**BOARD OF COMMISSIONERS**
**EFFINGHAM COUNTY, GEORGIA**

**DECISION AND ORDER FOR VARIANCE**

**Variance Application:** VAR-26-29
**Applicant/ Owner:** C.W. Matthews Contracting Co. Inc. as agent for River Road Partners, LLC
**Parcel ID:** 304-15 & 304-15A
**Commission District:** District 1
**Acreage**: 40.75 ± Acres
**Location:** 1085 Old River Road

**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 C.W. Matthews Contracting Co. Inc. as agent for River Road Partners, LLC requesting a variance from Section 3.4 of the Effingham County Zoning Ordinance to allow for the reduction in buffer requirements in I-1, identified as Tax Parcel 304-15 & 304-15A, located at 1085 Old River Road 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 variance to allow for the reduction in buffer requirements in I-1 on a ± 40.75-acre parcel identified as Tax Parcel 304-15 & 304-15A, located in Commission District 1.
2. The subject property is zoned I-1 ( Industrial) and is currently vacant.
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 variance to allow for the reduction in buffer requirements in I-1 on the subject property (Tax Parcel 304-15 & 304-15A), 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