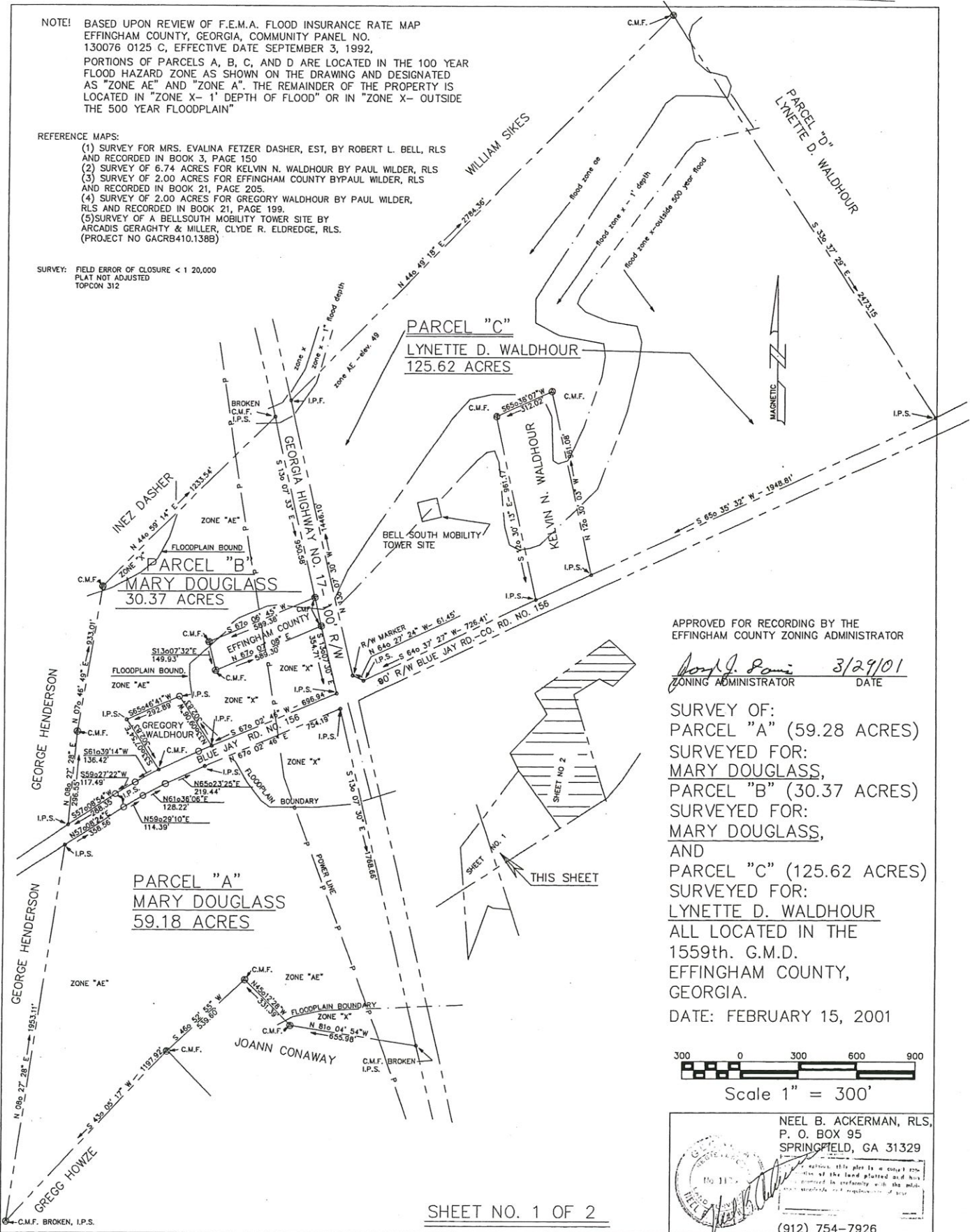
SHEET NO 2 OF 2

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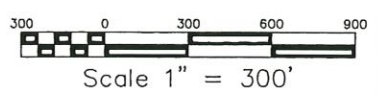
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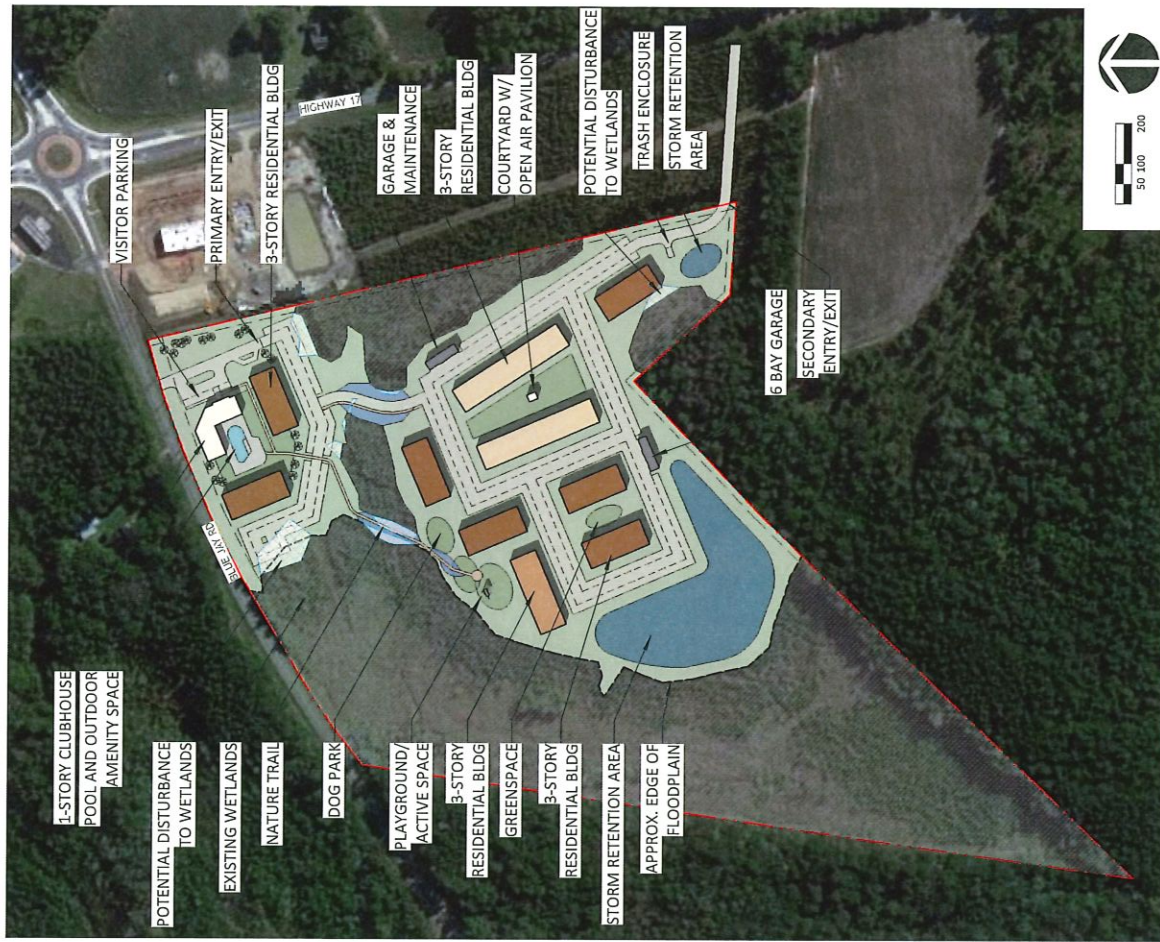


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SITE PLAN

BLUE JAY ROAD



DEVELOPMENT SUMMARY- SITE PLAN	
MULTIFAMILY APARTMENTS:	3-STORY BUILDINGS
UNITS:	+/- 288
RESIDENTIAL PARKING:	+/- 440 (1.5 PARKING FACTOR)

