



### VAR-24-20

Variance  
Application  
Status: Active  
Submitted On: 8/6/2024

### Primary Location

3714 Noel C Conaway  
Road  
Guyton, GA 31312

### Applicant

Rachel McDowell  
 727-481-8381  
 adventuresofrachelandscotty@gmail.com  
 3714 Noel C Conaway Rd  
Guyton, GA 31312

### Owner

James McDowell and  
Rachel Cooper McDowell  
3714 NOEL C CONAWAY  
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 required frontage in AR-2.

#### Public Notification Letters Mailed\*

08/19/2024

#### Location Information\*

3714 Noel C Conaway Road

#### Staff Description

Section 5.2.1.1

#### Planning Board Ads

08/21/2024

#### Board of Commissioner Ads

09/11/2024

🔒 Commissioner District\*

2nd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

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🔒 Map#\*

436

🔒 Parcel#\*

67

🔒 Applicant Name\*

Rachel McDowell

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## General Information

Zoning District\*

AR-2

Map/Parcel Number\*

436-67

Is this concurrent with a Rezoning? \*

No

Describe why the variance is needed\*

My mother is 75 years old, living in New Hampshire, and not in the best of health. She needs to live very close to me so I can help take care of her. She wants to have her own little manufactured home here.

How does request meet criteria of Section 71.8?

Who is applying for variance request?\*

Owner

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## Applicant Information

Applicant Name\*

Rachel McDowell & James McDowell

Applicant Phone Number\*

7274818381

Applicant Email Address\*

AdventuresOfRachelAndScotty@gmail.com

Applicant Address\*

6714 Noel C Conaway Rd

City\*

Guyton

State\*

GA

Zip Code\*

31312

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## Signature

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

Digital Signature\*

✓ Rachel McDowell and James  
McDowell  
Aug 6, 2024

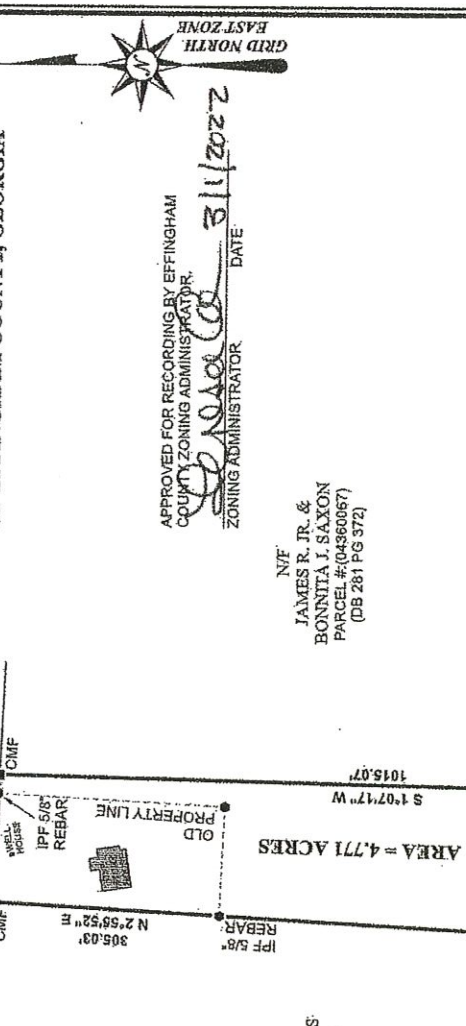
**RECOMBINATION SURVEY OF PARCELS (04360067 & 04360068) LOCATED IN THE 1559th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA**

8760696167  
**PARTICIPANT ID**  
**BK:29 PG:512-512**  
**P2023000020**  
 FILED IN OFFICE  
 CLERK OF COURT  
 01/30/2023 05:00 PM  
 JASON E. BRAGG, CLERK  
 SUPERIOR COURT  
 EFFINGHAM COUNTY, GA

LINE	BEARING	HORIZ DIST
L1	S87°31'43"E	144.97'
L2	S87°35'02"E	25.21'

**FLOOD INFORMATION:**  
 FEMA FLOOD MAP: (13103C0360E)  
 EFFECTIVE DATE: (03/18/2015)  
 THIS AREA IS LOCATED IN  
 A FLOOD HAZARD AREA.

ZONE "X"  
 ZONE "A"  
**ZONING**  
 R-1



**ULRIC M. & ROMONA L. ROBERTS**  
 N/F  
 PARCEL # (04360066)  
 (DB 421 PG 286)  
 (PB 4 PG 108)

**JAMES R. JR. & BONNITA J. SAXON**  
 N/F  
 PARCEL # (04360067)  
 (DB 281 PG 372)

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR  
 DATE: 3/1/2022

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - CARLSON BR66+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND 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 COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 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 DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE 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 AN EXPRESSED, OR IMPLIED WARRANTY OR GUARANTEE.

**SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (k) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY THE APPLICABLE LOCAL SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTERESTS IN ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT ANY 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

<b>SURVEYOR:</b> <b>JAMES &amp; RACHEL McDOWELL</b>	
COUNTY: EFFINGHAM STATE: GEORGIA	
GMD: 1559TH	DATE: 11/30/2021
FILE NUMBER: 21456	SCALE: 1" = 150'
TOTAL AREA = 4.771 AC.	
FIELD SURVEY DATE: 11/24/2021	

**WILLIAM MARK GLISSON RLS #3316**  
 DATE: 11/30/2021

GRAPHIC SCALE 1" = 150'

0 150' 300'

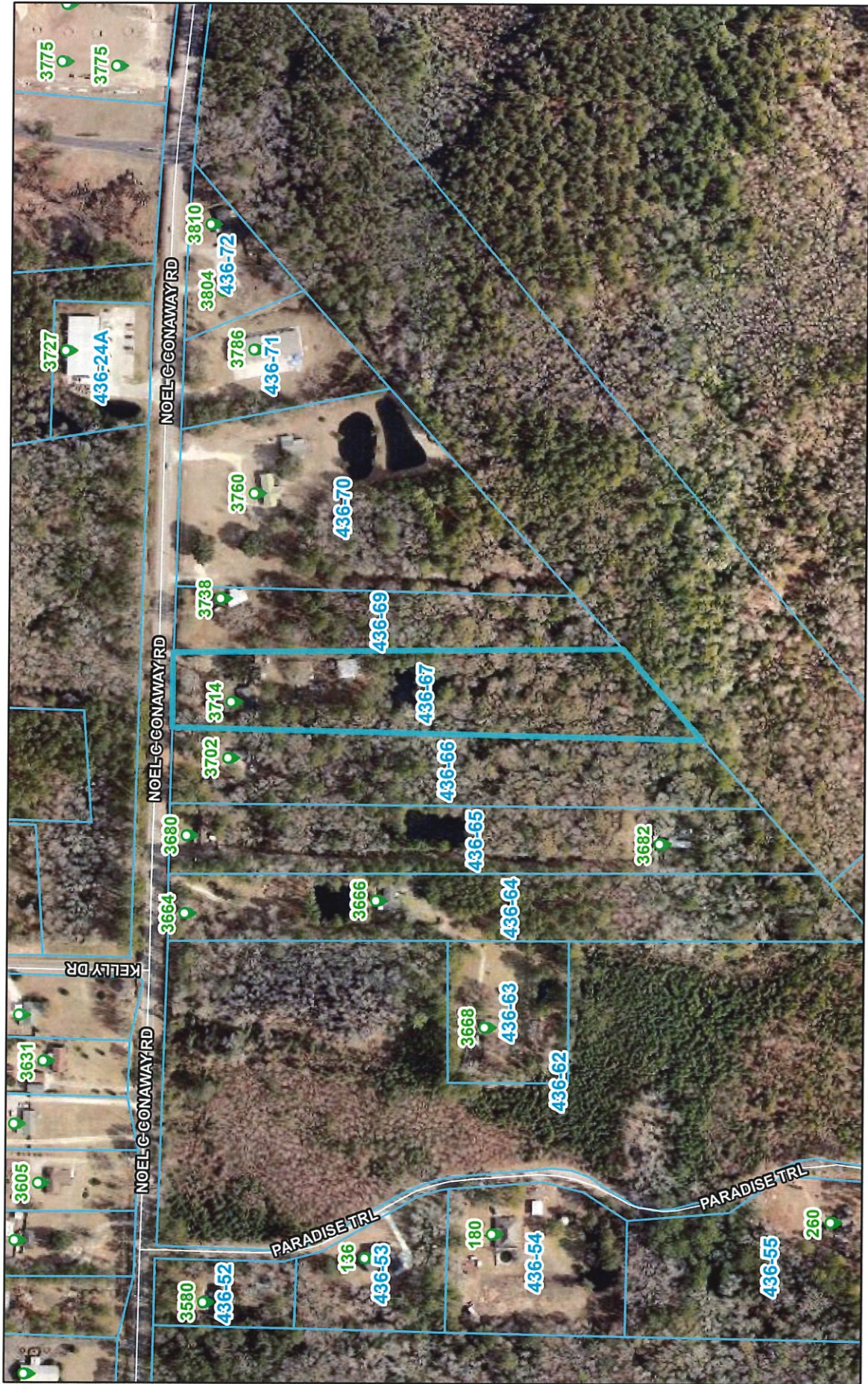
**STATE OF GEORGIA**  
 REGISTERED LAND SURVEYOR  
 WILLIAM M. H.  
 3316

PREPARED BY:  
**GLISSON LAND SURVEYING**  
 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
 977 TUCKER ROAD, CLAXTON, GEORGIA 30417  
 RINCON: (912) 926-3285 CLAXTON: (912) 282-7052  
 WINGLISSON@BELL.SOUTHCAROLINA.NET

REFERENCES:  
 1. PB 24 PG 87  
 2. PB 5 PG 13  
 3. PB 4 PG 108



436-67



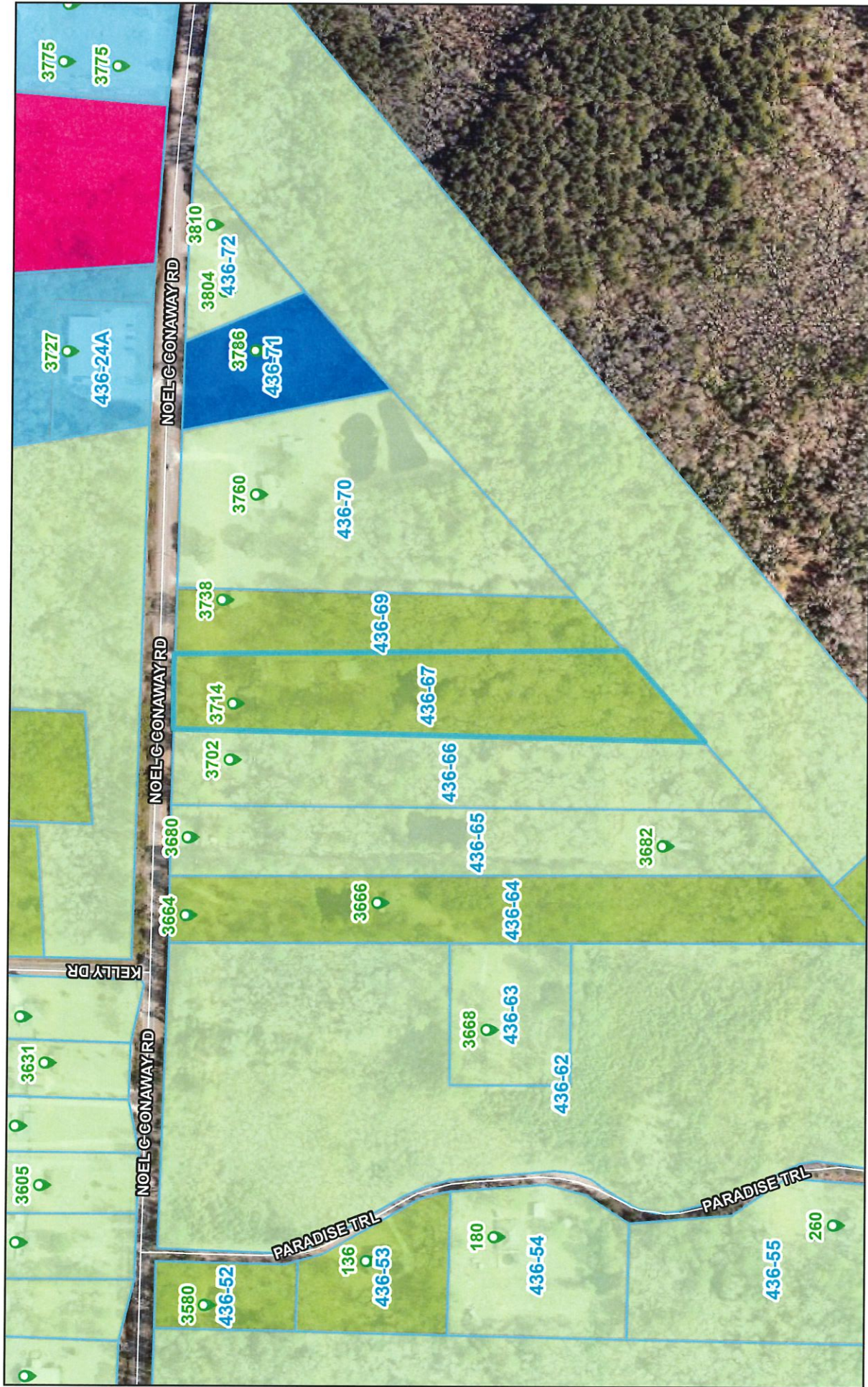
8/8/2024

Addresses Roads Parcels

1:4,401  
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.2 km  
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



# 436-67



8/8/2024

- Addresses
- Roads
- Parcels
- Effingham County Zoning
  - AR-1
  - AR-2
  - R-1
  - B-2
  - B-3

