

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR VARIANCE

Variance Application: VAR-26-28

Applicant/ Owner: Jeremy Hill as agent for James Carter

Parcel ID: 355C-13

Commission District: District 1

Acreage: 1.02± Acres

Location: US Hwy 80

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 Jeremy Hill requesting a variance from Section 3.4 of the Effingham County Code of Ordinances to allow consideration of a reduction in required minimum buffers in B-3, identified as Tax Parcel 355C-13, located on US Hwy 80 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 September 1, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **August 12, 2026**.

Findings of Fact

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

1. The applicant requested a variance from Section 3.4 of the Effingham County Code of Ordinances to allow consideration of a reduction in required minimum buffers in B-3, on a ±1.02-acre parcel identified as Tax Parcel 355C-13, located in Commission District 1.
2. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
3. A public hearing was conducted before the Board of Commissioners.
4. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.
5. The requested variance is not expected to adversely affect public health, safety, or welfare and is consistent with the intent of the B-3 zoning district and the Comprehensive Plan.

Variance Approval

The Board of Commissioners hereby approves the requested variance to allow consideration of a reduction in the required minimum buffer in B-3 parcel (Tax Parcel 355C-13), located in Commission District 1.

Conditions of Approval

This zoning map amendment is approved subject to the following stipulations:

- The applicant shall install a sidewalk along the US Highway 80 frontage per Section 5.11.3, or, if no sidewalk or pedestrian network exists within 500 feet of the property, provide a payment in lieu of construction in an amount equal to the estimated installation cost, subject to County approval.

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