

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR VARIANCE

Variance Application: VAR-26-14

Applicant: Robbie Brannen

Owner: Daniel Angel Floriano-Cano and Robbie Brannen

Parcel ID: 369A-46

Commission District: District 4

Acreage: 0.83 ± Acres

Location: 203 Eagle Court

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 Robbie Brannen requesting a variance from Section D(e) (Nonconforming Property Compliance) of the Effingham County Code of Ordinances to allow consideration of a residential business on a nonconforming AR-2 zoned parcel that does not meet the minimum one (1)-acre lot size requirement, identified as Tax Parcel 369A-46, located at 203 Eagle Court in Commission District 4.

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 June 2, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **May 13, 2026**.

Findings of Fact

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

1. The applicant requested a variance from Section D(e) of the Effingham County Code of Ordinances to allow consideration of a residential business on a ±0.83-acre parcel identified as Tax Parcel 369A-46, located in Commission District 4.
2. The subject property is a legally established nonconforming lot of record that does not meet the minimum one (1)-acre lot size requirement of the AR-2 zoning district.
3. The Board of Commissioners finds that unique conditions exist due to the parcel’s legal nonconforming status, which predates current zoning standards and limits compliance with current dimensional requirements.
4. Strict application of the ordinance would create a hardship by preventing reasonable use of the property for a residential business that would otherwise be permitted on conforming parcels.
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 AR-2 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 AR-2 zoned parcel (Tax Parcel 369A-46), located in Commission District 4.

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