

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE
VARIANCE RESOLUTION**

Rezoning Application: VAR-26-8

Applicant: Jeremy Hill

Owner: Gwendolyn Beasley

Parcel ID: 235-22

Commission DeLoach: District 3

Acreage: 14.62 ± Acres

Location: 582 Harry Lindsay Road

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF EFFINGHAM COUNTY, GEORGIA

BE IT ORDAINED 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 Official Zoning Map of Effingham County be amended as follows:

Application

An application was submitted by **Jeremy Hill** requesting a variance to reduce the required front setback within the AR-1 zoned parcel, identified as **Tax Parcel 235-22**, located 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 April 7, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **March 18, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this zoning map amendment:

1. The applicant requested a variance to reduce the required front setback from fifty (50) feet to twenty-five (25) feet on a ±14.62-acre parcel within the AR-1 (Agricultural Residential) zoning district (Tax Parcel 235-22), located in Commission District 3.
2. The Board of Commissioners finds that unique conditions exist due to the orientation and placement of the existing residence, which limits the available buildable area

3. Notice of the required public hearing was provided in accordance with the **Georgia Zoning Procedures Law**.
4. 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. Based upon the evidence presented, the Board of Commissioners finds that the requested zoning map amendment is consistent with the procedures governing zoning decisions within Effingham County.

Zoning Map Amendment

The Board of Commissioners hereby approves the variance to reduce the required front setback to allow construction of a residential addition on the subject property, identified as **Tax Parcel 377-34**, located in **Commission District 4**.

Repealer

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Effective Date

This ordinance shall become effective immediately upon adoption by the **Board of Commissioners**.

ADOPTED this _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK