



County of Effingham, GA

October 19, 2026

**Record No: VAR-
26-33**

Variance Application

Status: Active

Submitted On: 9/10/2026

Primary Location

32.136901, -81.392721

Owner

No owner information

Applicant

Alex Miduri



912-721-4126



@ miduri.a@tandh.com

50 Park of Commerce
Way

Savannah, GA 31405

Staff Review

Board of Commissioner Meeting Date*

11/03/2026

Notification Letter Description*

Variance to reduce buffer

Public Notification Letters Mailed*

10/15/2026

Location Information*

1180 Old River Road

Staff Description **Stipulations** **Board of Commissioner Ads**

09/30/2026

Commissioner District*

1st

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

304

Parcel#* 

10

Applicant Name* 

Boltin Teeter

Applicant Information

Applicant Name*

Boltin Teeter

Applicant Phone Number*

404-805-3764

Applicant Email*

BTeeter@panattoni.com

Applicant Address*

9040 Roswell Road, Suite 420

City*

Atlanta

State*

GA

Zip Code*

30350

General Information

Zoning District*

AR-1

Map/Parcel Number*

304-10

Is this concurrent with a Rezoning? *

Rezoning Submittal Date*

Yes

05/21/2026

Describe why the variance is needed*

The requested variance seeks approval of a 0-foot internal buffer for the subject property, a portion of which is proposed to be rezoned to LI (Light Industrial) with the residual property remaining as AR-1 (Agricultural Residential). If the rezoning request is approved, approximately two-thirds of the property, +/-180 acres, will remain as AR-1 and is intended to be dedicated to Effingham County for public use, a circumstance not typically anticipated by the standard buffer requirement.

Given that the change in use is being self-created through the rezoning request and considering the substantial size of the property being preserved for public use, it is our opinion that a buffer variance is justified and the proposed development plan is consistent with the intent of the buffer ordinance.

Water Connection*

Name of Supplier*

Public Water System

Effingham County

Sewer Connection*

Who is applying for variance request?*

Private Septic System

Agent

Owner of Record

Owner Name*

Owner Phone Number*

Mark Cooper

803-942-8906

Owner Email Address*

Owner Address*

cooper4@hotmail.com

P.O. Box 72

City*

Furman

State*

South Carolina

Zip Code*

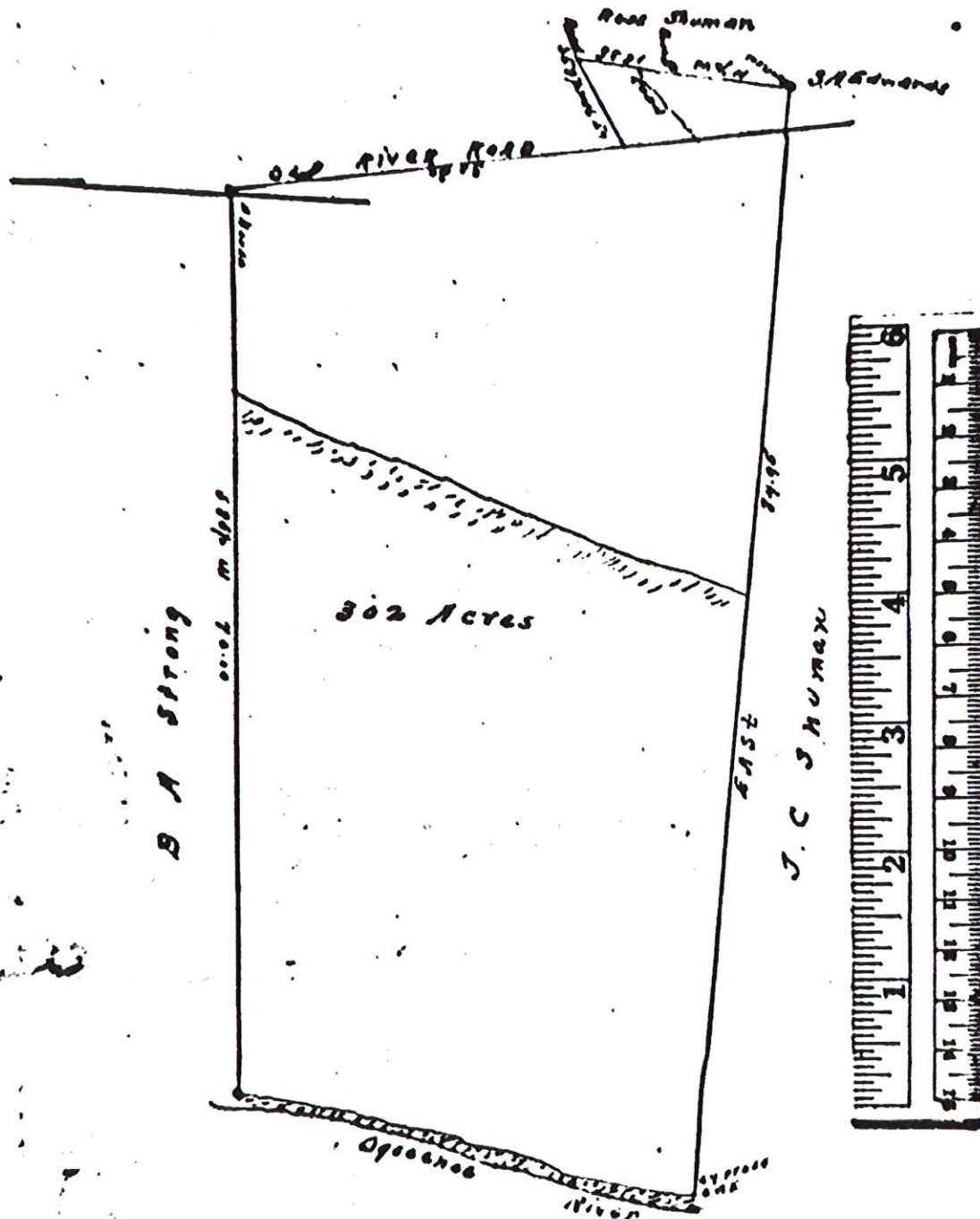
29921

Signature

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

Digital Signature*

 Alex Miduri
Sep 1, 2026



STATE OF GA.
LITTLEBERRY CO.

MAP OF

Three Hundred and Two acres of land near Meldrim, Ga.
Resurveyed for B. A. Edwards, June 23rd and 24th 1915.

D. M. Weitman, Co. Sur.

Recorded Book V page 191. Sur. Records of Eff. Co. Ga.
Scale of 10 ch pr inch.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

PB 1/61

OLD RIVER ROAD LOCATION

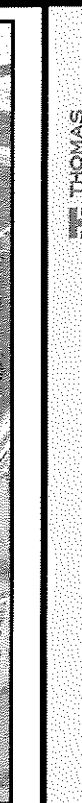
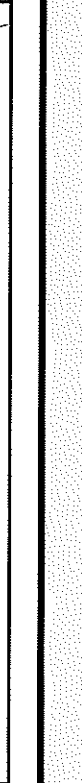
DESCRIPTION: LOT 1002A IS A PROPOSED WAREHOUSE DEVELOPMENT LOCATED ON A 2.84 ACRE PARCEL IN EPHRAIM TOWNSHIP, OHIO. CURRENTLY ZONED A-1, THE PROPERTY IS PROPOSED TO BE SUBZONED, WITH APPROPRIATELY ZONED AREA, THE DEVELOPMENT OF THE 1,020 SQ. WAREHOUSE. THE DEVELOPMENT WILL INCLUDE THE FOLLOWING: PARKING, TRAILER SPACE, NECESSARY UTILITIES, & PROPOSED FENCE. THE PROPERTY IS CURRENTLY UNDEVELOPED, WITH A MAJOR PORTION OF THE PROPERTY MAINTAINED IN ITS NATURAL CONDITIONS WITH ACCESS TO CARRYING IN THE ROCK ON THE WEST SIDE OF THE PROPERTY.

PROPOSED LAND USE - WAREHOUSE/DIY/RETAIL
 PARKING CALCULATIONS
 NUMBER OF PARK SPACES _____, MIN. OF TOTAL, AS SPECIFIED FOR LAND RATIO
 NUMBER OF PARK SPACES _____, MIN. OF TOTAL, AS SPECIFIED FOR LAND RATIO
 MINIMUM REQUIRED PARKING _____, MIN. OF TOTAL, AS SPECIFIED FOR LAND RATIO
 TOTAL REQUIRED PARKING _____, MIN. OF TOTAL, AS SPECIFIED FOR LAND RATIO
 TOTAL PARKING PROVIDED _____, MIN. OF TOTAL, AS SPECIFIED FOR LAND RATIO

BULK CNO BREAKDOWN:	
BULK CNO	TOTAL SF
BULK CNO 1	40'-0"
BULK CNO 2	48'-0"
* LOADING DOCK CONDITION - 4'-0" BELOW FINISHED FLOOR ELEVATION	
STRUCTURAL/PANCK ALLOWANCE - 4'-0"	
REFERENCE VERTICAL DATUM - NAVD86	

VICINITY MAP 1" = 1000'


PANATTONI®

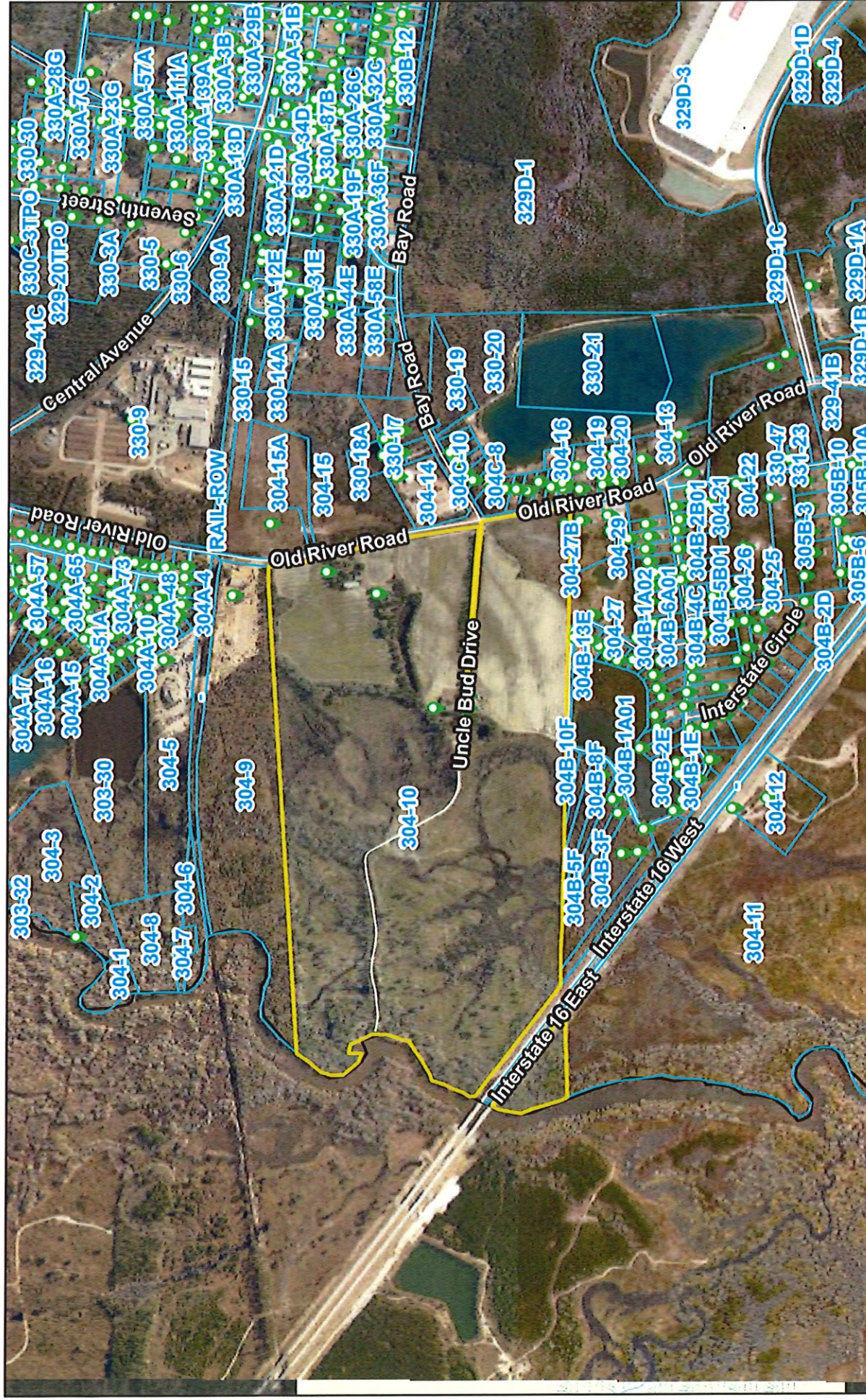


Public Law 101-508

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304-10



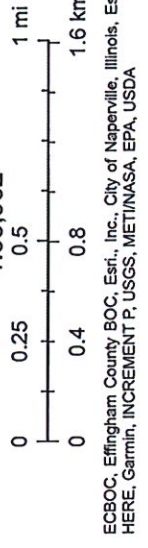
9/16/2026

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0 0.13 0.25 0.4 0.5 mi
0 0.2 0.4 0.8 km
ECBOC, Effingham County BOC, Esri, Inc., City of Naperville, Illinois, Esri,
HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA



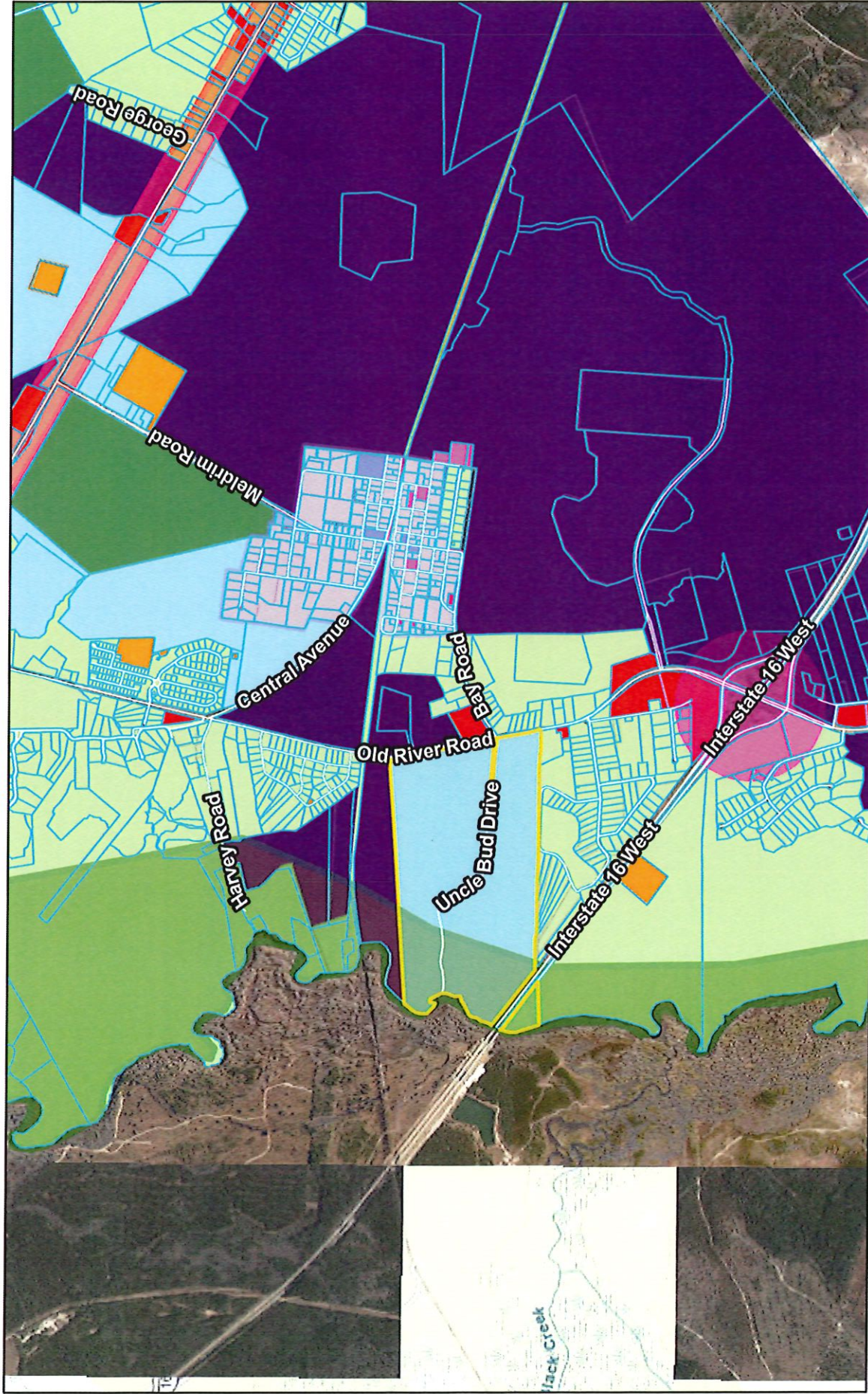
9/17/2026

1:35,962



ECBOC, Effingham County BOC, Esri., Inc., City of Naperville, Illinois, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

304-10



9/17/2026

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0 0.25 0.5 1 mi

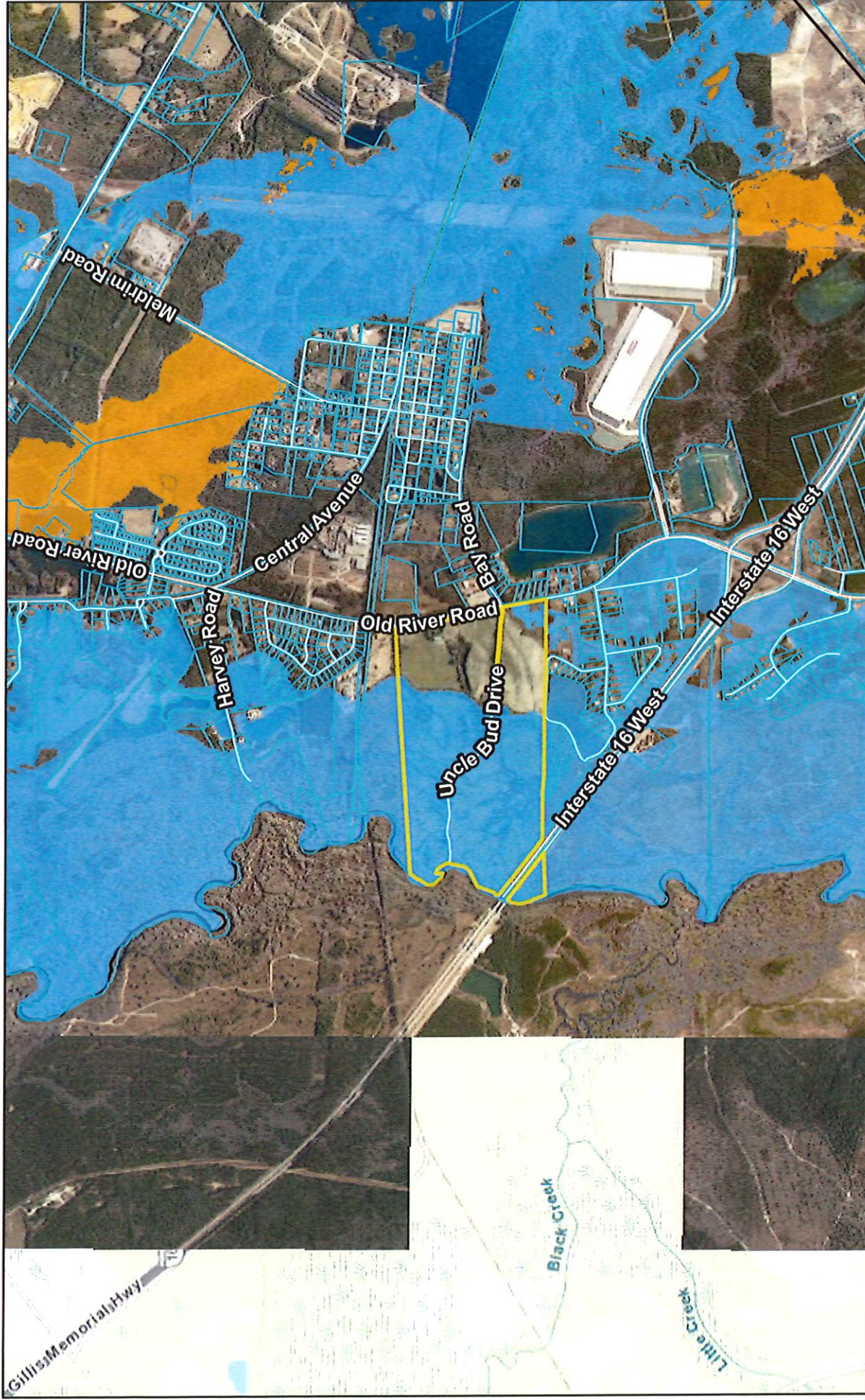
0 0.4 0.8 1.6 km

ECBOC, Effingham County BOC, Esri, Inc., City of Naperville, Illinois, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/

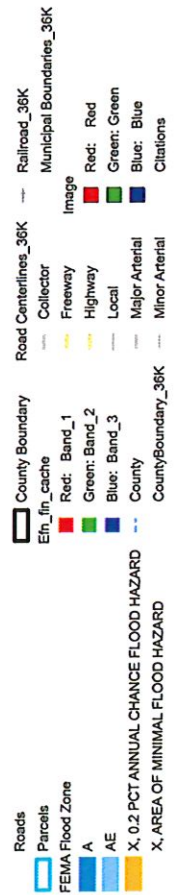


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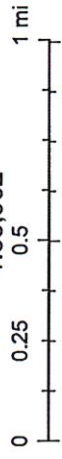




9/16/2026



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