



VAR-24-29

Variance Application

Status: Active

Submitted On: 9/6/2024

Primary Location

0

Owner

Applicant



David Seckinger



404-583-2391



dws1004@bellsouth.net



306 Chase Lane

Marietta, GA 30068

Staff Review

🔒 Planning Board Meeting Date*

10/08/2024

🔒 Board of Commissioner Meeting Date*

11/05/2024

🔒 Notification Letter Description*

to allow for reduction in required 60-foot access easement.

🔒 Public Notification Letters Mailed*

09/16/2024

🔒 Location Information*

Ebenezer Road

🔒 Staff Description

Section 7.1.18

🔒 Planning Board Ads

09/18/2024

🔒 Board of Commissioner Ads

10/16/2024

🔒 Commissioner District*

5th

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

446

🔒 Parcel#*

19

🔒 Applicant Name*

David Seckinger

General Information

Zoning District*

AR-1

Map/Parcel Number*

446-19

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Parcel is 15 acres. Looking to divide into three 5 acre parcels. Wish to reduce road access from 60' to 20'.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

David Seckinger

Applicant Phone Number*

404-583-2391

Applicant Email Address*

dws1004@bellsouth.net

Applicant Address*

306 Chase Lane

City*

Marietta

State*

Ga

Zip Code*

30068

Signature

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

Digital Signature*

✓ David Seckinger
Sep 6, 2024

**SURVEY OF PARCEL #04460019
LOCATED IN THE 9TH G.M.DISTRICT
OF EFFINGHAM COUNTY, GEORGIA**



LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N30°23'18"E	183.52'	L8	S20°05'49"E	347.18'
L2	N30°19'08"E	196.29'	L9	N61°08'33"E	320.77'
L3	N30°20'34"E	235.49'	L10	N81°08'34"E	532.58'
L4	N26°47'06"W	162.87'	L11	N74°21'52"E	281.56'
L5	N60°03'05"E	20.26'	L12	N75°17'02"E	9.10'
L6	S26°49'11"E	164.28'	L13	N59°21'46"E	0.25'
L7	S20°14'34"E	180.94'			

FLOOD INFORMATION:
FEMA FLOOD MAP: (13103C0280E)
EFFECTIVE DATE: (03/16/2015)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA

FLOOD ZONE:
"X" AREA OF MINIMAL
FLOOD HAZARD

RESERVED FOR THE CLERK OF COURT

FILED IN OFFICE
CLERK OF COURT
05/03/2023 11:40 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg
RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON... ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRAGG GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THE FIELD DATA WAS COLLECTED WITH ONE (1) POINT FOUND TO BE ACCURATE WITHIN ONE (1) FOOT.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES, AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 19-9-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, HAS CONDUCTED THIS SURVEY AND THE FIELD DATA HAS BEEN CHECKED AND SHOWN THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE OF ONE FOOT UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

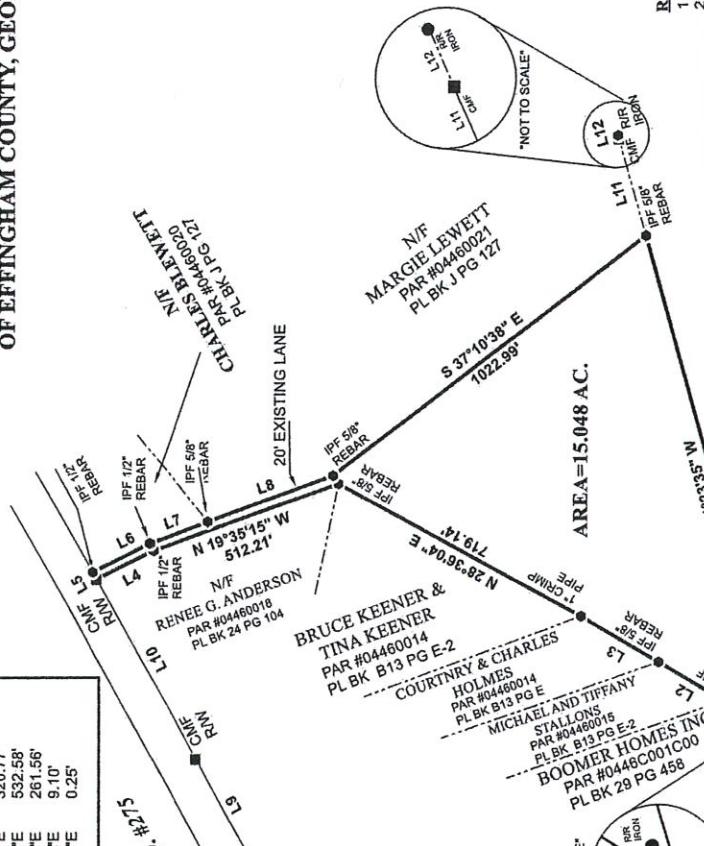
SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE 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. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR 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 AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 19-9-67.

WILLIAM MARK GLISSON RLS #3316 DATE 5/03/2023



STATE OF GEORGIA



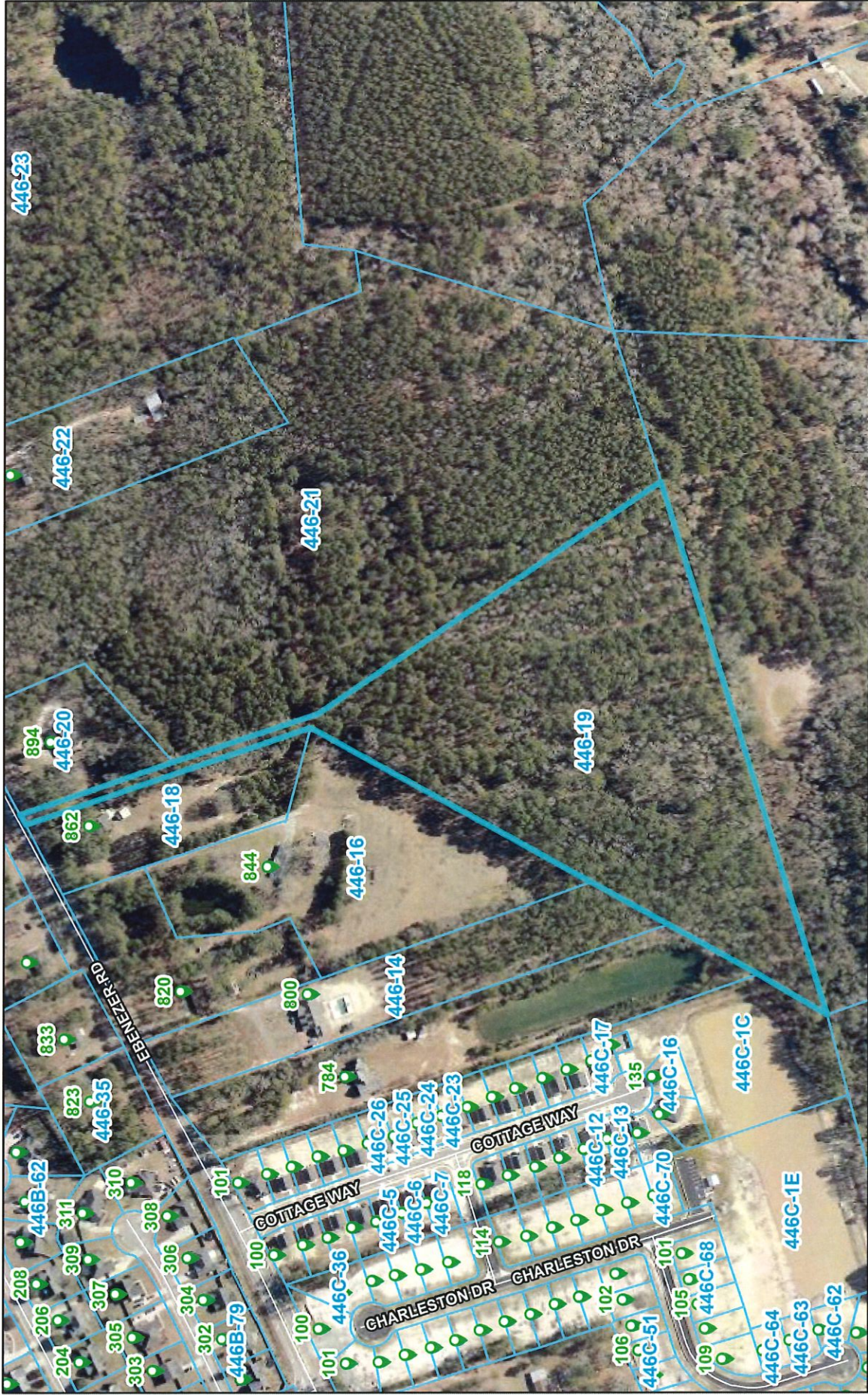
REFERENCES:
1. PL BK J PG 127
2. Dd BK 2738 PG 142

SURVEY FOR:
DAVID SECKINGER
BRENDA ARGAZZI

COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 9 TH	DATE: 04/25/2023
FILE NUMBER: 23207	SCALE: 1" = 300'
TOTAL AREA: = 15.048 AC.	DRAWN BY: WMG
FIELD SURVEY DATE: 04/07/2023	

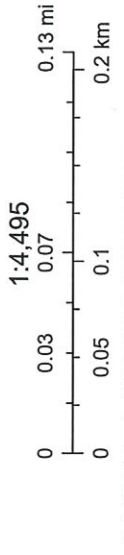
PREPARED BY:
GLISSON LAND SURVEYING
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELL.SOUTH.NET

446-19



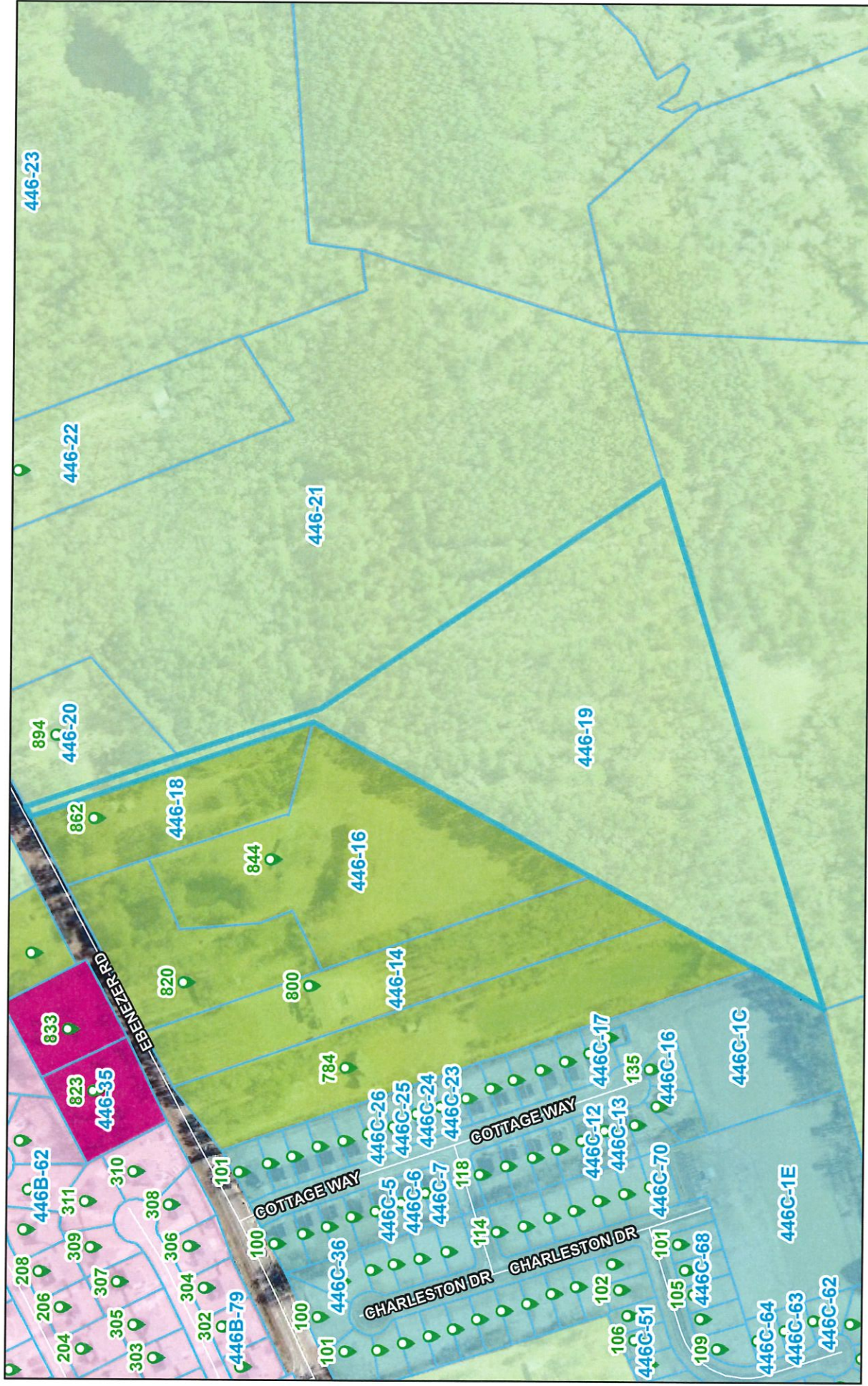
9/6/2024

Addresses Roads Parcels



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

446-19



9/6/2024

- Addresses
- Parcels
- Roads
- AR-1
- AR-2
- R-2
- R-3
- R-6

1:4,495

0 0.03 0.07 0.1 0.13 mi

0 0.05 0.1 0.2 km

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