

VAR-24-35

Variance Application

Status: Active

Submitted On: 11/4/2024

Primary Location

1743 Shawnee-Egypt Road
Springfield, GA 31329

Owner

GORDON BRUCE AND DEBORAH
111 BLANDFORD XING RINCON, GA 31326

Applicant

 Bruce Gordon
 860-463-0724
 brucegordon2@comcast.net
 111 Blandford Crossing
Rincon, Georgia 31326

Staff Review

Board of Commissioner Meeting Date*

11/19/2024

Notification Letter Description*

To allow for a reduction in required building setbacks.

Public Notification Letters Mailed*

11/13/2024

Location Information*

1743 Shawnee-Egypt Road

Staff Description

Section 5.1.4

Board of Commissioner Ads

11/13/2024

Commissioner District*

3rd

Request Approved or Denied

—

Letter & ZMA Mailed

—

Map#*

233B

Parcel#*

24

🔒 Applicant Name*

Bruce and Deborah Gordon

General Information

Zoning District*

AR-1

Map/Parcel Number*

0233B024

Is this concurrent with a Rezoning? *

Yes

Rezoning Submittal Date*

11/05/2024

Describe why the variance is needed*

Hardship variance, To build a dwelling on a lot zoned AR-1, zoning requires 1 acre of useable land, this property has the one acre but it is not contiguous, the one acre is split corner to corner .55ac and .45ac with wetlands in between. The variance application is to request to place a portion of the designed dwelling and possibly the well in the 50 ft wetlands buffer.

How does request meet criteria of Section 7.1.8?

yes

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Bruce and Deborah Gordon

Applicant Phone Number*

860.463.0724

Applicant Email Address*

brucegordon2@comcast.net

Applicant Address*

111 Blandford Xing

City*

Rincon

State*

Georgia

Zip Code*

31326

Signature

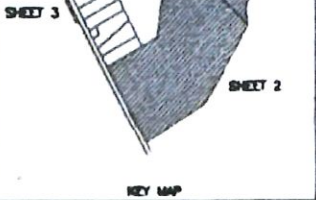
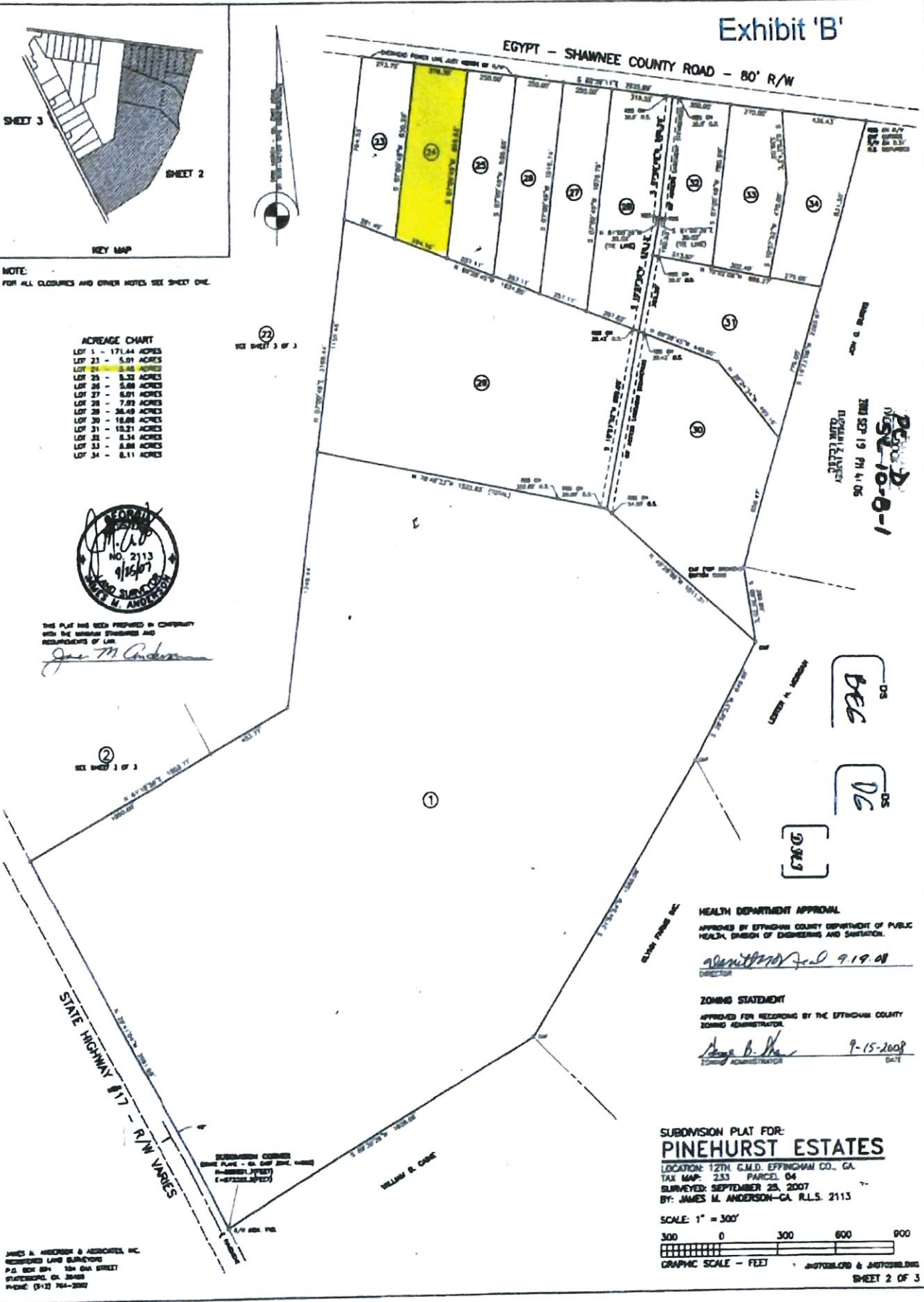
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

✓ Bruce Edward Gordon, Deborah Dubuque
Gordon
Nov 4, 2024

Exhibit 'B'

EGYPT - SHAWNEE COUNTY ROAD - 80' R/W



NOTE:
FOR ALL CLOSURES AND OTHER NOTES SEE SHEET ONE.

ACREAGE CHART

LOT 1	- 17.44 ACRES
LOT 2	- 5.01 ACRES
LOT 3	- 5.01 ACRES
LOT 4	- 5.01 ACRES
LOT 5	- 5.01 ACRES
LOT 6	- 5.01 ACRES
LOT 7	- 5.01 ACRES
LOT 8	- 5.01 ACRES
LOT 9	- 5.01 ACRES
LOT 10	- 5.01 ACRES
LOT 11	- 5.01 ACRES
LOT 12	- 5.01 ACRES
LOT 13	- 5.01 ACRES
LOT 14	- 5.01 ACRES
LOT 15	- 5.01 ACRES
LOT 16	- 5.01 ACRES
LOT 17	- 5.01 ACRES
LOT 18	- 5.01 ACRES
LOT 19	- 5.01 ACRES
LOT 20	- 5.01 ACRES
LOT 21	- 5.01 ACRES
LOT 22	- 5.01 ACRES
LOT 23	- 5.01 ACRES
LOT 24	- 5.01 ACRES



THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE STATUTES AND REGULATIONS OF THE STATE OF GEORGIA.
James M. Anderson

PG 2
SV-10-8-1
SEP 19 PM 4:05
DIGITAL LAYERS
DWM

DS
BEC

DS
DC

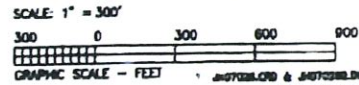
DS
DWS

HEALTH DEPARTMENT APPROVAL
APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SURVEYING.
James M. Anderson 9-19-08
DIRECTOR

ZONING STATEMENT
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.
James M. Anderson 9-15-2008
ZONING ADMINISTRATOR

SUBDIVISION PLAT FOR:
PINEHURST ESTATES

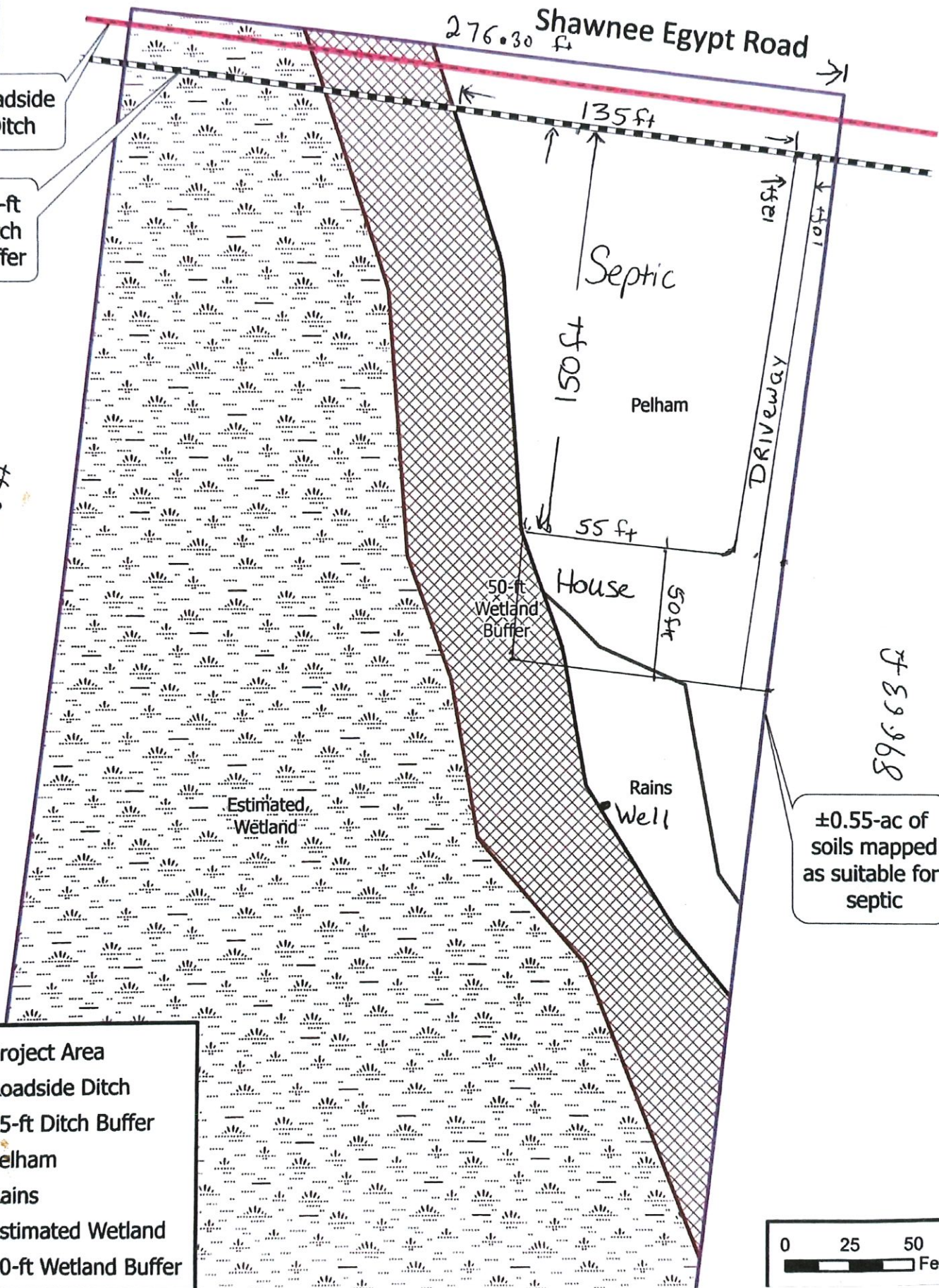
LOCATION: 12TH, G.M.D., EFFINGHAM CO., GA
TAX MAP: 233 PARCEL: 04
SURVEYED: SEPTEMBER 28, 2007
BY: JAMES M. ANDERSON-GA. R.L.S. 2113



JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 804 100 OAK STREET
STATESBORO, GA 30428
PHONE: (312) 764-3302



Site Location:	1743 Shawnee Egypt Road, Springfield GA 31329
Legal:	5.48 AC LOT 24 (OUT 233-4A)
Parcel Number:	0233B024



Roadside Ditch

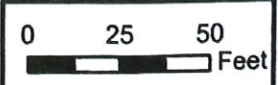
15-ft Ditch Buffer

830.26 ft

896.83 ft

±0.55-ac of soils mapped as suitable for septic

- Project Area
- Roadside Ditch
- 15-ft Ditch Buffer
- Pelham
- Rains
- Estimated Wetland
- 50-ft Wetland Buffer



284.16



Site Location:	1743 Shawnee Egypt Road, Springfield GA 31329
Legal:	5.48 AC LOT 24 (OUT 233-4A)
Parcel Number:	0233B024

Shawnee Egypt Road

Roadside Ditch

15-ft Ditch Buffer

Pelham

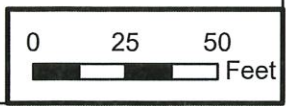
50-ft Wetland Buffer

Rains

Estimated Wetland

±0.55-ac of soils mapped as suitable for septic

-  Project Area
-  Roadside Ditch
-  15-ft Ditch Buffer
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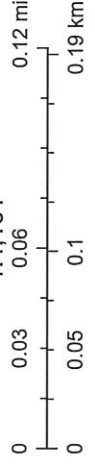
233B-24



11/5/2024

📍 Addresses 🛣️ Roads 📐 Parcels

1:4,161



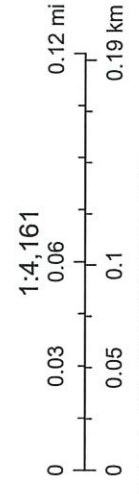
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

233B-24



11/5/2024

- Addresses
- Parcels
- Zoning
- Roads
- AR-1



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