

VAR-24-3

Variance Application

Status: Active

Submitted On: 3/8/2024

Primary Location

105 Parkway Drive

Rincon, GA 31326

Owner



SOVEREIGN RESOURCES

LLC


204 KENSINGTON

CROSSING GUYTON, GA

31312

Applicant Dee Moncrief 912-433-7881 ext. 00000

moncriefsteelstructures@gmail.com

 401 Early St
Springfield , GA 31329**Staff Review** **Planning Board Meeting Date***


04/09/2024

 **Board of Commissioner Meeting Date***


05/07/2024

 **Staff Description**

Required Setbacks

 **Public Notification Letters Mailed**

03/18/2024

 **Planning Board Ads**


03/20/2025

 **Board of Commissioner Ads**


04/17/2024

 **Commissioner District***

5th

 **Request Approved or Denied**

-

 **Letter & ZMA Mailed**

-

General Information

Zoning District*

I-1

Map/Parcel Number*

0466C001C02

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

The variance allows the owner to avoid the utility easement. Preserves the parking needed and meets the need to enter and exit building. Adjacent properties are also zoned I1 and proposed building will encroach into the setback without affecting adjacent properties

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Agent

Applicant Information

Applicant Name*

Dee Moncrief

Applicant Phone Number*

912-433-7881

Applicant Email Address*

Moncriefsteelstructures@gmail.com

Applicant Address*

205 N Laurel

City*

Springfield

State*

GA

Zip Code*

31329

Owner of Record

Owner Name*

Sovereign Resources, LLC

Owner Phone Number*

912-631-2248

Owner Email Address*

Roger@podiumlogistics.com

Owner Address*

204 Kensington Crossing

City*

Guyton

State*

GA

Zip Code*

31312

Signature

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

Digital Signature*

Demaris Moncrief

Mar 8, 2024

7052561845
PARTICIPANT ID

BK:28 PG:784-784
P2020000057

FILED IN OFFICE
CLERK OF COURT
04/17/2020 02:50 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey
RESERVED FOR THE CLERK OF COURT

APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR

William Mark Gisson
ZONING ADMINISTRATOR
DATE: 4/17/2020

- REFERENCES:
- 1. PL BK C-123 PG B-1
 - 2. PL BK C-123 PG C-1
 - 3. PL BK C-123 PG C-2
 - 4. PL BK C-123 PG C-3
 - 5. PL BK C-123 PG C-4
 - 6. PL BK C-123 PG C-5

1. THE FIELD DATA WAS COLLECTED USING A TOPCON.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS, COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN ON THIS CORNER PROVEN REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLETES BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) (54-6-7) IN THAT THERE IS NO CONFLICT BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS BASED ON THE PROPERTY PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND IS BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY A LICENSED LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARTS OF THIS PLAT. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA WITHIN 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 15-6-67



WILLIAM MARK GISSON RLS #3316
DATE: 3/19/2020



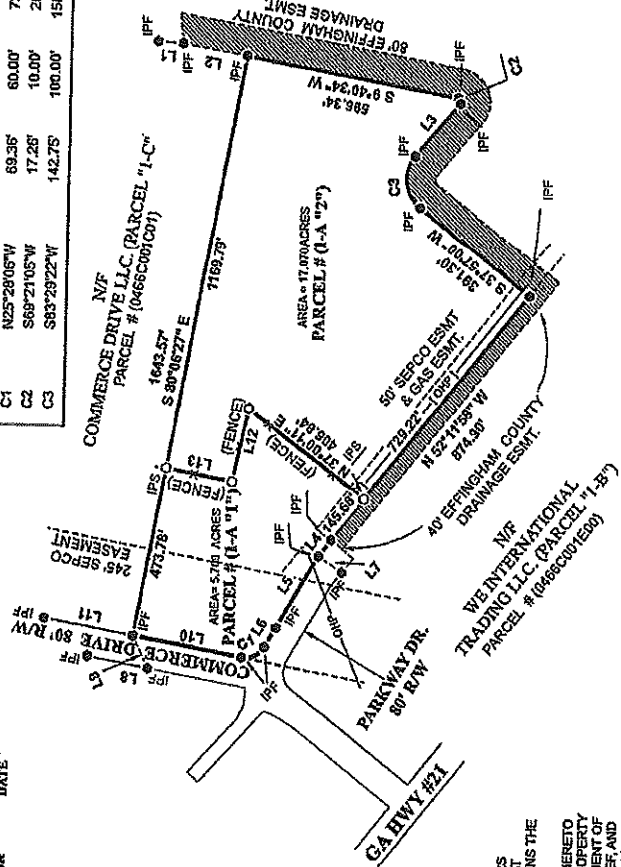
GRAPHIC SCALE 1"=300'

CURVE TABLE

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N25°29'06"W	69.36'	73.96'	73.96'	70°37'20"	42.56'
C2	S68°21'05"W	17.26'	10.00'	20.82'	119°18'57"	17.08'
C3	S83°29'22"W	142.75'	100.00'	158.97'	91°04'54"	101.91'

BEARING TABLE

LINE	BEARING	HORIZ DIST
L1	N8°20'31"E	89.25'
L2	N6°40'34"E	181.17'
L3	N50°58'16"W	183.79'
L4	N52°17'23"W	57.27'
L5	N60°42'14"W	231.38'
L6	N60°36'24"W	82.27'
L7	S53°32'47"W	80.14'
L8	S9°53'41"W	169.71'
L9	N64°18'16"E	86.39'
L10	N9°55'39"E	306.93'
L11	N8°55'39"E	250.10'
L12	N78°09'12"W	209.88'
L13	N10°29'46"E	185.78'



SURVEY OF 22.779 ACRES BEING SUBDIVIDED INTO TWO PARCELS LOCATED IN THE EFFINGHAM PARK OF COMMERCE LOCATED IN THE 9th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA



PREPARED BY:
WILLIAM MARK GISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
3777 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINGCON: (912) 826 - 5289 CLAXTON: (912) 292 - 7052
WMGISSON@BELLSOUTH.NET

SURVEY FOR: SOVEREIGN RESOURCES LLC	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 9 TH	SUBD: PARK OF COMMERCE
DATE: 03/14/2020	SCALE: 1"=300'
FILE NUMBER: 20159	
TOTAL AREA: 22.78 AC.	LOT:
FIELD SURVEY DATE: 03/11/2020	

MAP & PARCEL 0466C001C01
340 COMMERCE DRIVE, LLC
PARCEL 1-C AS SHOWN ON
PLAT BOOK C123, PAGE B1
9.425 ACRES

MAP & PARCEL 0466C001C00
SAV PARKWAY PROPERTIES, LLC
PARCEL 1-A "2" AS SHOWN ON
PLAT BOOK 28, PAGE 784
17.070 ACRES

S 80°06'27" E 473.78'
(THIS LINE NOT TO SCALE)

25' SETBACK LINE

PROPOSED BUILDING
45' x 126'

25' SETBACK LINE

S 10°29'46" W
185.78'

S 78°09'12" E 209.98'

PROPERTY ADDRESS:
#105 PARKWAY DRIVE
RINCON, GA 31326
MAP & PARCEL 0466C001C02
PARCEL 1-A "1" AS SHOWN ON
PLAT BOOK 28, PAGE 784

TOTAL AREA = 5.709 ACRES

ZONING: I-1 (INDUSTRIAL)

FLOOD ZONE: X

NO WETLANDS PRESENT

PROPOSED USE OF STRUCTURE:
INDUSTRIAL

REFERENCE NORTH
(PLAT BOOK 28, PAGE 784)



COMMERCE DRIVE
80' R/W

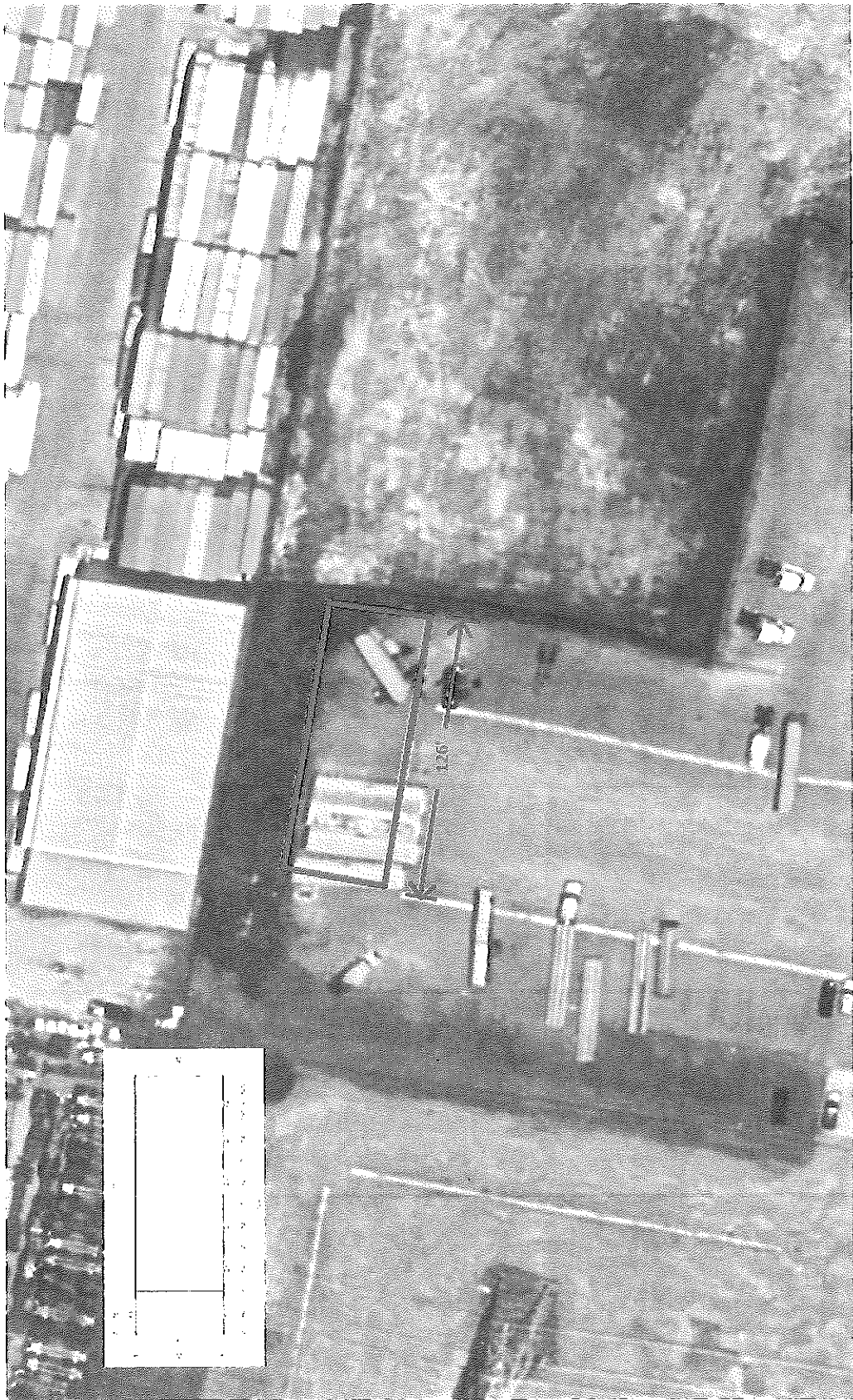
BUILDING LOCATION PLAN FOR
PODIUM LOGISTICS, LLC

9TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
DATE: MARCH 8, 2024

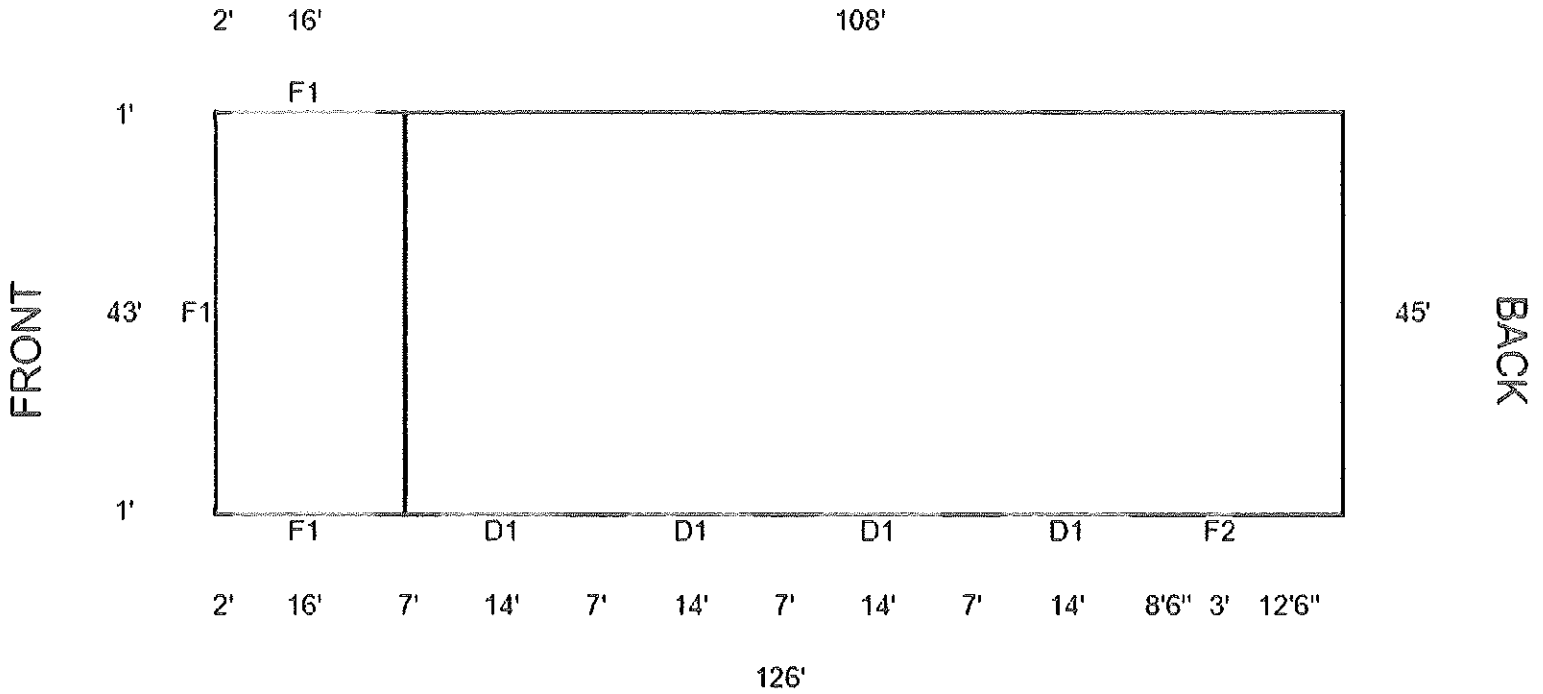
SCALE: 1" = 60'



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



LEFT SIDE



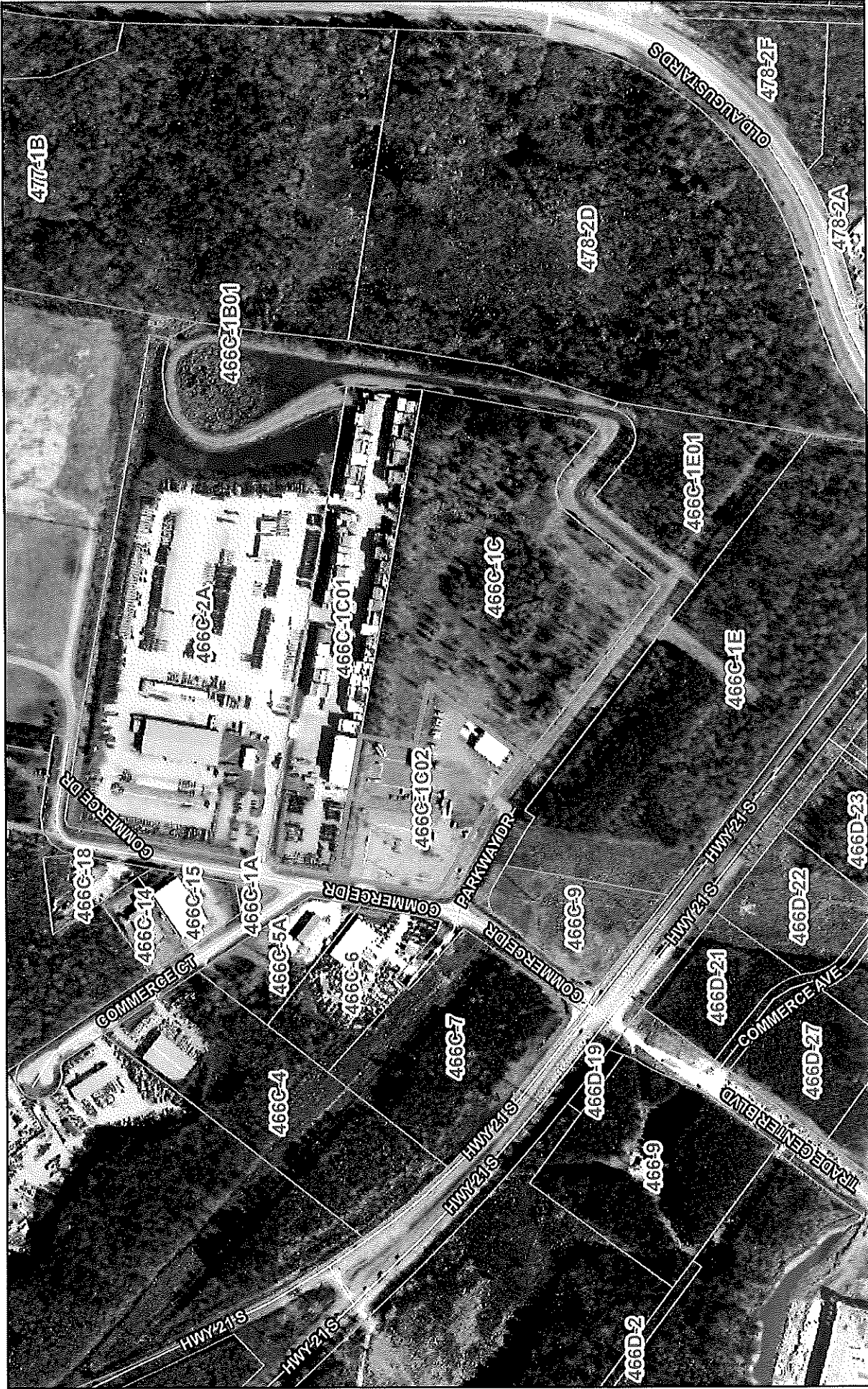
RIGHT SIDE

SYMBOL LEGEND			
F1 [Symbol]	Custom Size	D1 [Symbol]	14'x14' Garage Door
F2 [Symbol]	Custom Door Size	[Symbol]	Closed Wall

The information below is an estimate only. Final pricing - including pricing adjustments, discounts, delivery, and taxes - will be provided with final quote prior to purchase.

#1709330277108733

466C-1C02



3/8/2024

Roads

Tax Parcel Labels

Efn_fin_cache

Red: Band_1

Green: Band_2

Blue: Band_3

Tax Parcels

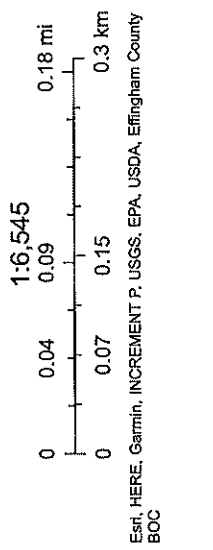
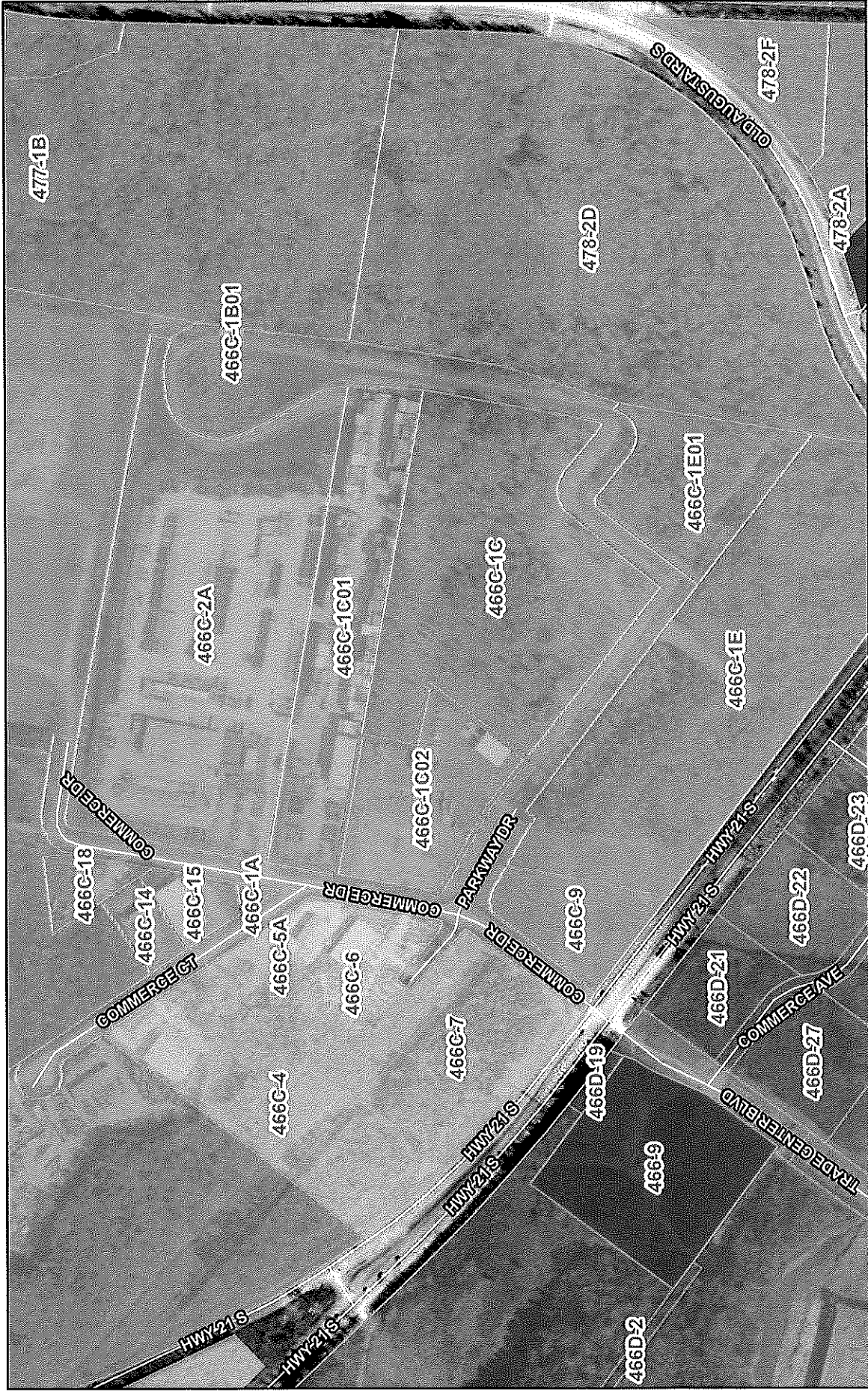
1:6,545

0 0.04 0.09 0.15 0.18 mi

0 0.07 0.15 0.3 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Eflingham County BOC

466C-1C02



3/8/2024

	Roads		Tax Parcel Labels		Efin_fin_cache
	Tax Parcels		B-2		I-1
	Effingham County Zoning		B-3		PD
	R-3		Red: Band_1		Green: Band_2
			Blue: Band_3		