



VAR-24-19

Variance Application

Status: Active

Submitted On: 7/24/2024

Primary Location

271 Pecan Grove Boulevard
Bloomingtondale, GA 31302

Owner

FLOYD RHONDA J
PECAN GROVE BLVD 271
BLOOMINGDALE, GA 31302

Applicant

Candace Neese
 912-347-8867
 candyspaint@yahoo.com
 271 Pecan Grove Blvd.
Bloomingtondale, Ga 31302

Staff Review

Planning Board Meeting Date*

09/10/2024

Board of Commissioner Meeting Date*

10/01/2024

Notification Letter Description*

to allow for occupation of a RV/Camper.

Public Notification Letters Mailed*

08/19/2024

Location Information*

271 Pecan Grove Blvd

Staff Description

Section 3.21.1

Planning Board Ads

08/21/2024

Board of Commissioner Ads

09/11/2024

Commissioner District*

1st

Request Approved or Denied

—

🔒 Letter & ZMA Mailed

–

🔒 Map#*

304A

🔒 Parcel#*

19

🔒 Applicant Name*

Candace Nease

General Information

Zoning District*

AR-1

Map/Parcel Number*

0304A019

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

My family is staying on our family's land that is zoned for two dwellings. We need the variance for Candace Neese and my grandchildren to remain in the motorhome while we search for a affordable manufactured home that can be located and installed as a perament residence. We are actively searching. TIA

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Rhonda Floyd

Applicant Phone Number*

912-663-7520

Applicant Email Address*

rfloyd7520@gmail.com

Applicant Address*

271 Pecan Grove Blvd

City*

Bloomingtondale

State*

Ga

Zip Code*

31302

Signature

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

Digital Signature*

✓ Rhonda J Floyd

Jul 23, 2024

Participant ID: 8880906199
 BK: 29 PG: 900-900
 Filed and Recorded
 07-18-2024 11:47 AM
 DOC# P2024-000151
Jason E. Bragg
JASON E. BRAGG
 CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N59°59'34"E	89.61'	421.41'	69.89'	9°28'29"	34.92'
C2	N31°30'14"E	47.94'	421.41'	47.96'	6°31'17"	24.01'

LINE	BEARING	HORIZ DIST
L1	N44°22'58"E	48.00'
L2	N44°22'58"E	100.38'
L3	N44°34'58"E	89.82'
L4	N85°08'56"E	28.00'
L5	N28°28'30"E	102.21'

**SURVEY OF LOT # 19, PECAN GROVE
 SUBDIVISION LOCATED IN THE 1559TH G.M.
 DISTRICT OF EFFINGHAM COUNTY, GEORGIA**

- RESERVED FOR THE CLERK OF COURT
1. THE FIELD DATA WAS COLLECTED USING A TOPCON ES TOTAL CARLSON RTX DATA COLLECTOR AND A CARLSON BRK+ GPS.
 2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD 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 1878.
 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 (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 EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

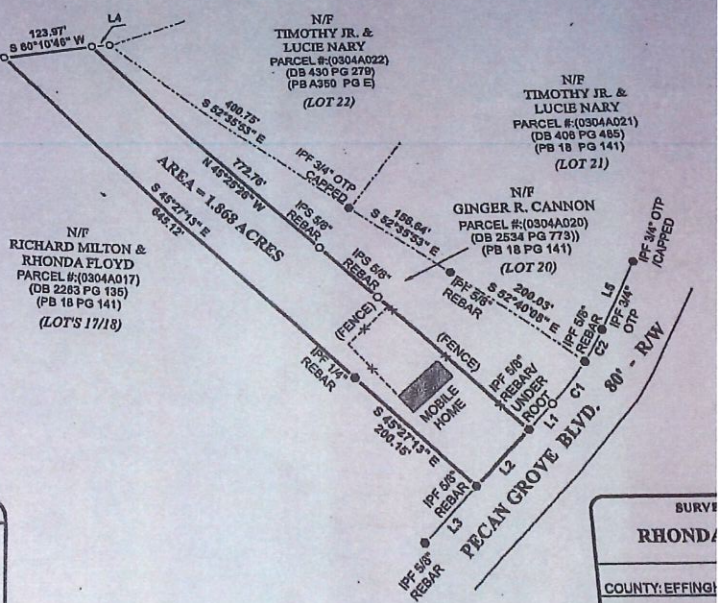
SURVEYOR CERTIFICATION

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, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY 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 15-6-67.

William Mark Glisson 8/11/2024
WILLIAM MARK GLISSON RLS #3316 DATE
 120' 0 120' 240'
 GRAPHIC SCALE 1" = 120'



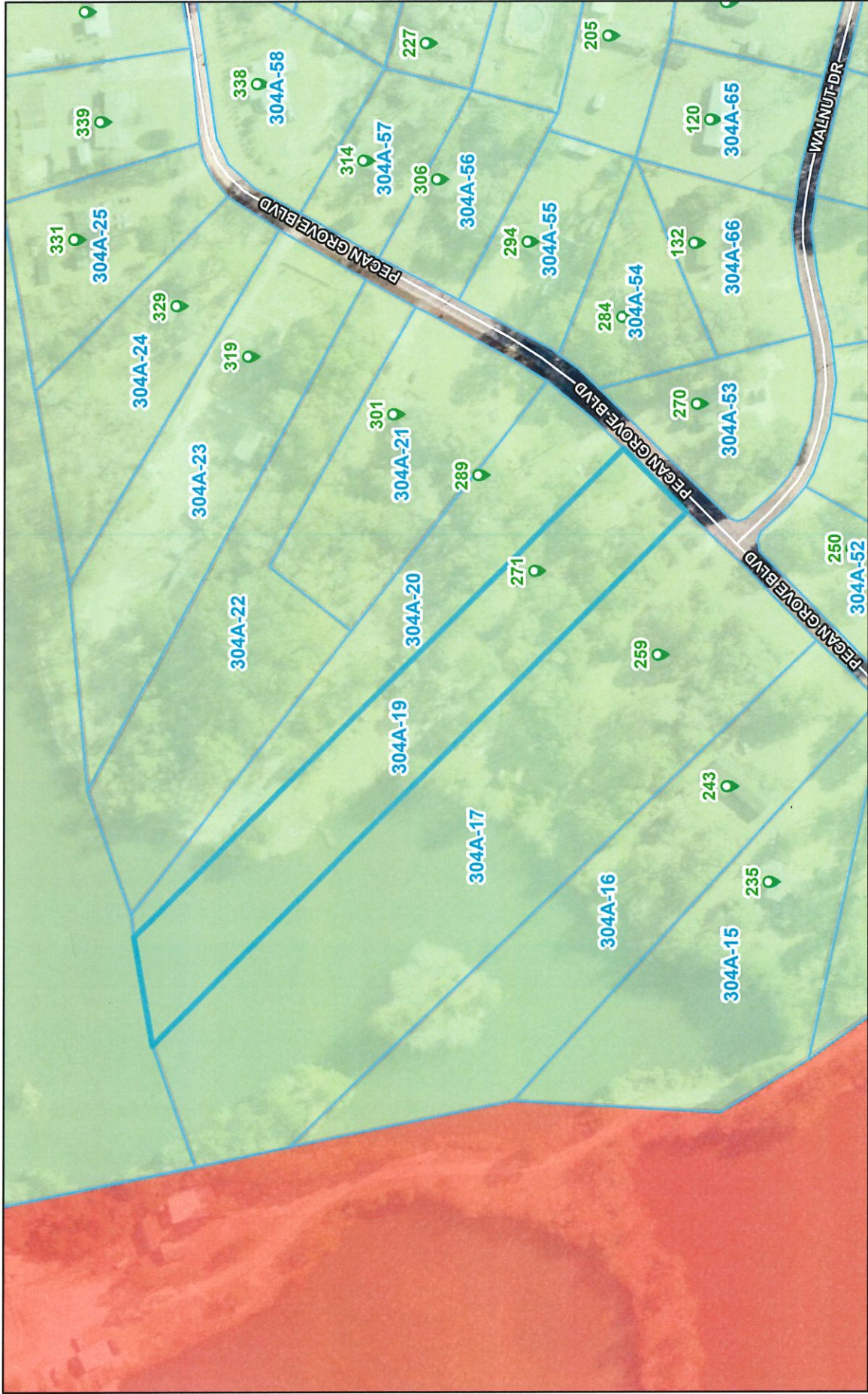
STATE OF GEORGIA



PREPARED BY:
GLISSON LAND SURVEYING
 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31984
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 626 - 5283 CLAXTON: (912) 282 - 7052
 WMGLISSON@BELLSOUTH.NET

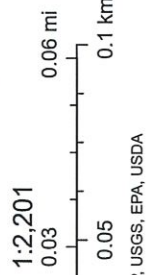
SURVEYOR	RHONDA
COUNTY: EFFINGHAM	
GMD: 1559TH	
DATE: 08/05/2024	
FILE NUMBER:	
TOTAL AREA:	
FIELD SURVEY	

304A-19



7/24/2024

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



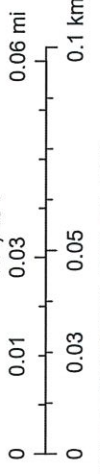
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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7/24/2024

1:2,201



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