

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR VARIANCE

Variance Application: VAR-26-11

Applicant: Duane Gilchrist

Owner: Duane J. Gilchrist III & Naomi M.

Parcel ID: 302-84A

Commission District: District 1

Acreage: 0.267 ± Acres

Location: 148 Laurel Circle

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 Duane Gilchrist requesting a variance from Section 3.21.1 of the Effingham County Zoning Ordinance to allow the temporary occupancy of a camper on a residential parcel during the renovation of an existing dwelling, identified as Tax Parcel 302-84A, located at 148 Laurel Circle 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 April 21, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **April 1, 2026**.

Findings of Fact

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

1. The applicant requested a variance to allow temporary occupancy of a camper on a ±0.267-acre parcel identified as Tax Parcel 302-84A, located in Commission District 1.
2. The subject property is zoned AR-2 (Agricultural–Residential) and is currently developed with a mobile home that is undergoing renovation.
3. The Board of Commissioners finds that unique conditions exist due to the current uninhabitable condition of the residence caused by mold, necessitating temporary alternative living arrangements.
4. Strict application of the zoning ordinance would create a hardship by preventing reasonable on-site living accommodations during the renovation period.
5. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
6. A public hearing was conducted before the Board of Commissioners.
7. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.
8. 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 temporary occupancy of a camper during the renovation of the existing residence on the subject property (Tax Parcel 302-84A), located in Commission District 1.

Conditions of Approval

This variance is approved subject to the following conditions:

- 1. **The RV/camper may be occupied for up to twelve (12) months during the home renovation. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.**
- 2. **Upon completion of the renovation, the camper shall be vacated and disconnected from all utilities.**

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