



**Record No: VAR-
25-32**

Variance Application

Status: Active

Submitted On: 12/4/2025

Primary Location

2819 Sand Hill Road
Guyton, GA 31312

Owner

HENRY ERIC D
COCONUT DR 332
BLOOMINGDALE, GA 31302

Applicant

 Eric Henry
 858-774-8687
 eric.henry@gmail.com
 332 Coconut Dr.
Bloomingdale, Georgia
31302

Staff Review

 Board of Commissioner Meeting Date*

01/06/2026

 Notification Letter Description*

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

 Public Notification Letters Mailed*

12/15/2025

 Location Information*

2819 Sand Hill Road

 Staff Description

Section 3.21.1

 Board of Commissioner Ads

12/17/2025

 Commissioner District*

1st

 Request Approved or Denied

—

 Letter & ZMA Mailed

—

 Map#*

301C

 Parcel#*

2

 Applicant Name*

Eric Henry

General Information

Zoning District*

AR-2

Map/Parcel Number*

0301C002

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

I request a temporary variance permit to reside in a 2021 Alliance Paradigm 385FL 5th-wheel RV during the construction of my home, which can be tied into a well and septic system.

How does request meet criteria of Section 7.1.8?

Yes

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Eric Henry

Applicant Phone Number*

8587748687

Applicant Email Address*

eric.henry@gmail.com

Applicant Address*

332 Coconut Dr.

City*

Bloomington

State*

Georgia

Zip Code*

31302

Signature

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

Digital Signature*



Eric David Henry

Dec 4, 2025

7391908463

PARTICIPANT ID

BK:29 PG:285-285

P2022000046

FILED IN OFFICE

CLERK OF COURT

03/08/2022 12:40 PM

JASON E. BRAGG, CLERK

SUPERIOR COURT

EFFINGHAM COUNTY, GA

Jason E. Bragg

THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

REFERENCE

PLAT BOOK A390, PAGE B.

ACCORDING TO F.L.R.M. MAP NO. 131030334E,
REVISED 3/16/2015, THIS PROPERTY SHOWN HEREON
LIES IN ZONE X, NOT A 100 YEAR FLOOD ZONE.

ERROR OF CLOSURE

FIELD: 1/264.734

ANGLE ERROR: 1" PER ANGLE POINT

FIELD DATE:

ADJUSTED BY OBSERVATION.

PLAT: 1/1,003.754

EQUIPMENT: TOPCON GTS235W

TOTAL STATION: SINGLE PRISM

LEGEND

■ CMF CONCRETE MONUMENT FOUND

● RBF 5/8" REBAR FOUND

○ P&FO POWER POLE

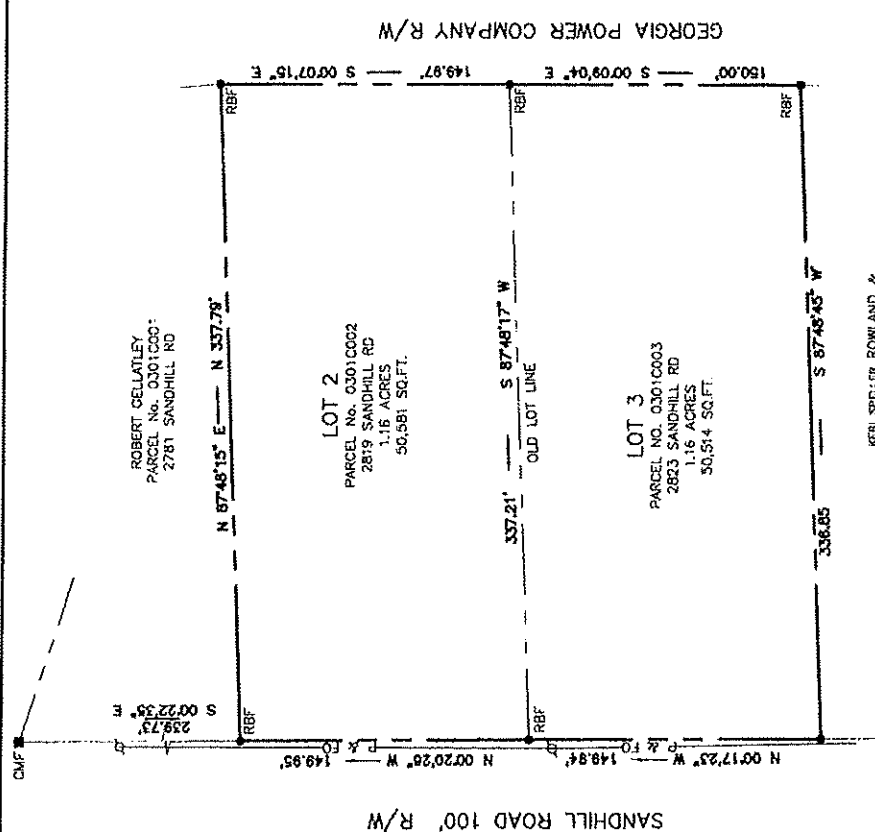
-P&FO- POWER & FIBEROPTIC LINE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT
HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL
APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STAMENTS HEREON.
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED BY THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER
OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE
UNDERSTANDING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN 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.



MICHAEL J. GARDNER
GA. REG. LAND SURVEYOR NO. 2285

02/25/2022
DATE



KERI SPELLER ROWLAND &
JOSEPH GLENN, JR.
PARCEL NO. 0301C004
2843 SANDHILL ROAD



SCALE: 1" = 60'

THE RECOMBINATION PLAT LOTS 2 & 3 SPELLER SUBDIVISION HAS BEEN
FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS
AND WAS APPROVED BY THE ZONING ADMINISTRATOR AND PUBLIC WORKS
DIRECTOR OF EFFINGHAM COUNTY FOR RECORDING IN THE OFFICE OF THE
SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

William M. Clapp
CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS
3/4/2022
DATES

Eric David Henry
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS
3/4/2022
DATES

A RECOMBINATION SURVEY OF
LOTS 2 & 3.

SPELLER SUBDIVISION,
1559 G.M. DISTRICT

EFFINGHAM COUNTY, GEORGIA

SURVEYED FOR: ERIC DAVID HENRY

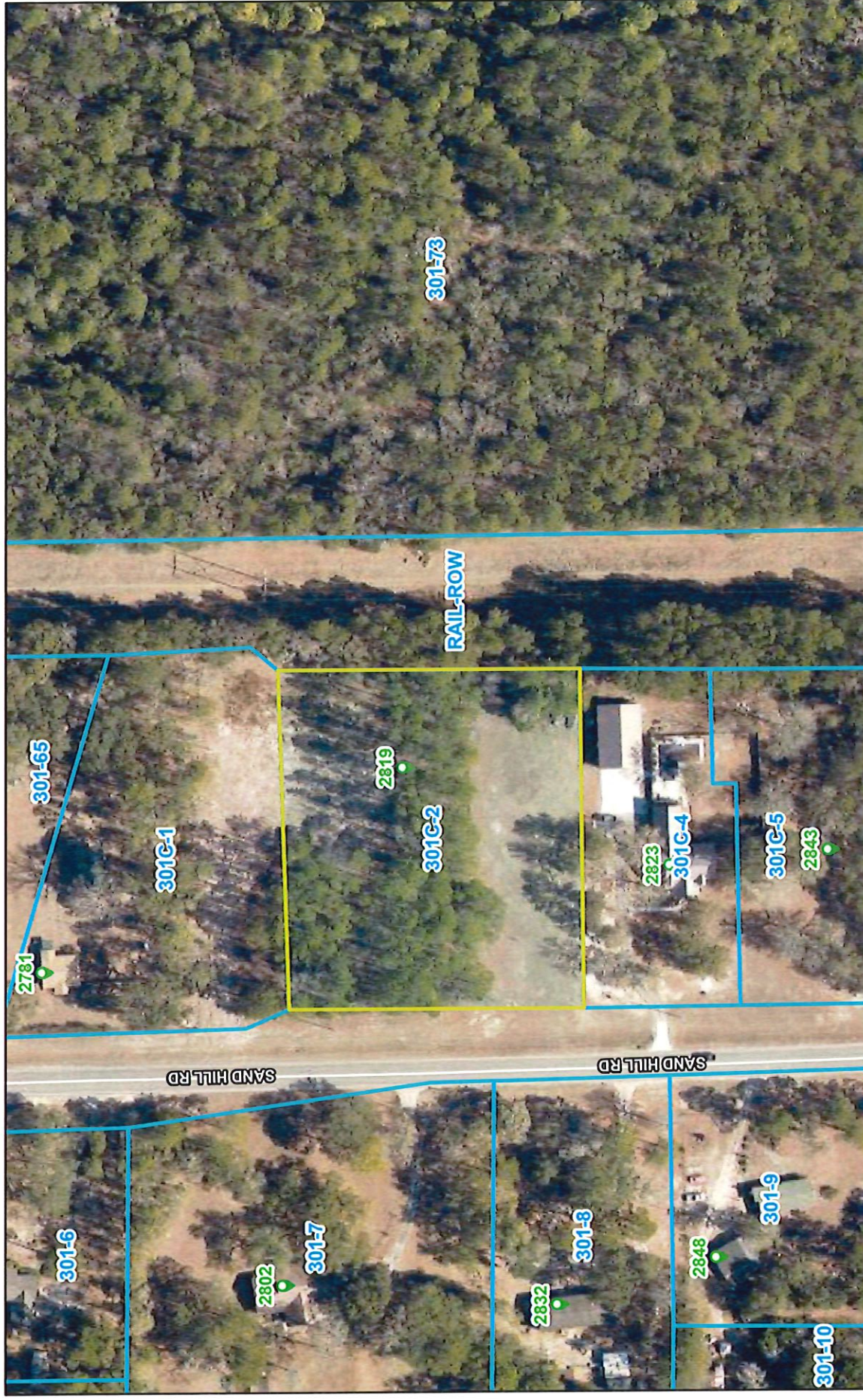
FEBRUARY 25, 2022 JOB NO. 20210906
LAST REVISED N/A DRAWN BY DJP

