

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR VARIANCE

Variance Application: VAR-26-18

Applicant: Chad Brennan

Owner: Chad Brennan

Parcel ID: 352G-9

Commission District: District 1

Acreage: 1.437± Acres

Location: 209 Green Bridge Lane

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 Chad Brennan requesting a variance from Section 3.21.1 of the Effingham County Zoning Ordinance to allow the temporary occupancy of a tiny home on a residential parcel during the construction of a new dwelling, identified as Tax Parcel 352G-9, located at 209 Green Bridge in Commission District 1.

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 19, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **April 29, 2026**.

Findings of Fact

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

1. The applicant requested a variance to allow temporary occupancy of a tiny home on a ±1.437-acre parcel identified as Tax Parcel 352G-9, located in Commission District 1.
2. The subject property is zoned AR-2 (Agricultural–Residential) and is currently developed with a tiny home that is will be removed.
3. The Board of Commissioners find that the request is temporary in nature and represents a unique circumstance associated with the renovation of the primary dwelling.
4. Strict application of the zoning ordinance would create a hardship by preventing reasonable on-site living accommodations during the construction period.
5. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
6. A public hearing was conducted before the Board of Commissioners.
7. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.

8. The requested variance is not expected to adversely affect public health, safety, or welfare and is consistent with the intent of the zoning ordinance and the Comprehensive Plan, given the temporary and limited nature of the request.

Variance Approval

The Board of Commissioners hereby approves the requested variance to allow temporary occupancy of a tiny home during the construction of the new residence on the subject property (Tax Parcel 352G-9), located in Commission District 1.

Conditions of Approval

This variance is approved subject to the following conditions:

1. **The tiny home may be occupied for up to twelve (12) months during the home renovation.** Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.
2. **Upon completion of the renovation,** the tiny home shall be vacated, removed, and disconnected from the well and septic.

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