


VAR-24-12

Variance Application

Status: Active

Submitted On: 5/31/2024

Primary Location953 Roebling Road
Bloomington, GA 31302**Owner**ONE SINGLETON LLC
12 NEW ORLEANS RD
HILTON HEAD ISLAND, SC
29928**Applicant** Tad Segars 843-338-1244 tadsegars11@gmail.com 65 shelter cove lane unit
343

Hilton Head , sc 29928

Staff Review

 **Planning Board Meeting Date***

07/09/2024

 **Board of Commissioner Meeting Date***

08/06/2024

 **Notification Letter Description***

a reduction in the minimum square footage for single living unit.

 **Public Notification Letters Mailed***

06/17/2024

 **Location Information***

953 Roebling Road

 **Staff Description** **Planning Board Ads**

06/19/2024

 **Board of Commissioner Ads**

07/17/2024

🔒 Commissioner District*

1st

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

377

🔒 Parcel#*

2

🔒 Applicant Name*

Thaddeus Segars

General Information

Zoning District*

AR-2

Map/Parcel Number*

Parcel 2 and 3 zoning is AR-2
pin03770002A00

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

The current square footage of the tiny home is 208, we do not meet the minimum required squared feet,

How does request meet criteria of Section 7.1.8?

The direct hardship may not be specific to the criterion, however I like many have financial hardship of not being able to afford to enlarge an existing small home I have stored on Hilton Head and would like to place it on my property for use and enjoyment of the home and my land. The county in the past did ask me to change the zoning of my adjacent parcel from Industrial to AR 2, and I honored the recommendation and or request and it is now AR 2 also. Further, it seems that the vast majority of citizens in the area and staff that a family restaurant with a roof top bar would be welcomed with open arms and be a benefit to many in many different ways. I am continuing to look for investors and or an owner operator in hopes of a submittal of permits and a zoning change when and if needed.

On another positive note, I would like to place this small home on the left rear corner of my parcel. This location would be as far away from the main road as possible, with no residences on the left, rear, or right side of my property.

Thank you for what I hope to be a variance and approval for me to make use of my land and ownership having owned it over 2 years. It is important to me and may to have the pride of ownership but of more importance is the right to use and enjoyment of a home on my land.

Sincerely,
Tad Segars

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Thaddeus

Applicant Phone Number*

Segars

Applicant Email Address*

tadsegars11@gmail.com

Applicant Address*

65 shelter cove lane unit 343

City*

Hilton Head

State*

SC

Zip Code*

29928

Signature

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

Digital Signature*

 Thaddeus Segars

May 28, 2024

SURVEYOR'S CERTIFICATION
 The plot is a representation of an existing parcel or parcels of land and does not constitute a title or warranty of any kind. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels does not imply the accuracy of any local jurisdiction, availability of permits, compliance with local regulation or requirements or suitability for any use. The purpose of the land is for the property with the minimum level of accuracy required by the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.

Warren E. Poythress, Registered Land Surveyor, No. 1953
 Date: 8-11-22

DATE: AUGUST 11, 2022
 BY: Warren E. Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road, 30467
 Statesboro, Georgia 31060
 Cell Phone: 912-353-3288
 Home Phone: 912-353-3288
 Equipment - Sokkia DRS2 - GPS
 Topcon 303
 FINAL PLAT CLOSURE = 21891

BUCCANEER REGIONAL SPORTS
 CAR CLUB OF AMERICA

PARCEL 2
 ZONING AR-2
 3.267 AC

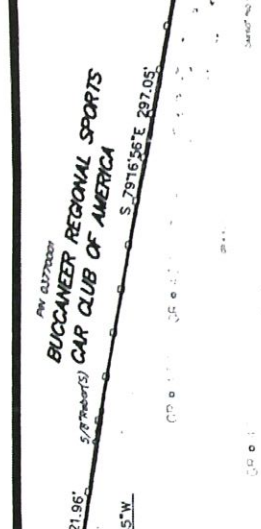
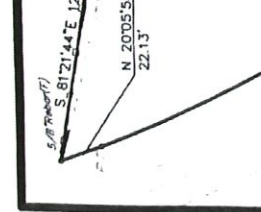
PARCEL 1
 ZONING 1-1
 1.287 AC

TOPOGRAPHIC SURVEY
 AND BOUNDARY SURVEY
 FOR
 TAD SEGARS
 AND BUCCANEER REGIONAL SPORTS
 CAR CLUB OF AMERICA

LOCATED IN THE CITY OF FAULKVILLE
 1559TH G. M. D., EFFINGHAM COUNTY, GEORGIA

PARCEL NUMBER 3 IS TO BE ADDED TO PARCEL 2
 LANDS OF ONE SINGLETON, LLC AS RECORDED IN
 DEED BOOK 2756 PG. 729 AND PLAT BOOK 8402
 AND BECOMES A SINGLE TRACT OF LAND PURSUANT
 TO THE PROVISIONS OF THE EFFINGHAM COUNTY
 ZONING ORDINANCE AND CANNOT BE SOLD
 SEPARATELY.

Curve	Radius	Length	Chord	Chord Bear.
C1	568.99'	560.19'	539.32'	N 47°39'02" W



GRID NORTH

AR-1 ZONING
 LINDA G. BLANTON

REEBLING ROAD
 50' R/W

WATER LEVEL ELEVATION J8.7

5/8" THEODOLITE

CONCRETE

IRON

WOOD

STONE

BRICK

GLASS

PAINT

PLASTER

CEILING

FLOOR

WALL

DOOR

WINDOW

ROOF

FOUNDATION

BASEMENT

ATTIC

CHIMNEY

STAIR

ELEVATION

AREA

VOLUME

WEIGHT

TEMPERATURE

HUMIDITY

WIND

PRECIPITATION

SUNSHINE

MOON

STAR

PLANET

COMET

METEOR

ASTEROID

NEBULA

GALAXY

UNIVERSE

COSMOS

HEAVENS

SKY

AIR

WATER

FIRE

EARTH

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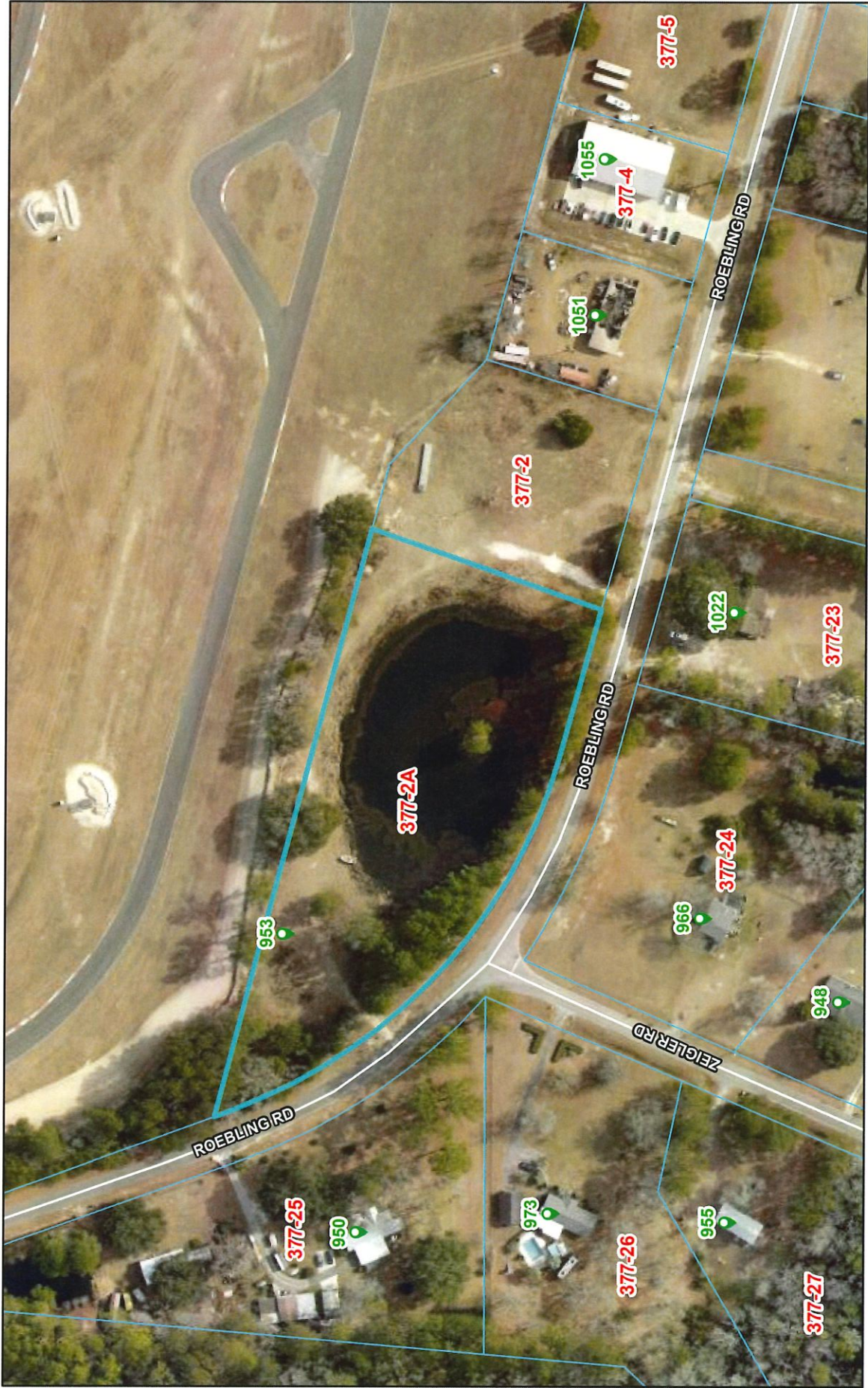
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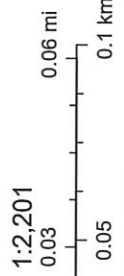
377-2A



6/3/2024

📍 Addresses Tax Parcels

Roads Tax Parcel Labels



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

377-2A

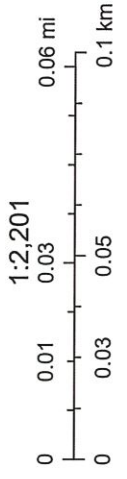


6/3/2024

Addresses Tax Parcels

Roads Tax Parcel Labels

Effingham County Zoning
AR-1
AR-2
B-2



1:2,201
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA