BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

DECISION AND ORDER FOR VARIANCE

Variance Application: VAR-26-32
Applicant/ Owner: Betty Crosby
Parcel ID: 296A-23
Commission District: District 1
Acreage: 0.51 ± Acres
Location: 120 Second Street, Guyton, GA 31312

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 Betty Crosby requesting a rear setback variance from Section 5.1.1 of the Effingham County Zoning Ordinance to reduce the setback from 50 feet to 25 feet, identified as Tax Parcel 296A-23, located at 120 Second Street, Guyton, GA in Commission District 1.

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 October 6, 2026,** before the Board of Commissioners, with notice published in the Effingham County Herald on **September 16, 2026**.

Findings of Fact

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

1. The applicant requested a setback variance to allow a proposed 16' x 76' mobile home to be placed on the site of a previously demolished residence on a ± 0.51 acre parcel identified as Tax Parcel 296A-23, located in Commission District 1.
2. The subject property is zoned AR-1 (Agricultural–Residential).
3. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
4. A 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. The requested variance is not expected to adversely affect public health, safety, or welfare and is consistent with the intent of the zoning ordinance and the Comprehensive Plan, given the temporary and limited nature of the request.

Variance Approval

The Board of Commissioners hereby approves the requested setback variance to allow a proposed 16' x 76' mobile home to be placed on the site of a previously demolished residence on the subject property (Tax Parcel 296A-23), located in Commission District 1.

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