

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-5

Applicant: Ritchie A. Dickey, Sr.

Parcel ID: 405-26

Commission District: District 3

Acres: 8.49 ± Acres (2.5 ± Acres to be rezoned)

Location: 4169 Highway 119 North

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF EFFINGHAM COUNTY, GEORGIA

BE IT ORDAINED 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 Official Zoning Map of Effingham County be amended as follows:

Application

An application was submitted by Ritchie A. Dickey, Sr. requesting the rezoning of approximately 2.5 ± acres of an 8.49 ± acre parcel, identified as Tax Parcel 405-26, located at 4169 Highway 119 North in Commission District 3, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-3 (Agricultural Residential; 2.5-acre minimum lot size) to allow the existing residence to remain on a conforming residential tract.

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 14, 2026**, before the **Effingham County Planning Board (hereinafter referred to as “Planning Board”)**, with notice published in the Effingham County Herald on **March 25, 2026**.

A public hearing was conducted on **May 5, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **April 15, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this zoning map amendment:

1. The applicant requested the rezoning of approximately 2.5 ± acres of an 8.49 ± acre parcel identified as Tax Parcel 405-26, located in Commission District 3.
2. Notice of the required public hearings was provided in accordance with the **Georgia Zoning Procedures Law**.
3. Public hearings were conducted before both the **Planning Board** and the **Board of Commissioners**.
4. The Board of Commissioners reviewed the application, staff report, Planning Board recommendation, and all information presented during the public hearings.
5. The proposed rezoning will allow the existing residence to remain on a conforming 2.5-acre lot consistent with AR-3 zoning standards, while the remaining approximately 5.99 acres will retain the AR-1 zoning classification.
6. The requested rezoning represents a limited, site-specific adjustment and does not introduce new development or increase density beyond what is typical for the area.

7. The proposed zoning configuration is compatible with surrounding development and will not adversely impact adjacent properties.
8. Based upon the evidence presented, the Board of Commissioners finds that the requested zoning map amendment is consistent with the procedures governing zoning decisions within Effingham County.

Zoning Map Amendment

The Board of Commissioners hereby approves the rezoning of approximately 2.5 ± acres of Tax Parcel 405-26 from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-3 (Agricultural Residential; 2.5-acre minimum lot size), as depicted on the approved concept plan, with the remaining acreage to retain the AR-1 zoning classification, thereby amending the Official Zoning Map of Effingham County, Georgia.

Repealer

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Effective Date

This ordinance shall become effective immediately upon adoption by the Board of Commissioners.

ADOPTED this _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK