



VAR-24-18

Variance Application

Status: Active

Submitted On: 7/17/2024

Primary Location

375 Riverside Drive

Guyton, GA 31312

Owner

PATRICK CONTRACTING AND
REAL ESTATE LLC

903 NEASE RD GUYTON, GA
31312

Applicant

Jake Patrick

912-663-7368

jakepatrickrealtor@gmail.com

903 Nease Rd.

Guyton, Ga 31312

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description*

to allow for a reduction in minimum road frontage in AR-2.

Public Notification Letters Mailed*

08/19/2024

Location Information*

Riverside Drive

Staff Description

Splitting 2 parcels 254-6 & 6A

Planning Board Ads

08/21/2024

Board of Commissioner Ads

09/11/2024

🔒 Commissioner District*

3rd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

254

🔒 Parcel#*

6A

🔒 Applicant Name*

Jake Patrick

General Information

Zoning District*

AR-2

Map/Parcel Number*

02540006A00

Is this concurrent with a Rezoning? *

Yes

Rezoning Submittal Date*

06/22/2022

Describe why the variance is needed*

Reduction of road frontage for driveways.

How does request meet criteria of Section 71.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Jake Patrick

Applicant Phone Number*

9126637368

Applicant Email Address*

jakepatrickrealtor@gmail.com

Applicant Address*

903 Nease Rd.

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*

 Jake Patrick

Jul 16, 2024

SURVEYOR'S CERTIFICATION

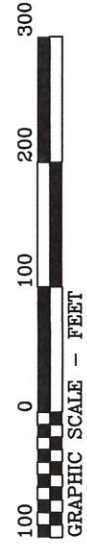
As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording, as evidenced by approval certificated, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953

DATE 6-22-22



Z:\PAT\RIVERSIDE DRIVE AND NUDKABD\WEP\PTATG.PAT1G



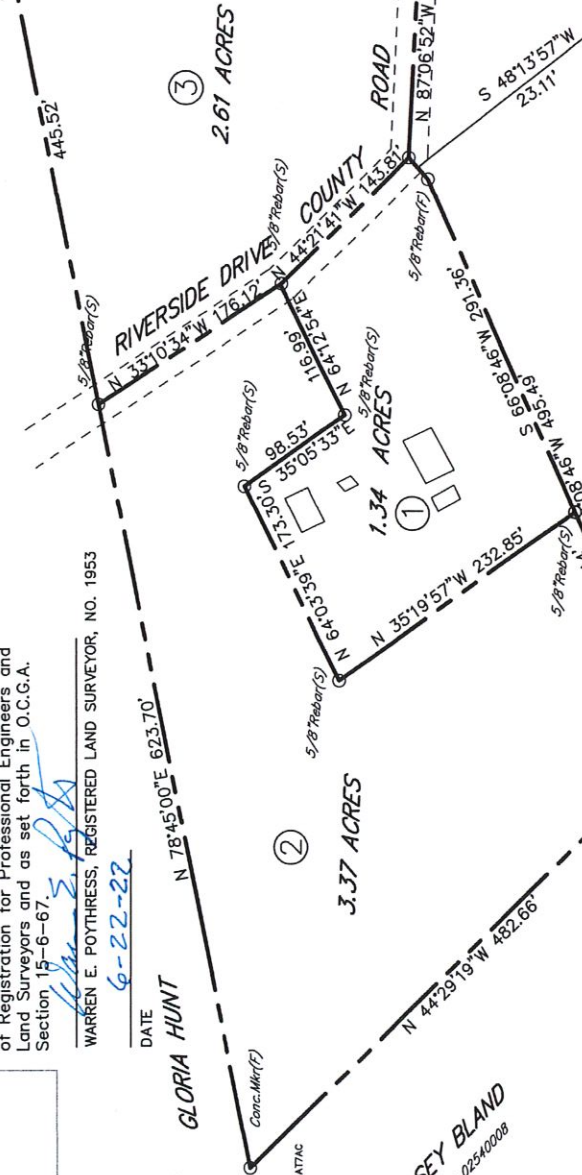
DATE: JUNE 22, 2022
 By: Warren E Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road
 Sylvania, Georgia 30467
 Cell Phone - 912-531-1453
 Telephone: 912-857-3288
 Equipment - Sokkia GRS2 - GPS
 Topcon 303
 FINAL PLAT CLOSURE =

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.

GLORIA HUNT
 TAX MAP 02510005

CHARLES AUSTIN CLAYTOR
 TAX MAP 02720013

ZONING ADMINISTRATOR
 DATE
 30' offset
 BRAANCH THE LINE



③
 2.61 ACRES

①
 1.34 ACRES

②
 3.37 ACRES

GLORIA HUNT
 Conc. Mkr(F)

CASEY BLAND
 TAX MAP 02540008

TERESA DALE SHEARHOUSE
 TAX MAP 02720016

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this

RIVERSIDE DRIVE SUBDIVISION
 SAID TRACT IS TO BE SUBDIVIDED IN 3 PARCELS
 OF LAND.
LOCATED IN THE 10TH G. M. D.
EFFINGHAM COUNTY, GEORGIA

Signing Authority DARRELL ONEAL

Title

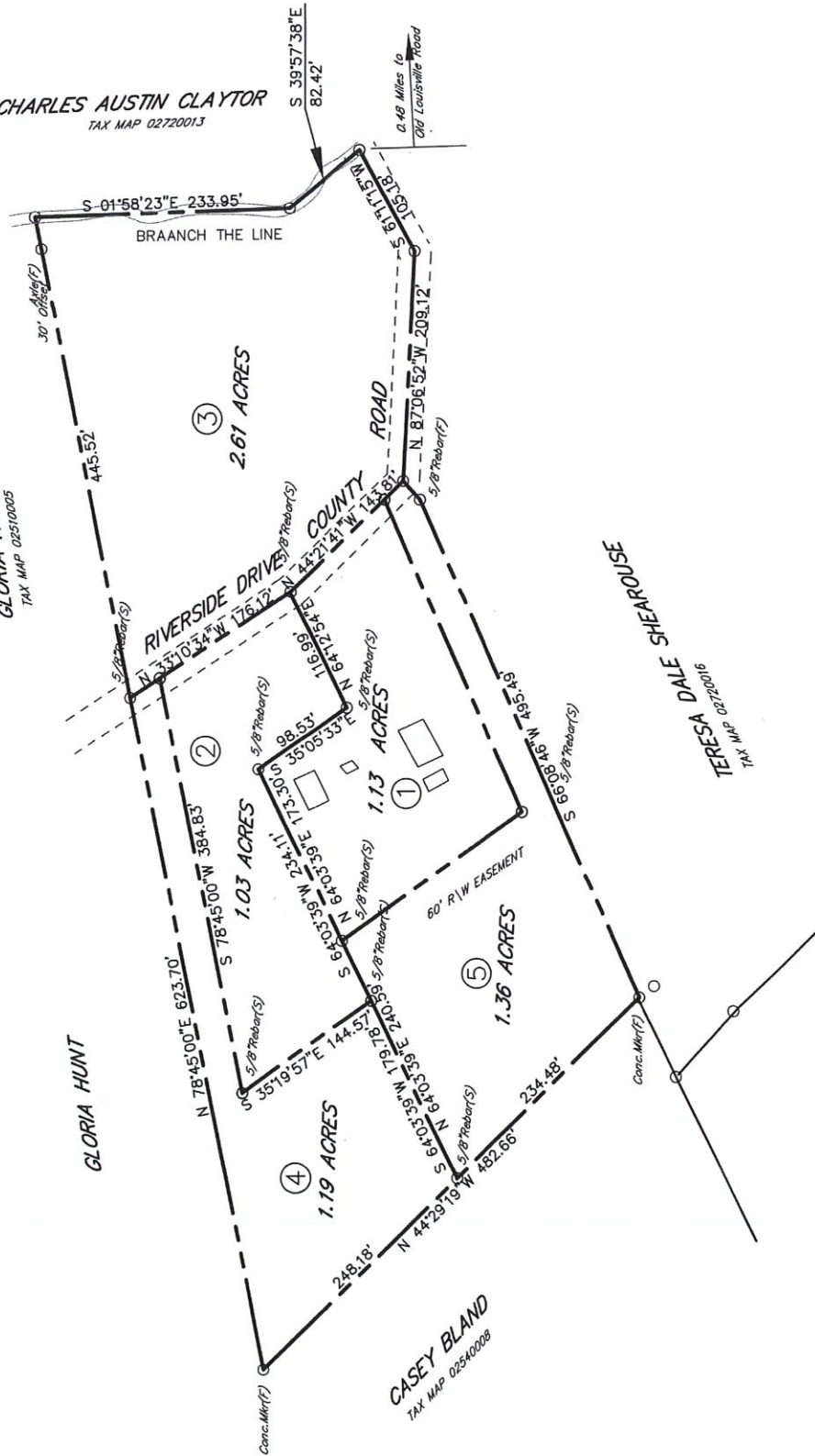
CHARLES AUSTIN CLAYTOR
TAX MAP 02720013

GLORIA HUNT
TAX MAP 02510005

TERESA DYALE SHERARHOUSE
TAX MAP 02720016

GLORIA HUNT

CASEY BLAND
TAX MAP 025A0208



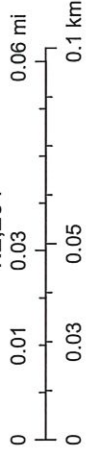
254-6 & 6A



7/22/2024

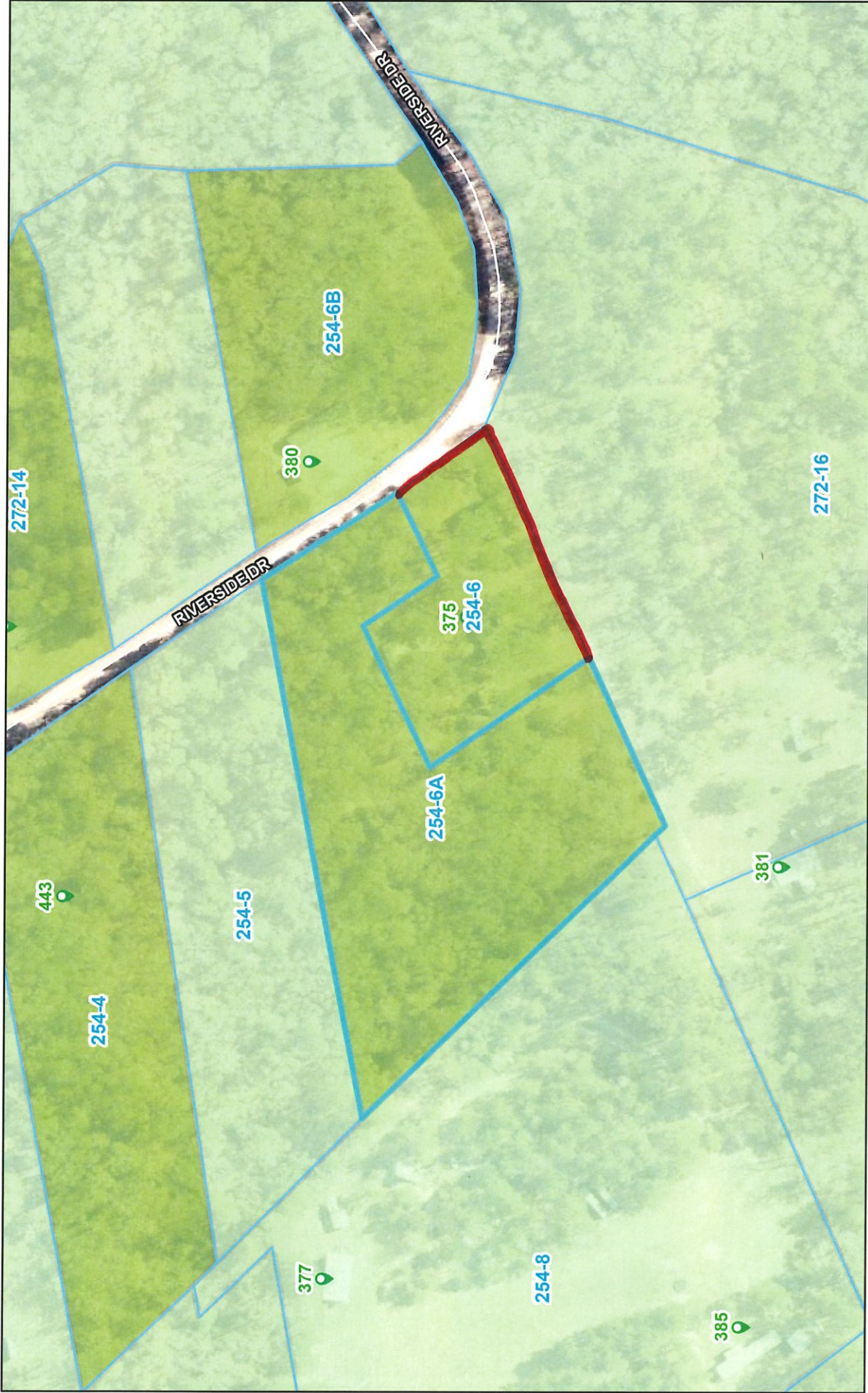
- Addresses
- Roads
- Parcels

1:2,201



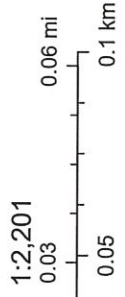
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

254-6 & 6A



7/22/2024

-  Addresses
 -  Parcels
 -  AR-1
 -  AR-2
- Effingham County Zoning



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