AS2-3

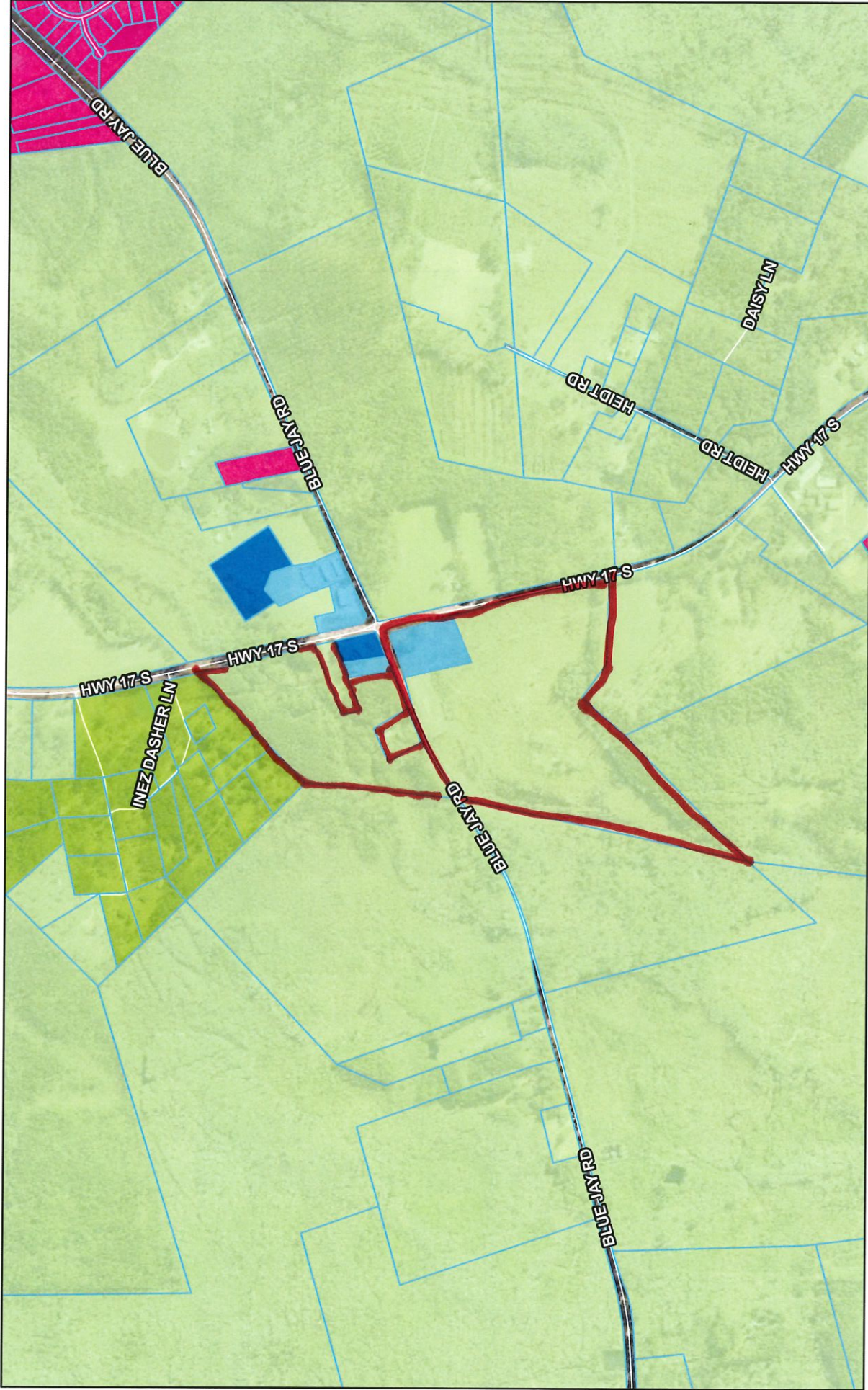
SILVERSTUDIO

MARINER GROUP | 09.01.2023

Blue Jay Road / 326-17



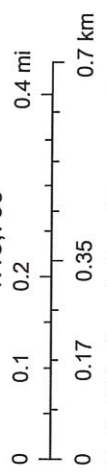
BLUE JAY ROAD 326-17



9/7/2023

- Tax Parcel Labels Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-3
- B-2
- B-3 Efn_fin_cache
- Tax Parcels
- Roads
- Red: Band_1
- Green: Band_2

1:15,799



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA

