



Record No:
VAR-25-33

Variance Application

Status: Active

Submitted On: 12/9/2025

Primary Location

32.261895, -81.220980

Owner

No owner information

Applicant



Chelsie Fernald



912-754-2128 ext. 4502



cfernaid@effinghamcounty.org



804 S. Laurel Street

Springfield, GA 31329

Staff Review

Board of Commissioner Meeting Date*

01/06/2026

Notification Letter Description*

From ordinance Section 5.1.1

Public Notification Letters Mailed*

12/01/2025

Location Information*

205 Melrose Place

Staff Description

From Ordinance Section 5.1.1

Board of Commissioner Ads

12/03/2025

Commissioner District*

2nd

 Request Approved or Denied

—

 Letter & ZMA Mailed

—

 Map#*

465H

 Parcel#*

47B

 Applicant Name*

Effingham County Board of
Commissioners

General Information

Zoning District*

AR-1

Map/Parcel Number*

465H-47B

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

to modify the current building setback requirements, so they align with the original setback standards outlined in the subdivision's covenants.

How does request meet criteria of Section 7.1.8?

N/A

Who is applying for variance request?*

Agent

Applicant Information

Applicant Name*

Effingham County Board of
Commissioners

Applicant Phone Number*

9127542128

Applicant Email Address*

cfernald@effinghamcounty.org

Applicant Address*

804 S Laurel Street

City*

Springfield

State*

GA

Zip Code*

31329

Owner of Record

Owner Name*

Ronnie Morgan

Owner Phone Number*

912-313-1530

Owner Email Address*

georgia.framing@yahoo.com

Owner Address*

297 Road Atlanta

City*

Bloomingtondale

State*

GA

Zip Code*

31302

Signature

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

Digital Signature*



Chelsie Fernald

Dec 9, 2025

SCALE: 1:200

5432062

7101030

A1N003

WARRIOR

FLAT OF PORTION OF SECTIONS A, B, C, AND D

WEST WOOD HEIGHTS SUBDIVISION

REVISED PLAT

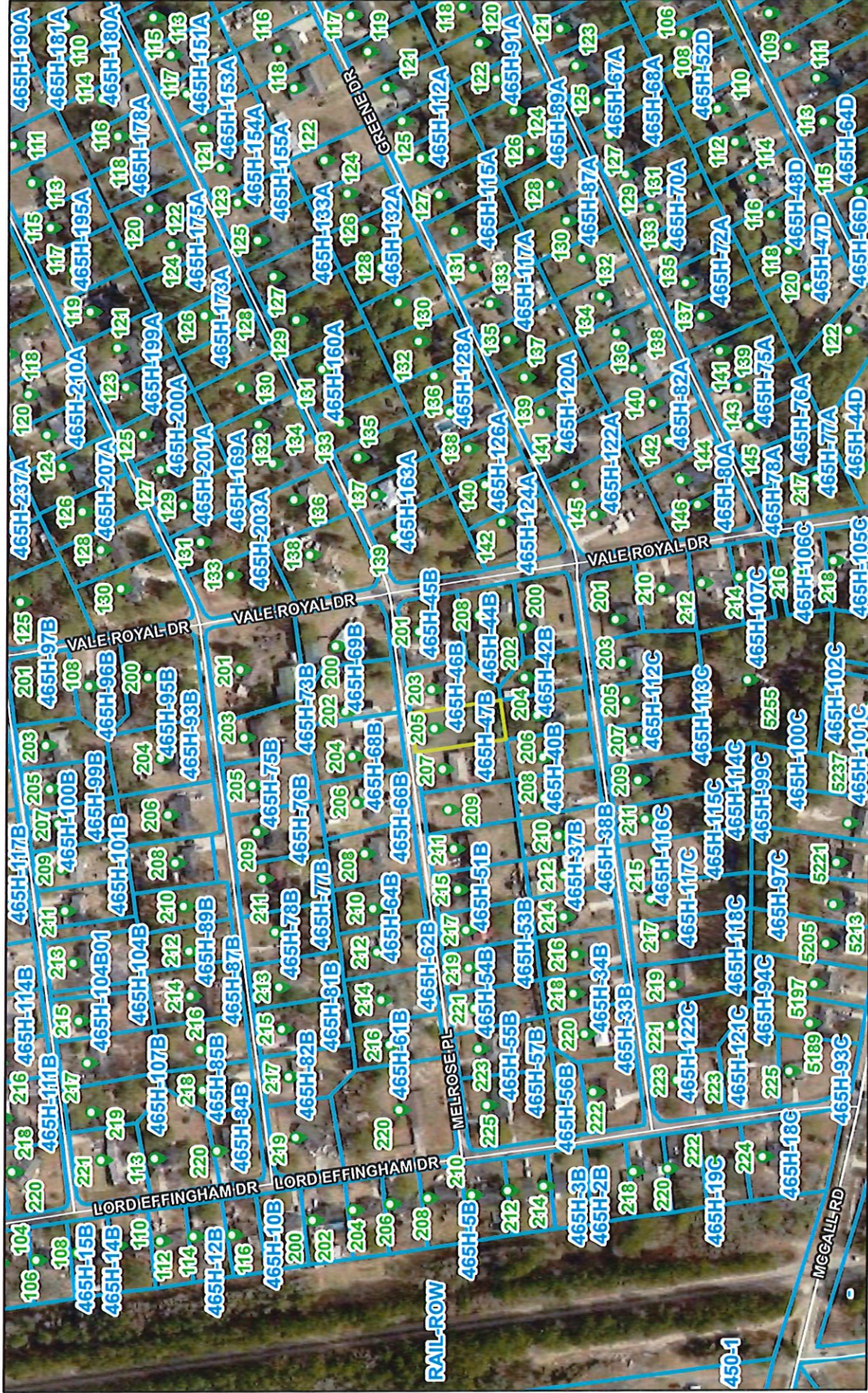


and put together original map of
Harris & Johnson, c.1860, including
certain corrections to lots 95 & 103.
Corrections have also been made to
certain angles. A 21' N.W. has been
added between lots 103 & 107. Central
highways have been traced & are
labeled there.

DETAIL AT STREET
INTERSECTION



Westwood Heights



12/10/2025

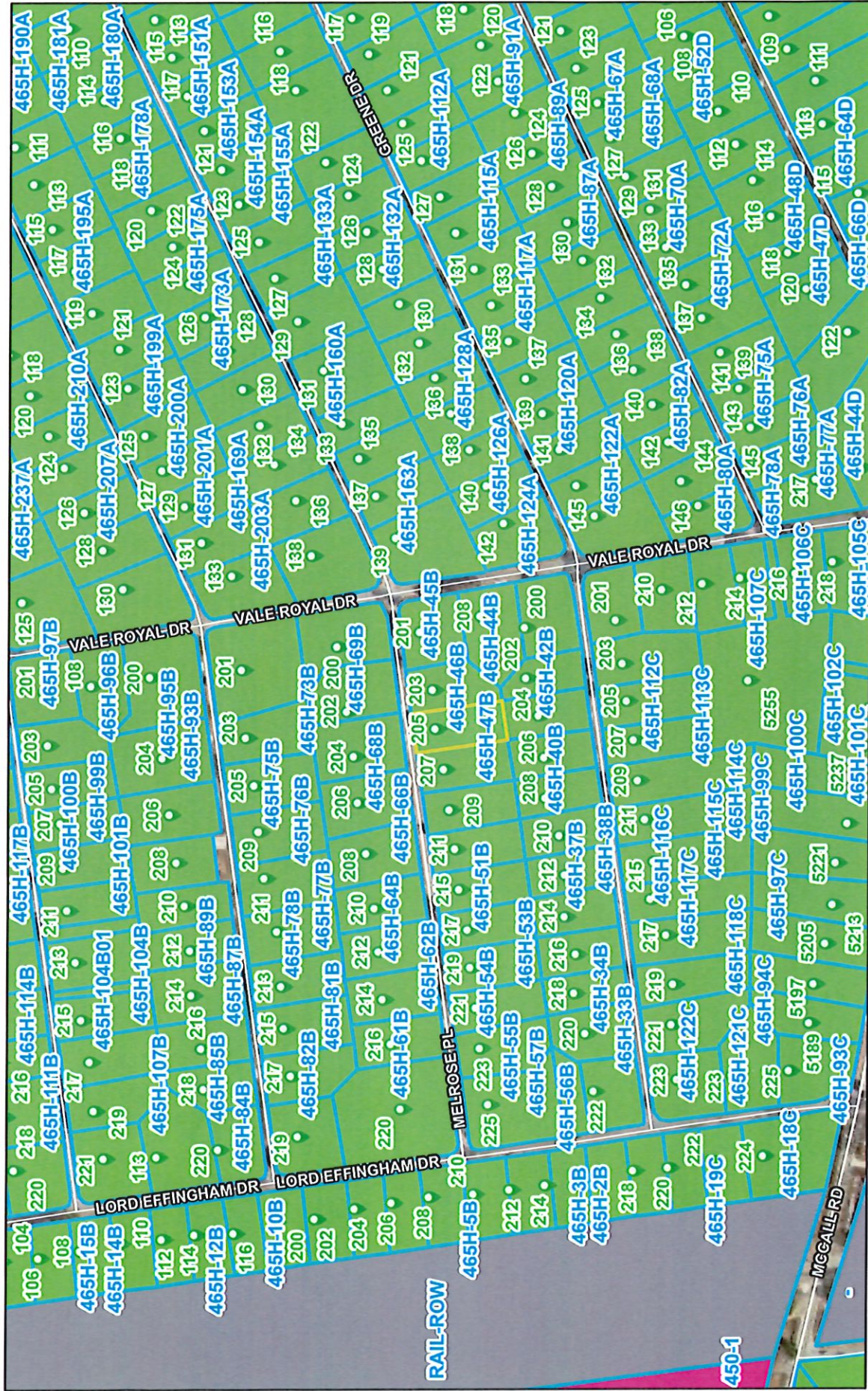
Addresses  Parcels

Roads Citations

1:3,922
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

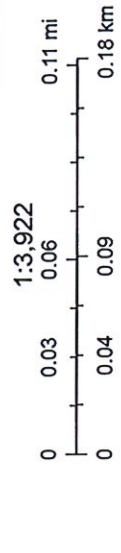
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Westwood Heights



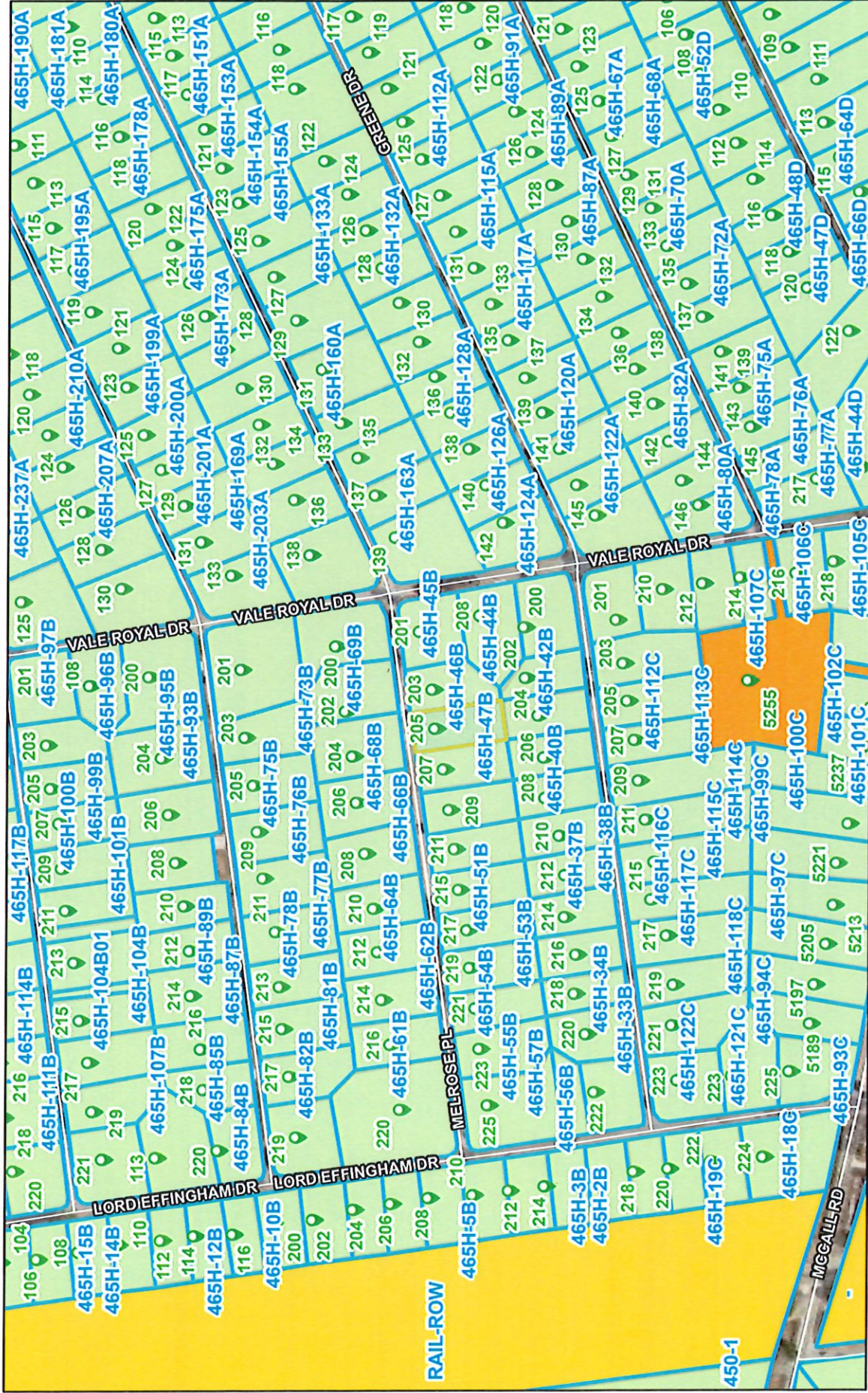
12/10/2025

- Addresses
- Parcels
- AR-2
- RR (Railroad)
- Roads
- Zoning
- R-1
- AR-1
- Citations



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

Westwood Heights



12/10/2025

1:3,922

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

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

- Addresses
- Roads
- Parcels
- FLUM Areas
- Agricultural-Residential
- Transportation
- Utility
- Citations



Pamela Melser
Director of Development Services
804 South Laurel Street
Springfield, GA.
pmelser@effinghamcounty.org

12/2/2025

Re: Notice of Proposed Variance for Building Setbacks – Westwood Heights Subdivision

Dear Property Owner,
Effingham County is writing to inform you that the County is presenting a series of variance requests to the Board of Commissioners on January 6th, 2026 regarding building setbacks for undeveloped lots in the Westwood Heights Subdivision.

These variance requests are intended to modify the current building setback requirements, so they align with the original setback standards outlined in the subdivision's covenants. The goal is to create consistency across the subdivision and ensure that any future development is compatible with the neighborhood's established design and layout.

If you would like to be removed from the list of properties being proposed for the variance, please contact Development Services as soon as possible.

Authorization of Property Owner Form

Included with this letter is an *Authorization of Property Owner* form. To proceed with the variance request, we kindly ask that you complete and notarize the enclosed form, or you may bring the form to our office where a notary can assist you with completion on-site no later than **December 22, 2025**.

Notarized documents can be returned via mail to:

Effingham County Development Services
c/o Chelsie Fernald
804 S. Laurel Street
Springfield, GA 31329

If you have any questions about the form or the variance process, please feel free to contact our office at (912)754-2128 or at Zoninginfo@effinghamcounty.org.

Pamela Melser

Director of Development Services
Development Services
pmelser@effinghamcounty.org