ADDRESS: 2819 & 2823 SANDHILL ROAD

MICHAEL JIM GARDNER
LAND SURVEYOR

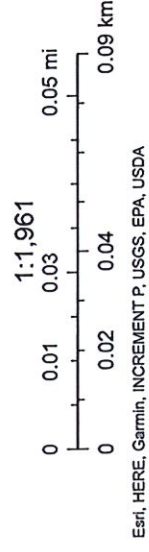
120 VARNEDOE AVENUE
GARDEN CITY, GEORGIA 31408
PHONE (912) 964-8262

301C-2



12/5/2025

- Addresses
- Parcels
- Roads
- Citations



301C-2

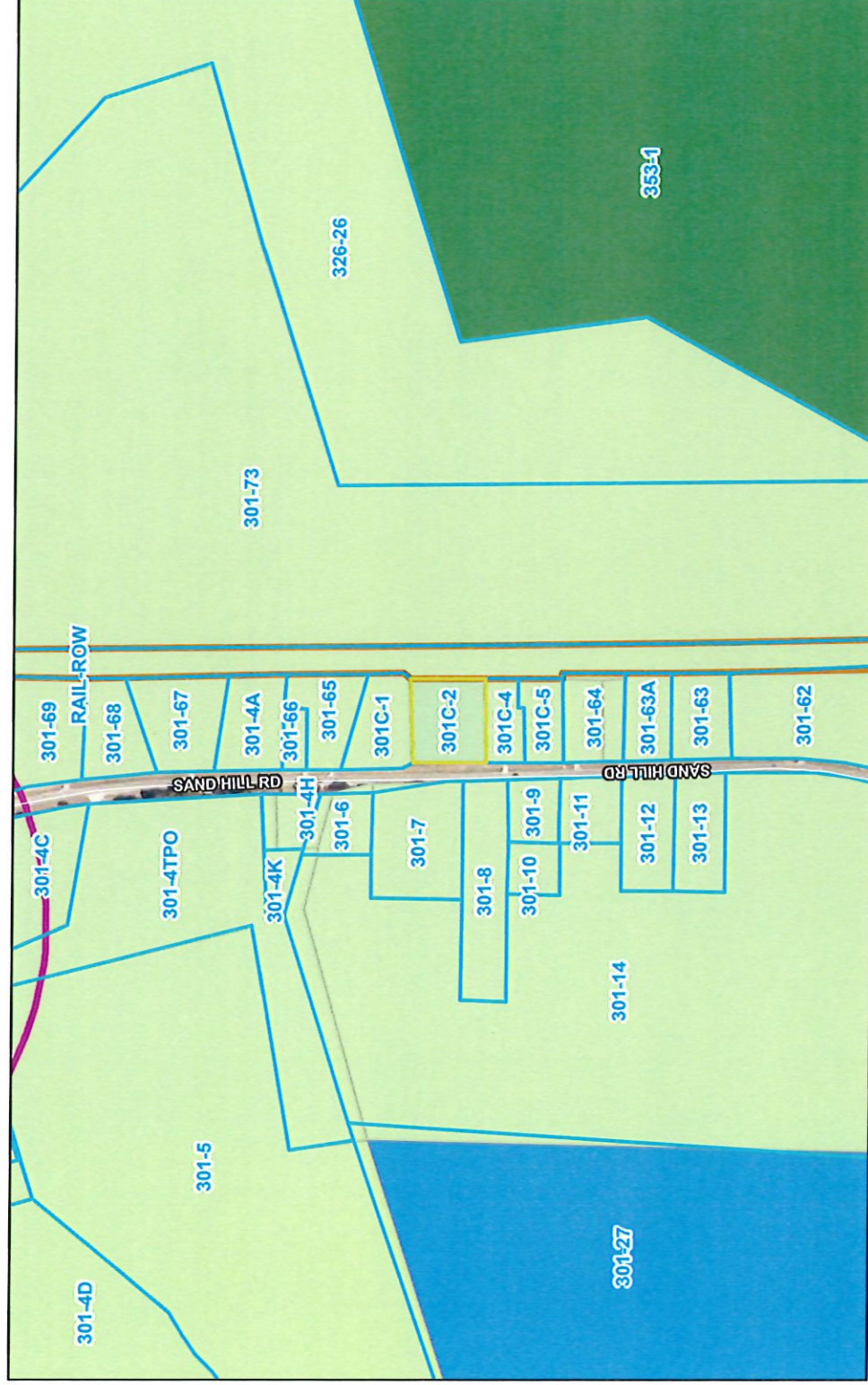


12/5/2025

1:3,922
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Addresses Parcels Zoning Citations
AR-1 AR-2 B-3 I-1

301C-2



12/5/2025

- Roads
- Parcels
- Character Areas
- Development-Suburban Node
- Parks-Recreation
- FLUM Areas
- Agricultural-Residential
- Conservation-Recreation
- Public-Institutional
- Citations

1:7,843
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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