



Record No: VAR-26-14

Variance Application

Status: Active

Submitted On: 3/26/2026

Primary Location

203 Eagle Court
Springfield, GA 31329

Owner

FLORIANO CANO DANIEL
ANGEL
EAGLE CT 203
SPRINGFIELD, GA 31329

Applicant

Robbie Brannen



203 Eagle Court
Springfield, GA 31329

Staff Review

Board of Commissioner Meeting Date*

04/21/2026

Notification Letter Description*

to allow for a non-conforming lot to have a residential business.

Public Notification Letters Mailed*

04/06/2026

Location Information*

203 Eagle Court

Staff Description


Section 3.15A (e)

Board of Commissioner Ads

04/01/2026

Commissioner District*


4th

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

369A

Parcel#* 

46

Applicant Name* 

Robbie Brannen

General Information

Zoning District*

AR-2

Map/Parcel Number*

3698-46

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

To operate under conditional use

Water Connection*

Private Well



Sewer Connection*

Private Septic System

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name* Robbie Brannen	Applicant Phone Number* 
Applicant Email Address* 	Applicant Address* 203 Eagle Court
City* Springfield	State* GA
Zip Code* 31329	

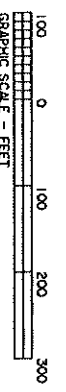
Signature

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

Digital Signature*

Robbie Mason Brannen
Mar 26, 2026

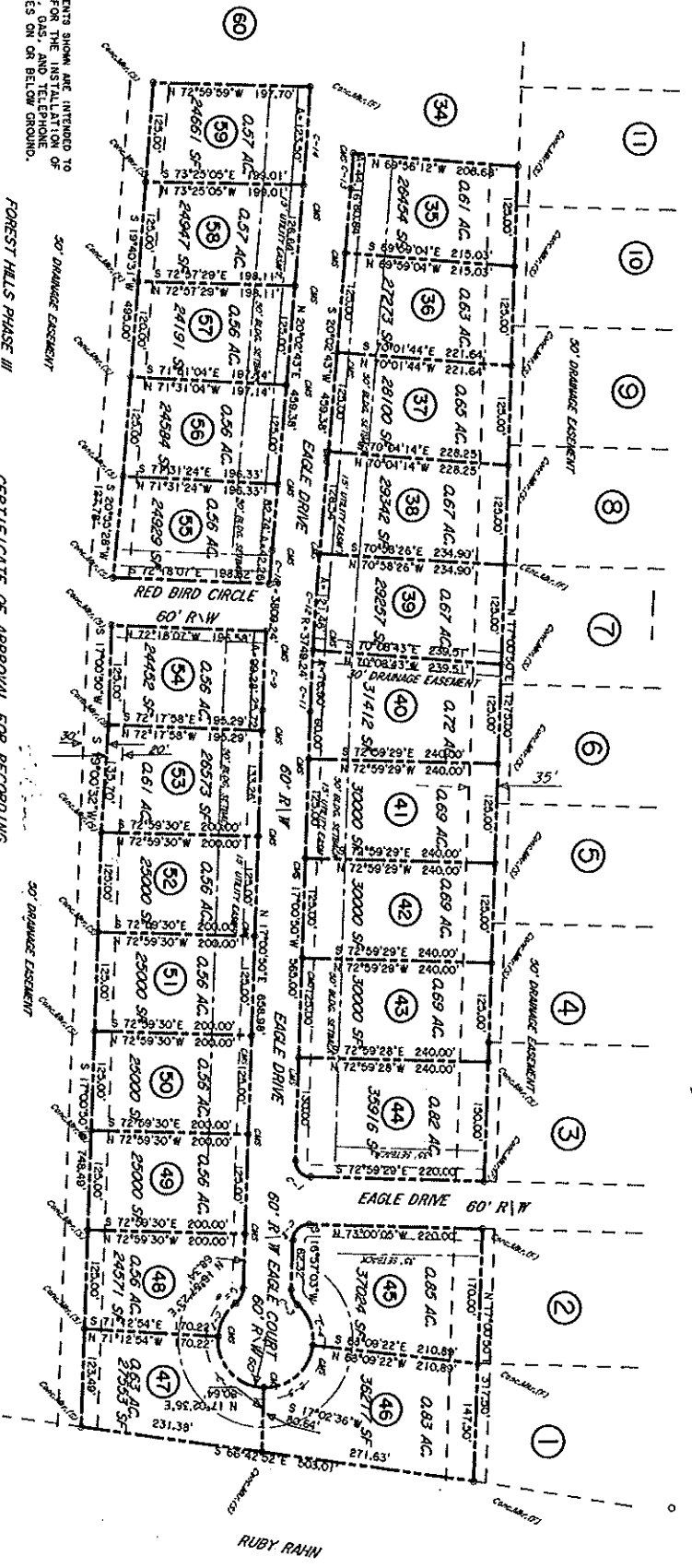
FLOOD CERTIFICATION
 ACCORDING TO THE FIRM MAP R 130076 Q123C
 DATED SEPT. 3, 1982 THIS PROPERTY
 IS NOT LOCATED IN A FLOOD HAZARD
 AREA LOCATED IN ZONE X.



HEALTH DEPARTMENT APPROVAL
 APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF ENGINEERING AND SANITATION.
Henry R. Miller
 DIRECTOR
 DATE 11-13-92

FOREST HILLS PHASE I

FOREST HILLS PHASE II



ALL EASEMENTS SHOWN ARE INTENDED TO
 BE USED FOR THE INSTALLATION OF
 ELECTRIC LINES AND TELEPHONE OR
 FACILITIES ON OR BELOW GROUND.

FOREST HILLS PHASE III

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C-1	200.00'	200.00'	31.42'	90°00'00"
C-2	200.00'	200.00'	31.42'	90°00'00"
C-3	200.00'	200.00'	31.42'	90°00'00"
C-4	200.00'	200.00'	31.42'	90°00'00"
C-5	200.00'	200.00'	31.42'	90°00'00"
C-6	200.00'	200.00'	31.42'	90°00'00"
C-7	200.00'	200.00'	31.42'	90°00'00"
C-8	200.00'	200.00'	31.42'	90°00'00"
C-9	200.00'	200.00'	31.42'	90°00'00"
C-10	200.00'	200.00'	31.42'	90°00'00"
C-11	200.00'	200.00'	31.42'	90°00'00"
C-12	200.00'	200.00'	31.42'	90°00'00"
C-13	200.00'	200.00'	31.42'	90°00'00"
C-14	200.00'	200.00'	31.42'	90°00'00"

CERTIFICATE OF APPROVAL FOR RECORDING
 PLANNING COMMISSION: THIS SUBDIVISION
 PLAN HAS BEEN REVIEWED AND APPROVED
 BY THE PLANNING COMMISSION OF THE
 EFFINGHAM COUNTY, GEORGIA.
 DATE 11-13-92

FOREST HILLS PHASE III
FOREST HILLS SUBDIVISION
DARRELL HUTCHINSON AND TOBY ROBERTS OWNERS



I CERTIFY THAT IN MY OPINION
 THIS IS A CORRECT REPRESENTATION
 OF THE PLOTTED AND HAS BEEN
 PREPARED IN ACCORDANCE WITH
 THE MINIMUM STANDARDS AND
 REQUIREMENTS OF THE 1978
 PLAT ACT.
 Warren E. Potyress
 WARREN E. POTYRESS PLS 1933

CERTIFICATE OF OWNERSHIP & DEDICATION:
 I, DARRELL HUTCHINSON AND TOBY ROBERTS,
 OWNERS OF THE ABOVE DESCRIBED
 LAND, HEREBY CERTIFY THAT THE
 SAME IS BEING DEDICATED TO THE
 PUBLIC AS A ROAD AND THAT I HEREBY
 DEED GIVE ALL ALLEYS, STREETS
 AND EASEMENTS TO PUBLIC OR PRIVATE
 USE AS NOTED.
 Darrell Hutchinson
 Toby Roberts

LOCATED IN THE 10TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA

DATE: JAN 2, 1997
 BY: WARREN E. POTYRESS
 987 Hunter's Road
 Savannah, Ga. 30487
 Tel. - (912) 857-3288
 EQUIP: TOPCON 300

Veranda Florals

Property layout on 203 Eagle Ct, Springfield GA

Small shop Florist

10-15 customers per week

1 supply delivery every 15 days

3-5 Parking spaces,



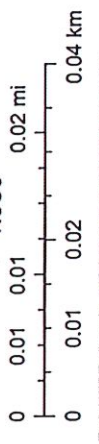
369A-46



3/26/2026

- Addresses
- Parcels
- Roads
- Citations

1:980



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

369A-46

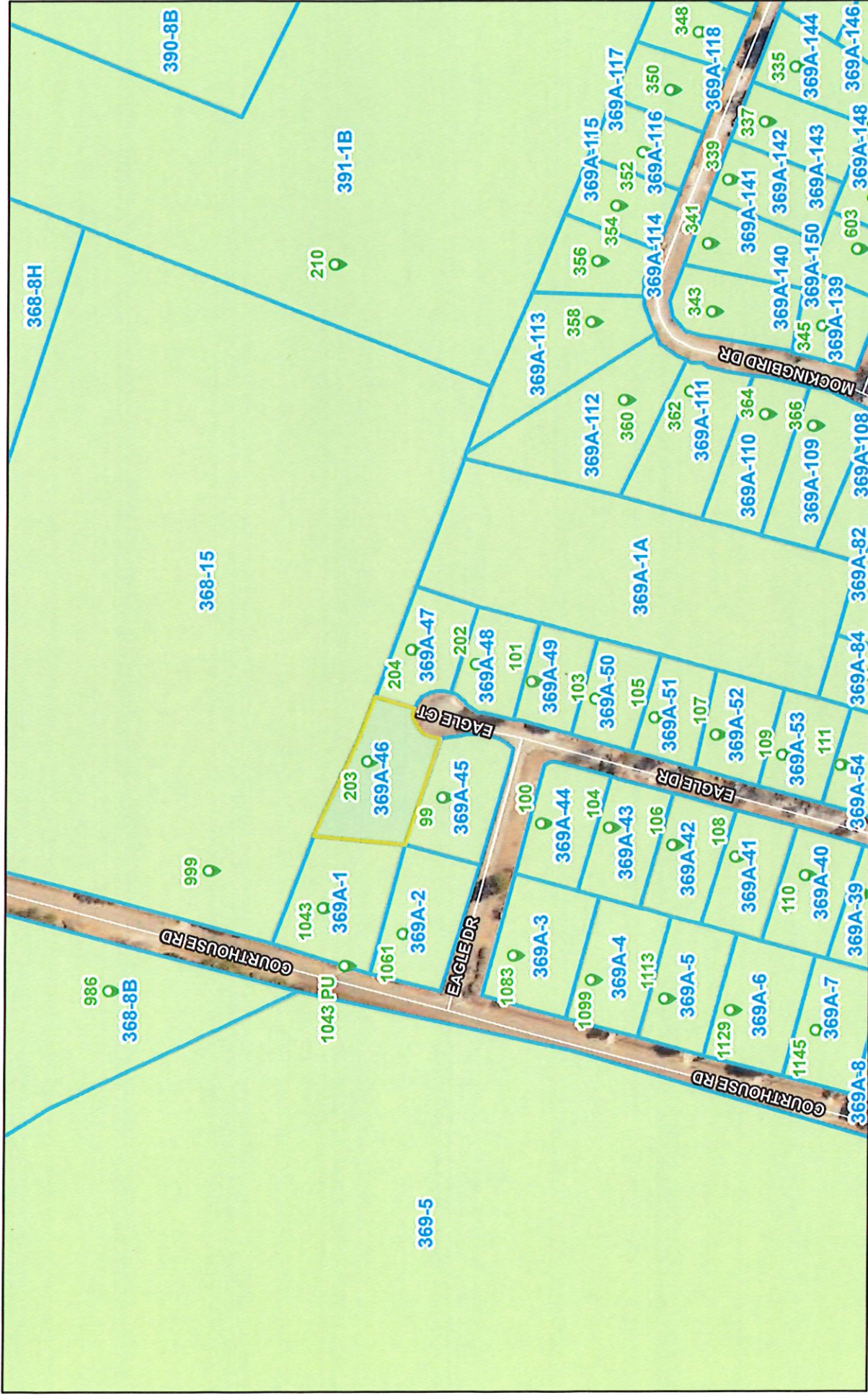


3/26/2026

- Addresses
- Roads
- Zoning AR-1 I-1
- Parcels AR-2
- Citations

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

369A-46



3/26/2026

Legend:

- Addresses (Green pin icon)
- Parcels (Blue outline)
- FLUM Areas (Light green fill)
- Roads (Brown line)
- Agricultural-Residential (Light green fill)

Citations:

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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