

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR VARIANCE

Variance Application: VAR-26-17
Applicant: SB Homes, LLC/ Sean Barlow
Owner: SB Homes, LLC
Parcel ID: 272-29
Commission District: District 3
Acreage: 34.81 ± Acres
Location: Old Louisville Road

APPROVAL OF A VARIANCE PURSUANT TO THE EFFINGHAM COUNTY ZONING ORDINANCE

BE IT ORDERED by the Board of Commissioners of Effingham County, Georgia (hereinafter referred to as the “Board of Commissioners”), in regular meeting assembled and pursuant to the authority granted by the laws of the State of Georgia and the Effingham County Zoning Ordinance, that the following decision is hereby rendered:

Application

An application was submitted by SB Homes, LLC/Sean Barlow, requesting a variance from Section 3.4 Buffers of the Effingham County Code of Ordinances to allow consideration of a 20-foot vegetative buffer in conjunction with a 6-foot privacy fence, as an alternative to the required 6-foot-tall berm, identified as Tax Parcel 272-29, located on Old Louisville Road in Commission District 3.

Public Hearings and Notice

Notice of the required public hearings was published in the **Effingham County Herald**, the official legal organ of Effingham County, in accordance with the **Georgia Zoning Procedures Law (O.C.G.A. §36-66-1 et seq.)**. A public hearing was conducted **on May 5, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **April 15, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this variance request:

1. The applicant requested a variance from Section 3.4(b.v) of the Effingham County Code of Ordinances to allow consideration of a vegetative buffer and fence, alternative to a berm on a ±34.81-acre parcel identified as Tax Parcel 272-29, located in Commission District 3.
2. Strict application of the ordinance would create hardship by significant disturbance to the site and the removal of existing mature trees within the buffer area.
3. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
4. A public hearing was conducted before the Board of Commissioners.
5. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.
6. The requested variance is not expected to adversely affect public health, safety, or welfare and is consistent with the intent of the R-1 zoning district and the Comprehensive Plan.

Variance Approval

The Board of Commissioners hereby approves the requested variance to allow consideration of a residential business on a nonconforming R-1 zoned parcel (Tax Parcel 272-29), located in Commission District 3.

Effective Date

This ordinance shall become effective upon the date of adoption below.

SO ORDERED AND ADJUDGED this _____ day of _____, 2026

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK