



VAR-24-37

Variance Application

Status: Active

Submitted On: 12/2/2024

Primary Location

1745 Georgia Highway 17 South
Guyton, GA 31312

Owner

IGNITE KINGDOM LIFESTYLE
INC
211 MAGNOLIA PL 211 Magnolia
Place GUYTON, GA 31312

Applicant

Jack Williford
 912-644-9177
 emaclangp@gmail.com
 1745 Hwy 17
Guyton, Ga 31312

Staff Review

Board of Commissioner Meeting Date*

01/07/2025

Notification Letter Description*

to allow for a reduction in required buffers.

Public Notification Letters Mailed*

12/16/2024

Location Information*

1745 Ga Hwy 17 S

Staff Description

Section 3.4

Board of Commissioner Ads

12/18/2024

Commissioner District*

1st

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

297

🔒 Parcel#*

59C

🔒 Applicant Name*

Jack Williford

General Information

Zoning District*

B-3

Map/Parcel Number*

297-59C

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Owner owns both parcels for vegetation to be removed on rear buffter, vegetaion would be hinderance for upkeep. The neigboring property is not requesting any buffter be installed being there is not a "normal business" operation being performed at said location. Neighbor will submit letter giving permission to delete vegetative buffer as well.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Jack Williford

Applicant Phone Number*

9126449177

Applicant Email Address*

ignitekingdomlifestyle@gmail.com

Applicant Address*

211 Magnolia Place

City*

Guyton

State*

Ga

Zip Code*

31312

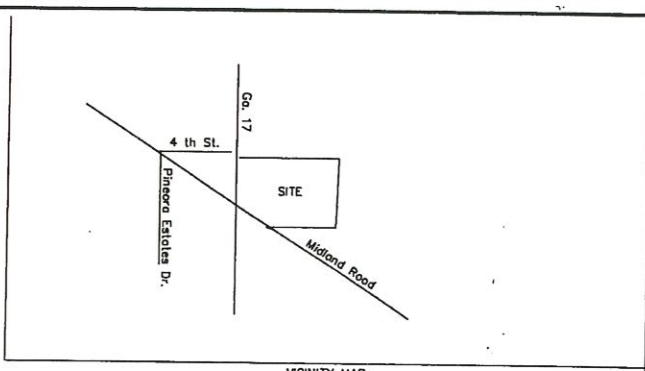
Signature

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

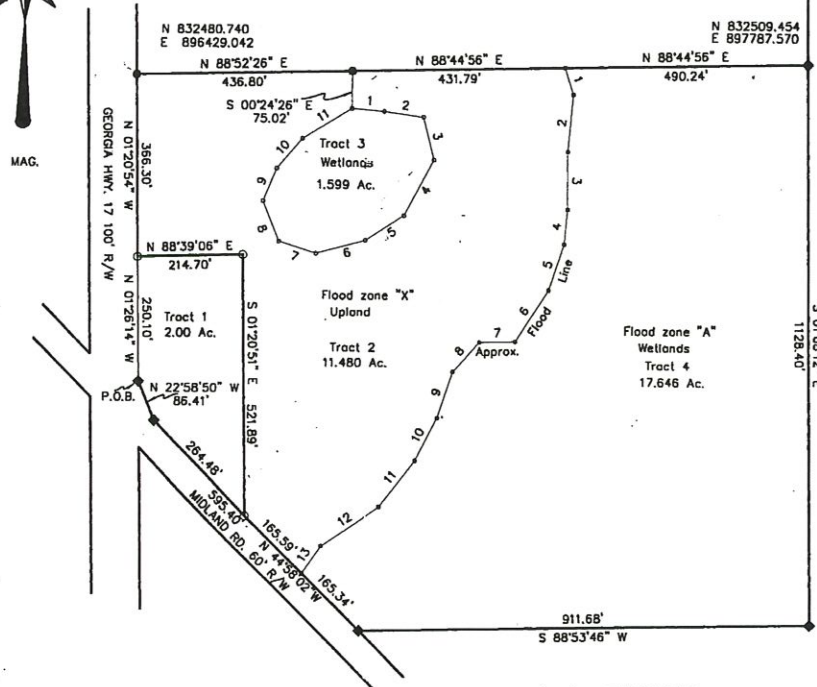
Digital Signature*

Jack Williford

Dec 2, 2024



N/F ANDREW J. FANNY



DATA TABLE ON APPROX. FLOOD ZONE LINE

| | | |
|----|---------------|---------|
| 1 | S 18°35'14" E | 56.65' |
| 2 | S 04°40'14" W | 115.20' |
| 3 | S 00°48'51" E | 115.15' |
| 4 | S 04°42'38" W | 71.50' |
| 5 | S 17°56'38" W | 97.11' |
| 6 | S 32°52'33" W | 122.28' |
| 7 | S 88°27'36" W | 72.65' |
| 8 | S 41°38'11" W | 81.03' |
| 9 | S 17°25'58" W | 98.82' |
| 10 | S 27°17'52" W | 95.77' |
| 11 | S 38°22'02" W | 115.29' |
| 12 | S 55°18'04" W | 139.26' |
| 13 | S 33°53'35" W | 68.06' |

DATA TABLE 1.599 AC. WETLANDS

| | | |
|----|---------------|---------|
| 1 | S 85°16'26" E | 65.51' |
| 2 | S 81°51'39" E | 80.29' |
| 3 | S 14°53'40" E | 88.58' |
| 4 | S 28°04'00" W | 126.22' |
| 5 | S 56°27'52" W | 92.37' |
| 6 | S 74°39'05" W | 101.75' |
| 7 | N 72°03'50" W | 79.43' |
| 8 | N 22°03'23" W | 88.18' |
| 9 | N 22°07'01" E | 70.07' |
| 10 | N 40°43'00" E | 78.76' |
| 11 | N 58°06'31" E | 115.29' |

N/F J & W PALISADES LLC

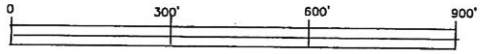
N/F J & W PALISADES LLC

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATION.

ZONING ADMINISTRATOR

REF. PLAT: RECORDED IN PLAT BOOK D125 PAGE A2

CERTIFICATION: This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia board of registration for professional engineers and land surveyors and as set forth in the Georgia plat act O.C.G.A. 15-6-67

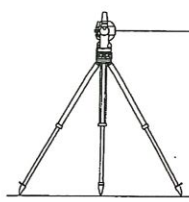


APPROVED: *[Signature]*

SURVEYOR'S NOTES:

This surveyor does not guarantee that all easements or wetlands that may affect this property are shown, indicated or implied.

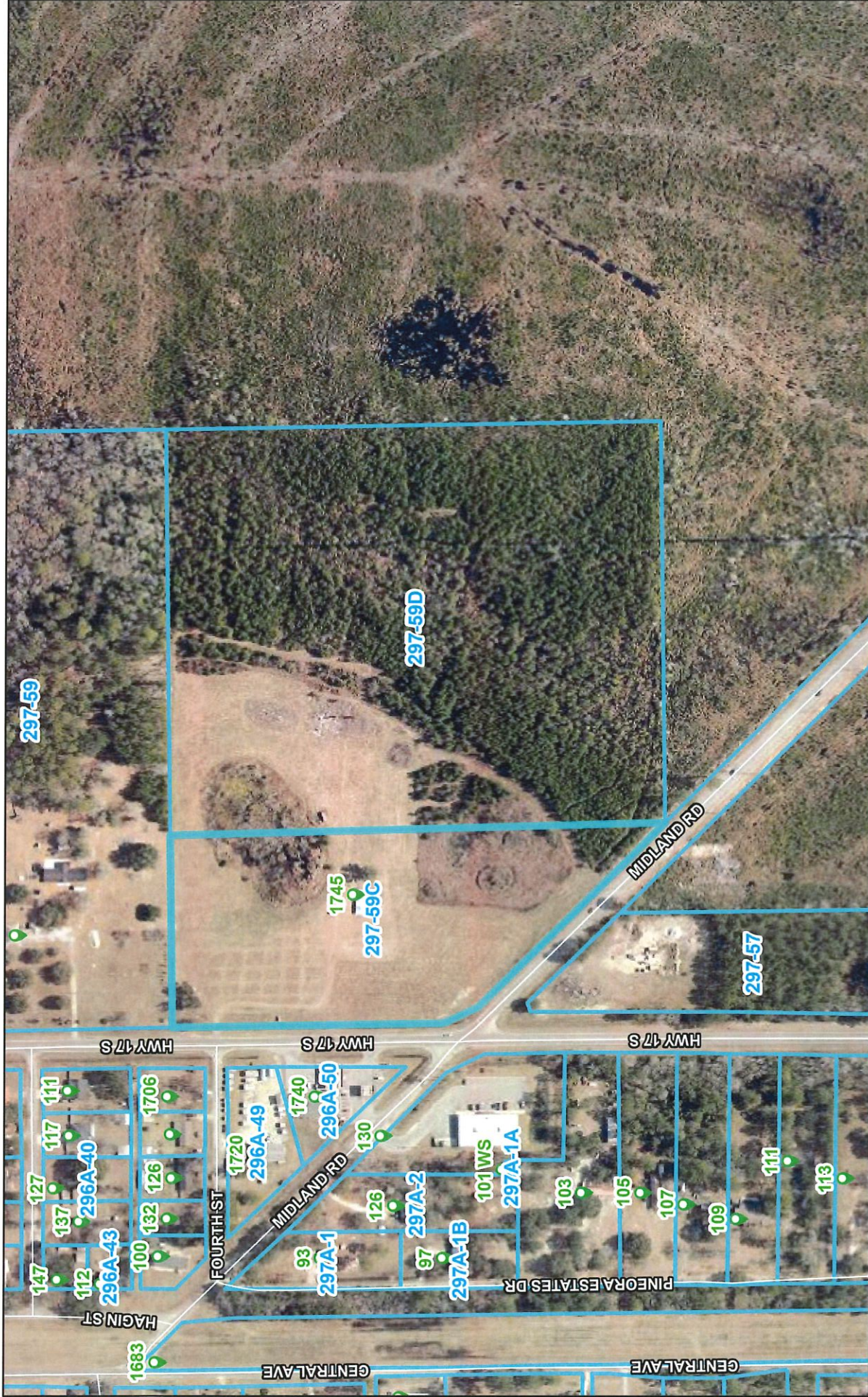
| | | | | | | |
|---------------------------------|---------------|-------------------|---------------------|---------------------------------------|------------------|---|
| SURVEY FOR: YUPING DZONG | | | | | | <ul style="list-style-type: none"> ○ IRON PIN SET ● IRON PIN FOUND □ CONC. MARKER SET ■ CONC. MARKER FOUND ▽ NO CORNER SET/FOUND |
| AREA 32.725 AC | LAND LOT - | LAND DIST. - | COUNTY EFFINGHAM | G.M.D. 10 TH | STATE GEORGIA | |
| CITY: N/A | | SCALE: 1"=300' | DATE: 04-11-17 | EQUIP. USED NIKON NTD-2, 100' TAPE | | DRAWN BY: HMS |
| FIELD BOOK: - | | | | | | JOB REF. MIDLAND |
| CLOSURE: 1'/10,000'+ | | | | | | |



JOHN O. PARKER
 REGISTERED LAND SURVEYOR
 GEORGIA R.L.S. # 1850
 P.O. BOX 233
 GLENNVILLE, GEORGIA 30427
 PH. (912)-237-2994



297-59C



12/3/2024

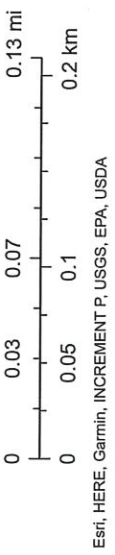
-  Addresses
-  Roads
-  Parcels

1:4,495
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

297-59C



12/3/2024



- Addresses
 - Parcels
 - Zoning
 - Roads
- AR-1
 - B-2
 - B-3

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