



**Record No: VAR-
26-28**

Variance Application

Status: Active

Submitted On: 7/27/2026

Primary Location

32.147403, -81.342862

Owner

No owner information

Applicant

 Jeremy Hill

 876 Old Tusculum rd
Springfield, Ga 31212

Staff Review

Board of Commissioner Meeting Date* 

09/01/2026

Notification Letter Description* 

Decrease setbacks in B-3.

Public Notification Letters Mailed* 

08/10/2026

Location Information* 

US Hwy 80

Staff Description 

Stipulations 

Board of Commissioner Ads 

08/12/2026

Commissioner District* 

1st

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

355C

Parcel#* 

13

Applicant Name* 

Jeremy Hill

Applicant Information

Applicant Name*

Jeremy Hill

Applicant Phone Number*

[REDACTED]

Applicant Email*

[REDACTED]

Applicant Address*

876 Old Tusculum rd

City*

Springfield

State*

Ga

Zip Code*

31329

General Information

Zoning District*

B-3

Map/Parcel Number*

0355C013

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

To decrease setbacks

Water Connection*

Private Well

Sewer Connection*

Private Septic System

Who is applying for variance request?*

Agent

Owner of Record

Owner Name*

James Edward Carter

Owner Phone Number*

[REDACTED]

Owner Email Address*

[REDACTED]

Owner Address*

27306 GA HWY 23

City*

COLLINS

State*

GEORGIA

Zip Code*

30421

Signature

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

Digital Signature*

✓ Jeremy Dylan Hill
Jul 22, 2026

4752110832

PARTICIPANT ID

BK:29 PG:272-272

P2022000033

FILED IN OFFICE

CLERK OF COURT

02/23/2022 11:54 AM

JASON E. BRAGG, CLERK

SUPERIOR COURT

EFFINGHAM COUNTY, GA

Jason E. Bragg

THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

MORGAN SUBDIVISION
PARCEL NO.: 03550001

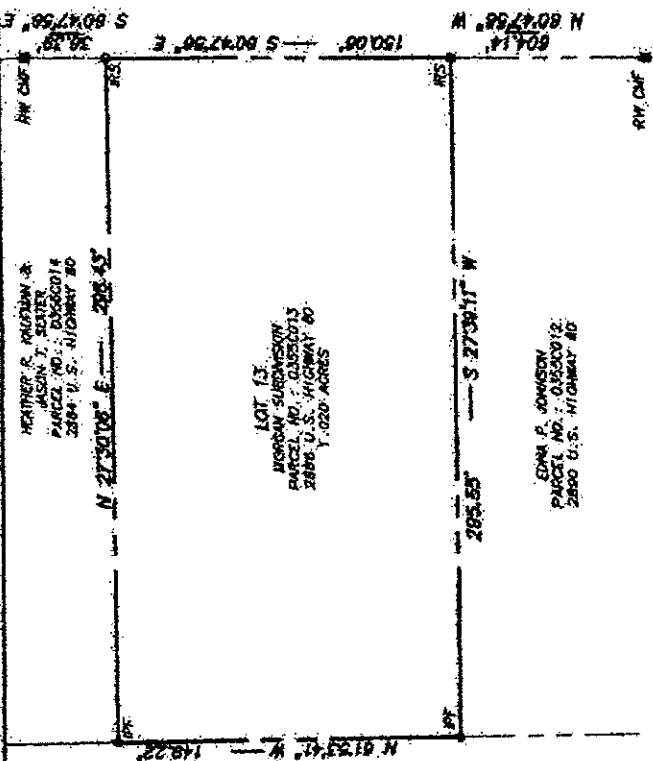
HEATHER R. MORGAN &
JASON T. SEVER
PARCEL NO.: 03550014
2884 U.S. HIGHWAY 80

N 27°30'18" E 208.43'

LOT 13
MORGAN SUBDIVISION
PARCEL NO.: 03550013
2886 U.S. HIGHWAY 80
1.020 ACRES

285.55' — S 27°30'17" W

EDNA P. JOHNSON
PARCEL NO.: 03550012
2880 U.S. HIGHWAY 80



U.S. HIGHWAY 80 R/W VARIES

**A RETRACEMENT SURVEY OF LOT 13
MORGAN SUBDIVISION
15594A G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA**

ADDRESS: 2888 U.S. HIGHWAY 80
PARCEL NO.: 03550013
SURVEYED FOR: EDNA P. JOHNSON



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSEQUEL OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECREATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OF SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH 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, LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



- LEGEND**
- CMF CONCRETE MONUMENT FOUND
 - IFF IRON PIPE FOUND
 - IFS IRON ROD SET

- REFERENCE**
- 1. PLAT BOOK 1, PAGE 40.
 - 2. PLAT BOOK 1, PAGE 40.
 - 3. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT SIP-003-3(28), SHEET 3 & 4 OF 31.
 - 4. DATE 07-21-00.
 - 5. PLAT OF LOT 13, MORGAN SUBDIVISION.
 - 6. BY PAUL D. WILDER

ACCORDING TO FURN. MAP NO. 1310000304E, REVEALED 3/10/2015, THIS PROPERTY SHOWN HEREON LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.

ERROR OF CLOSURE
FIELD: 1/24/2006
ANGLE ERROR: 3" PER ANGLE POINT
ADJUSTED BY COMPASS METHOD.
PLAT: 1/25/2006
EQUIPMENT: TOPCON OTS-10M
TOTAL STATION: SINGLE PRISM

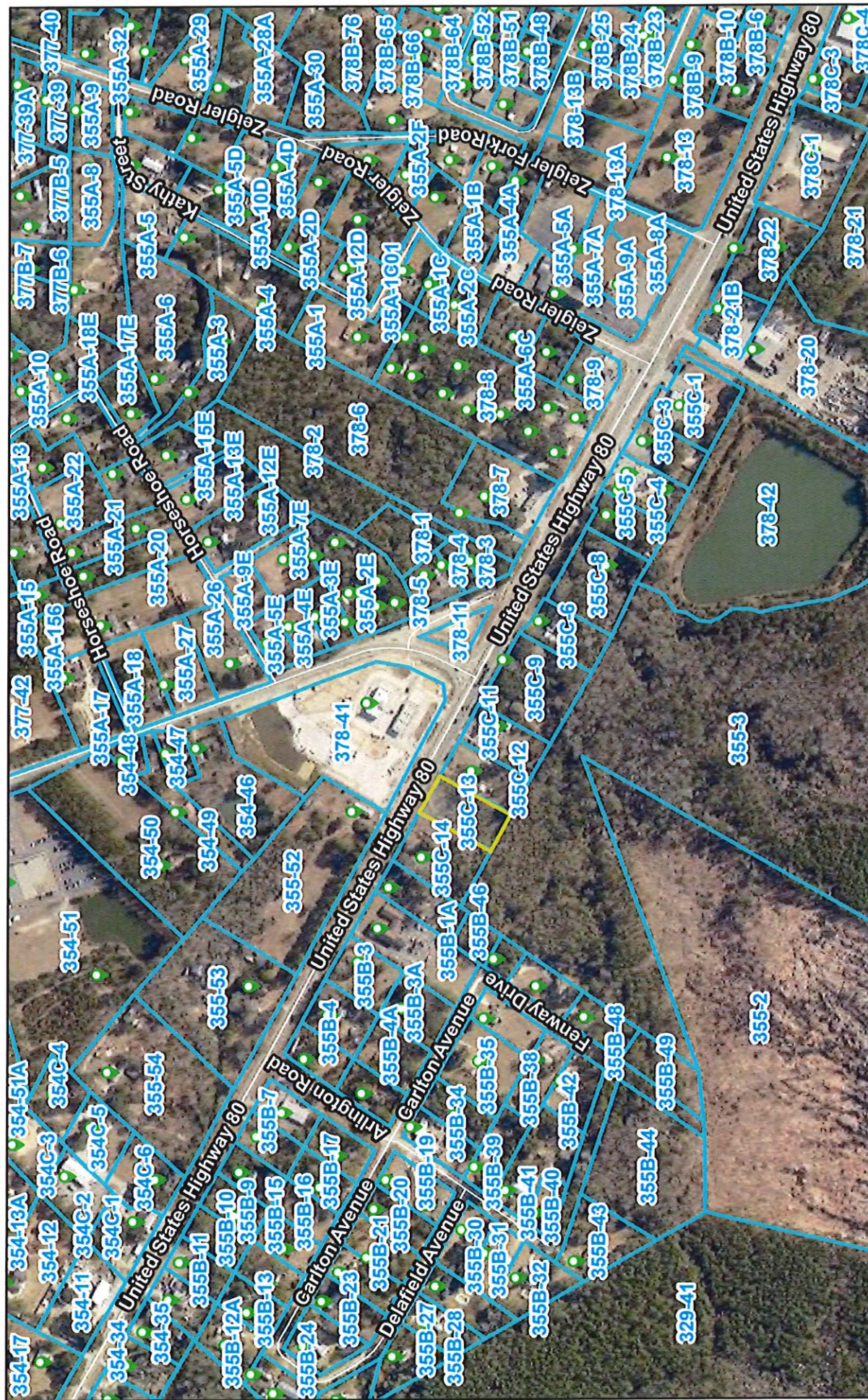
Vincent Helmsley
120-A BURTON ROAD
SAVANNAH, GEORGIA 31405
(912) 925 3523

FIELD SURVEY DATE: 2/7/2020
DATE: 1/13/2020 JOB NO. 20-18

DATE: 2/13/20
VINCENT HELMSLEY
CAL. REG. LAND SURVEYOR NO. 1862

- Fence is on the property line on all sides.
- Setbacks for parking spaces are 10'.
- 42 total storage spaces (12' x 35' each).
- 24' drive aisle allows easy movement

355C-13



8/4/2026

1:7,185

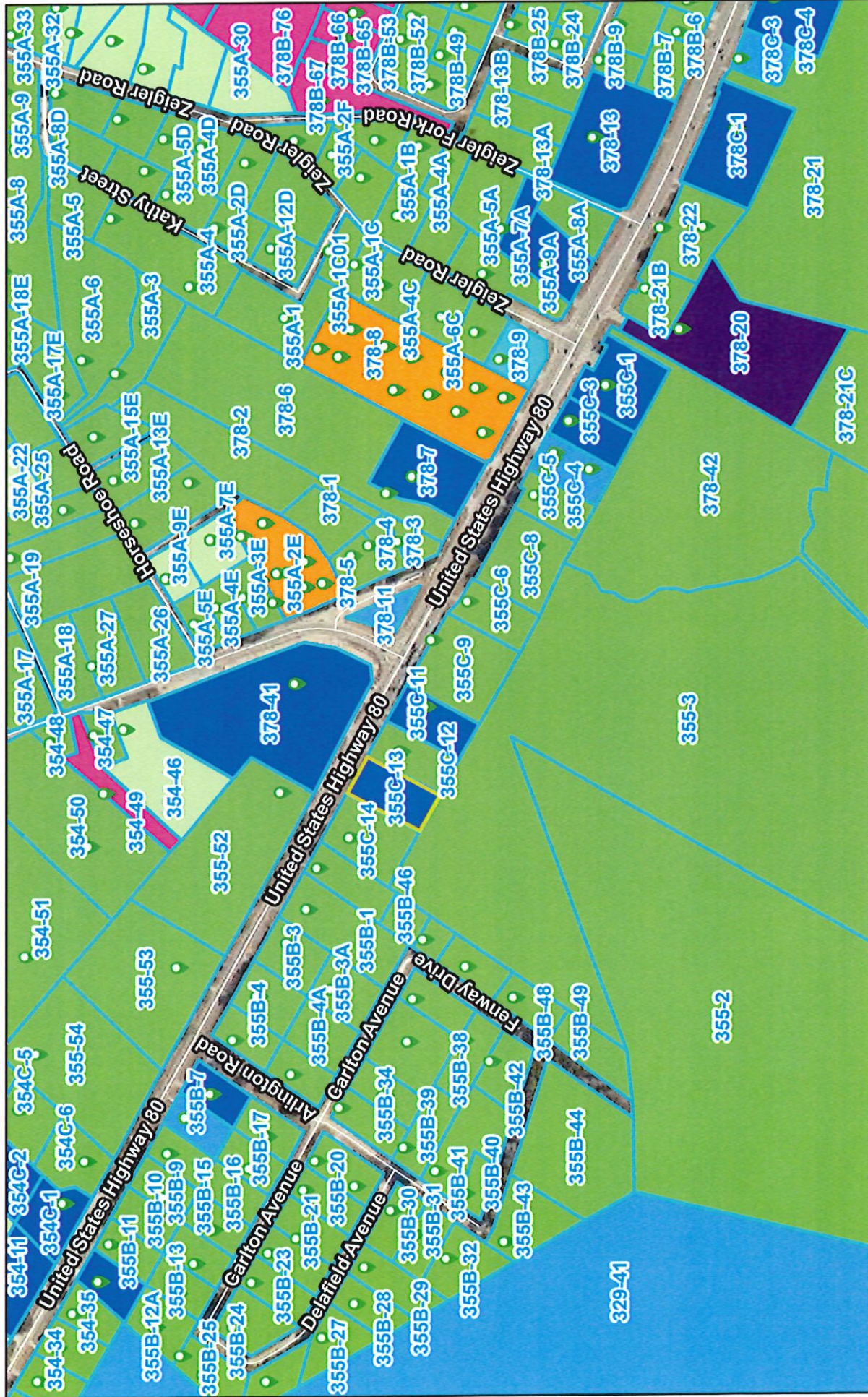
0 0.05 0.1 0.2 mi

Addresses ☐ Parcels

Roads Citations

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

355C-13



8/4/2026

Addresses Zoning

Roads

Parcels

Citations

Legend: AR-1 (light green), AR-2 (medium green), B-1 (light blue), B-2 (medium blue), B-3 (dark blue), I-1 (purple)

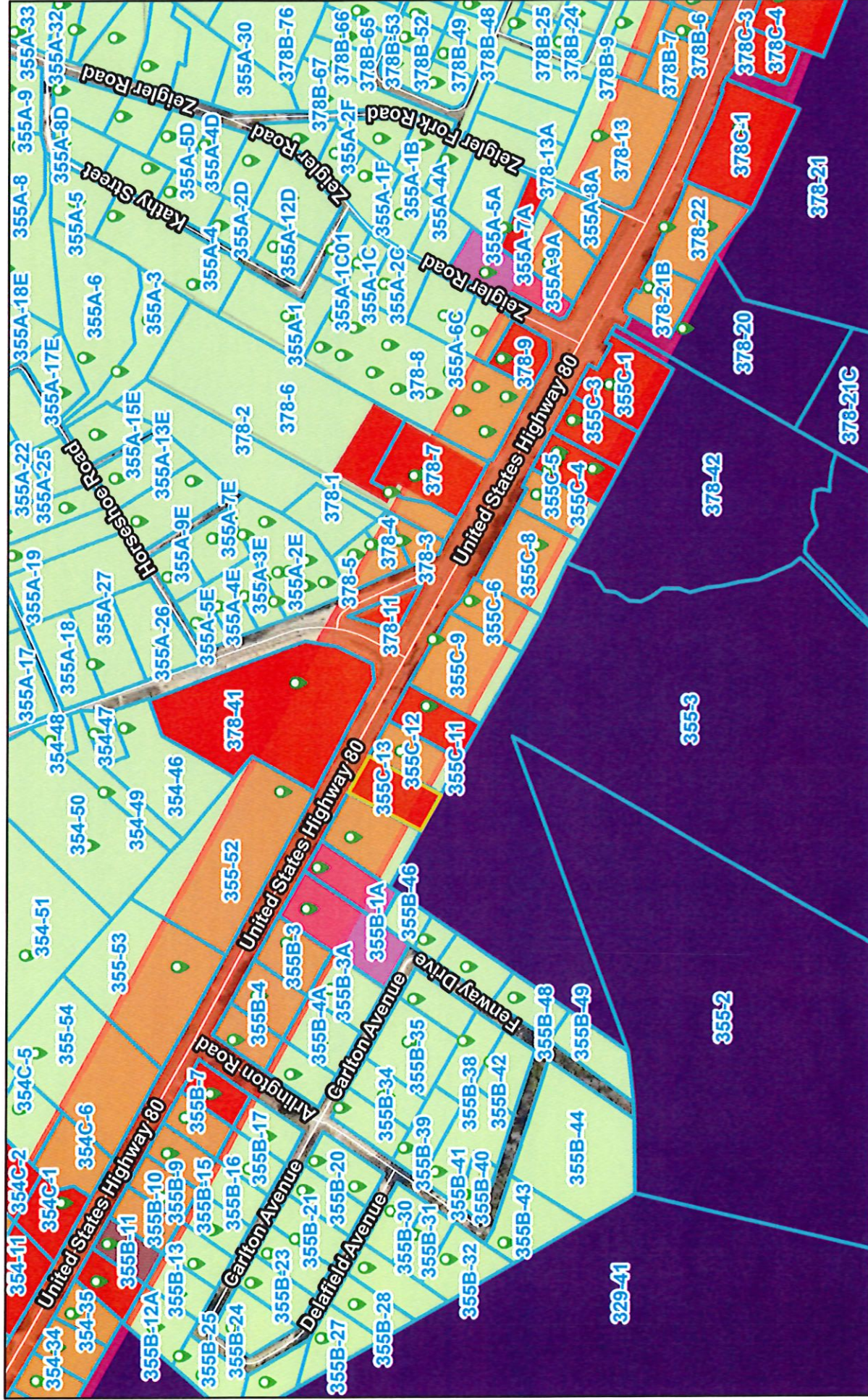
1:7,185

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

ECSOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

355C-13



8/4/2026

- Addresses
- Roads
- Parcels
- Character Areas
- Commercial Corridor Overlay
- FLUM Areas
- Agricultural-Residential
- Assembly Area
- Commercial
- Industrial
- Public-Institutional
- Citations

1:7,185

0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA