



VAR-25-18

Variance Application

Status: Active

Submitted On: 6/17/2025

Primary Location

353 Pearl Davis Road
Springfield, GA 31329

Owner

TREPAGNIER MICHAEL SEAN
AND APRIL
WILSON RD 279 RICHMOND
HILL, GA 31324

Applicant

 Michael Trepagnier
 985-516-3503
 trepagnier@live.com
 279 Wilson rd
Richmond hill, Ga 31324

Staff Review

Board of Commissioner Meeting Date*

07/15/2025

Notification Letter Description*

To allow for occupation of a RV/Camper during construction of a home.

Public Notification Letters Mailed*

06/23/2025

Location Information*

353 Pearl Davis Road

Staff Description

Section 3.21.1

Board of Commissioner Ads

06/25/2025

Commissioner District*

3rd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

289

🔒 Parcel#*

10

🔒 Applicant Name*

Michael Trepagnier

General Information

Zoning District*

AR-1

Map/Parcel Number*

2890010

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Variance needed to stay in our rv while construction is in progress.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Michael Trepagnier

Applicant Phone Number*

9855163503

Applicant Email Address*

trepagnier@live.com

Applicant Address*

279 wilson rd

City*

Richmond hill

State*

Ga

Zip Code*

31324

Signature

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

Digital Signature*



Michael s Trepagnier

Jun 16, 2025

8863185331
0466245412

PARTICIPANT ID

BK:29 PG:526-526
P20230000034

FILED IN OFFICE
CLERK OF COURT
02/24/2023 09:22 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

LEGEND:
IRF 5/8" REBAR FOUND
IRS 1/4" REBAR SET
PL PROPERTY LINE
CMP CONC MON. FOUND
N/F NOW OR FORMERLY
PP POWER POLE
EQUIP. USED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE
1/20,000 PLAT NOT ADJUSTED
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

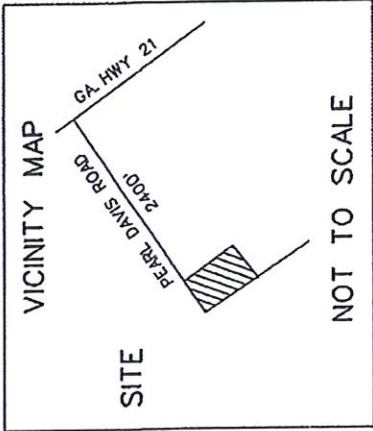
This plat is a representation of an existing parcel of land and does not constitute or create a new parcel. The recording of this plat is subject to the provisions of the Georgia Surveyors' Act, which created the Surveyors' Board and established the rules and regulations governing the practice of surveying in Georgia. The Surveyors' Board has adopted rules and regulations for the practice of surveying in Georgia, which are set forth in the Georgia Surveyors' Act and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and are set forth in O.C.G.A. Section 19-6-47.



Adolph N. Michelis
GA. REG. L.S. NO. 1273 1-09-123 DATED

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

NOTE: SUBJECT PROPERTY IS A RETRACEMENT OF MAP & PARCEL 028900010 OF THE EFFINGHAM CTY TAX ASSESSORS FILE. THE FILE SHOWS 10 ACRES BUT DUE TO THE SUBTRACTION OF PEARL DAVIS ROAD THE ACREAGE IS NOW 8.46 AC



NOT TO SCALE

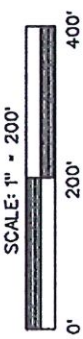
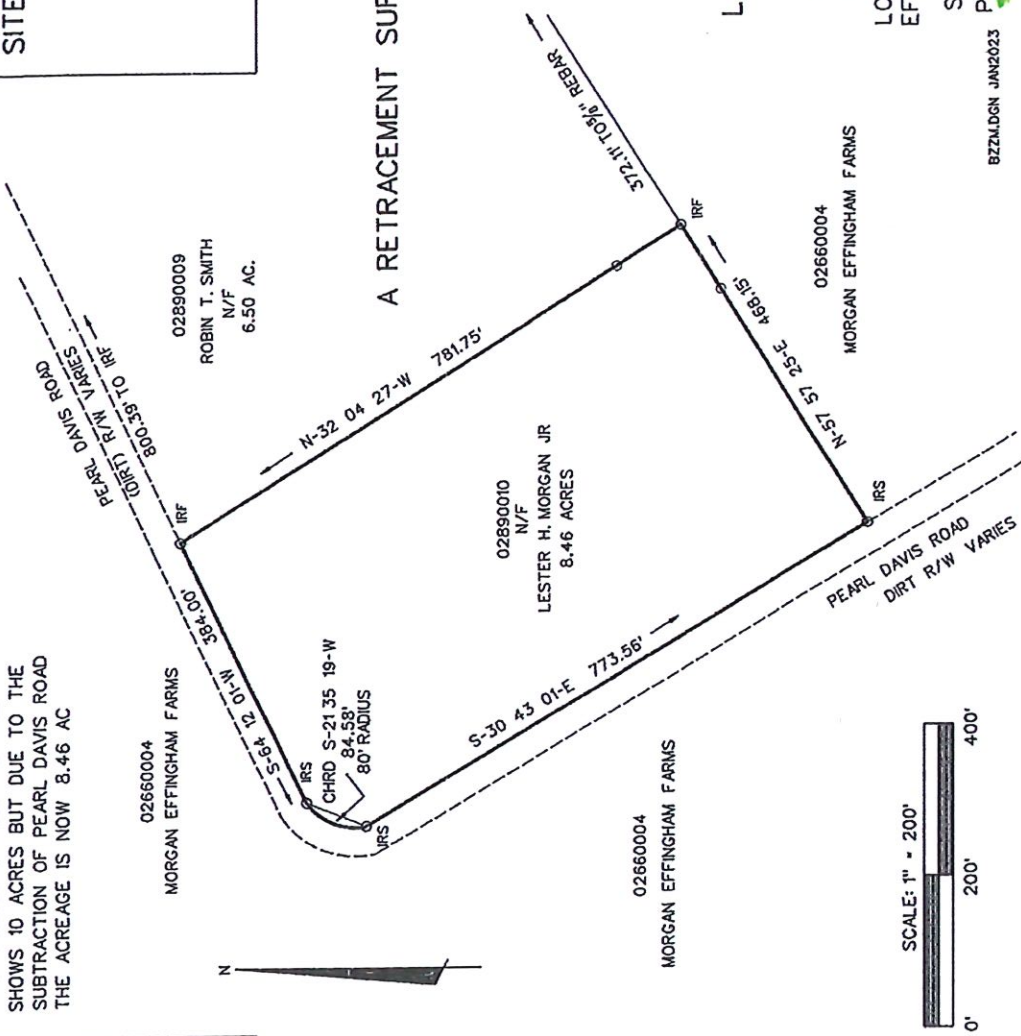
A RETRACEMENT SURVEY

REFERENCES:
PB-29 PG 318
PB-28 PAGE 641
PB-J PAGE 248
PB-F PAGE 62
DEED 2278 PG 671

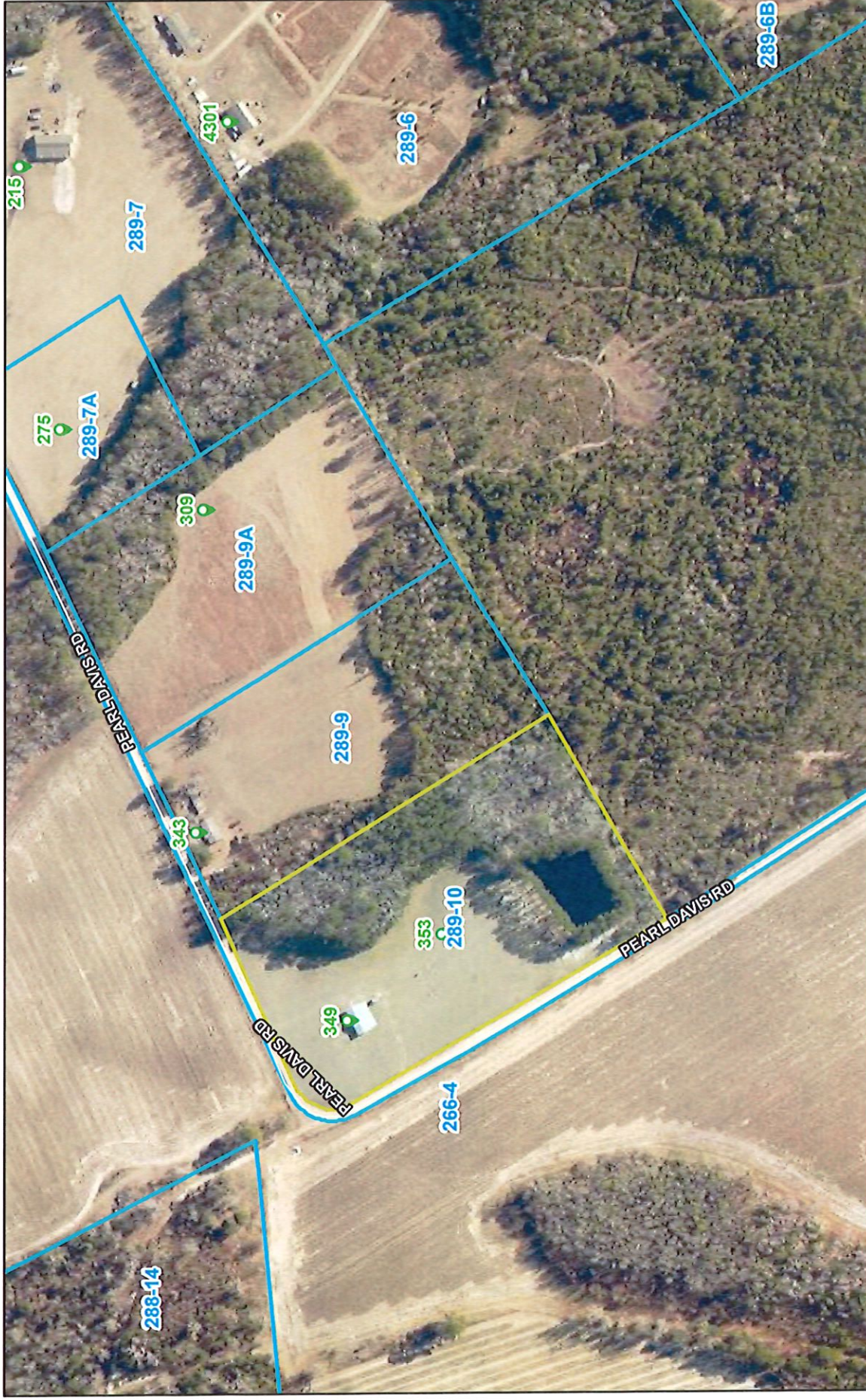
SURVEY FOR
LESTER H MORGAN JR.
A RETRACEMENT
SURVEY OF 8.46 ACRES
MAP & PARCEL 028900010
LOCATED IN THE 10TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

SURVEYED 06 JAN 2023
PLAT DRAWN 08 JAN 2023

BZZALDGN JAN2023

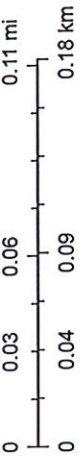


289-10



6/18/2025

1:4,013



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

- Addresses
- Parcels
- Roads
- Citations

289-10



6/18/2025

- Addresses
- Parcels
- Zoning
- AR-2
- AR-1
- Roads
- Citations

