

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR CONDITIONAL USE

Conditional Use Application: CU-26-13

Applicant: Robbie Brannen

Owner: Daniel Angel Floriano-Cano and Robbie Brannen

Parcel ID: 369A-46

Commission District: District 4

Acreage: 0.83 ± Acres

Location: 203 Eagle Court

APPROVAL OF A CONDITIONAL USE 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 Robbie Brannen requesting approval of a Conditional Use to operate a home-based florist business within the AR-2 zoning district on a ±0.83-acre parcel identified as Tax Parcel 369A-46, located at 203 Eagle Court in Commission District 4.

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 conditional use request:

1. The applicant requested approval of a Conditional Use to operate a home-based florist business on a ±0.83-acre parcel identified as Tax Parcel 369A-46, located in Commission District 4.
2. The subject property is zoned AR-2 (Agricultural–Residential), and pursuant to Section 4.1A of the Effingham County Code of Ordinances, residential businesses involving customer interaction require Conditional Use approval within this zoning district.
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 Board of Commissioners finds that the proposed Conditional Use is compatible with surrounding land uses, will generate minimal traffic, and is consistent with the intent of the AR-2 zoning district and the Comprehensive Plan.

Conditional Use Approval

The Board of Commissioners hereby approves the Conditional Use to operate a home-based florist business on the subject property (Tax Parcel 369A-46), located in Commission District 4.

Conditions of Approval

This Conditional Use is approved subject to the following stipulations:

- 1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained and maintained in good standing.**
- 2. **One non-illuminated sign may be allowed during the specified business hours.**
- 3. **All applicable zoning and development standards must be met, including but not limited to setbacks, access requirements, and any departmental review standards.**
- 4. **The Conditional Use approval applies only to the **owner-operated residential business as described in the application. Any expansion of the business, addition of employees, or significant increase in customer traffic may require additional review and approval by Effingham County.**

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