

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE  
VARIANCE RESOLUTION**

**Rezoning Application:** VAR-26-6  
**Applicant:** Anthony Lester  
**Parcel ID:** 342-28  
**Commission DeLoach:** District 3  
**Acreage:** 3.00 ± Acres  
**Location:** 987 Springfield Egypt 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 **Anthony Lester** requesting a variance to allow the temporary occupancy of two (2) campers on an AR-2 zoned parcel, identified as **Tax Parcel 342-28**, located in **Commission District 3**, during the renovation of the existing residence.

**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 allow the temporary occupancy of two (2) campers on a ±3.00-acre parcel (Tax Parcel 342-28), located in Commission District 3.
2. 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.

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 a variance to allow the temporary occupancy of two (2) campers on an AR-2 zoned parcel, identified as **Tax Parcel 342-28**, located in **Commission District 3**, during the renovation of the existing residence.

**Conditions of Approval**

This variance is approved subject to the following conditions:

1. **The RV/campers may be occupied for a period not to exceed twelve (12) months during the renovation of the existing residence. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.**
2. **Upon completion of the renovation, the campers shall be vacated and disconnected from all utilities.**

**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  
Effingham County Zoning Map Amendment  
Adopted April 7, 2026