

Staff Report

Subject: Variance (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: April 2, 2024

Item Description: **Steve Murray** requests a variance from ordinance section 3.38.6, to allow for a reduction in required road frontage for a billboard. Located on US Highway 80, **zoned B-2 [Map# 378 Parcel# 11]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a variance from ordinance section 3.38.6, to allow for a reduction in required road frontage for a billboard.

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:
 - That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*
 - That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*
- The applicant would like to erect a digital billboard at this parcel facing both Highway 17 and Highway 80.
- The applicant meets all other requirements to have the billboard, with the exception of the road frontage needed.
- Per the Effingham County Code of Ordinances, **Appendix C – Zoning Ordinance; Article III – General Provisions; Section 3.38.6 – Billboards:**
 - The billboard must be on commercial or industrial land. It must be located on a parcel with at least 200 feet of state or federal highway frontage.*
- This property currently has approximately 165 feet of frontage along Highway 80 and approximately 152 feet of frontage along Highway 17.
- Georgia Department of Transportation (GDOT) has closed Highway 17 access located along the north-east property line.
- At the March 12, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval. Mr. Alan Zipperer second the motion and it carried unanimously.

Alternatives

1. Approve the request for variance

- All requirements of the Effingham County Code of Ordinances, **Appendix C, Article III, Section 3.38.6 – Billboards** are adhered to.

2. Deny the request for variance

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Variance application 2. Site Plan 3. Deed
4. Ownership certificate/authorization 5. Aerial photograph