

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-7

Applicant: Margaret Sitton as agent for Heather Sitton

Parcel ID: 355B-7

Commission District: District 1

Acreage: 0.70 ± Acres

Location: 2744 US Highway 80

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 Margaret Sitton as agent for Heather Sitton requesting the rezoning of approximately 0.70 ± acres, identified as Tax Parcel 355B-7, located at 2744 US Highway 80 in Commission District 1, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-2 (General Commercial) to allow redevelopment of the property with a low-intensity corporate administrative office use.

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 19, 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 0.70 ± acres identified as Tax Parcel 355B-7, located in Commission District 1.
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 subject property is currently developed with a single-family residence but is located along US Highway 80, a major transportation corridor, which limits its long-term suitability for residential use.
6. The proposed rezoning is compatible with surrounding development, will generate minimal traffic, and is not expected to adversely impact adjacent properties.

7. The property is located within the Commercial Corridor Overlay, which supports low-intensity commercial and transitional land uses along major roadways.
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 0.70 ± acres, Tax Parcel 355B-7, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-2 (General Commercial), thereby amending the Official Zoning Map of Effingham County, Georgia, based on the following conditions:

Conditions of Approval

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

1. **No cranes, rigging equipment, heavy machinery, commercial vehicles (other than standard passenger vehicles), materials, or supplies shall be stored, staged, or operated on-site.**
2. **The property shall not be used for any industrial, manufacturing, repair, maintenance, or equipment servicing activities.**
3. **The use shall remain low-intensity in nature, with no high-volume customer traffic or commercial delivery operations beyond typical office use.**
4. **Access to US Highway 80 shall be limited to the existing driveway location unless otherwise approved by the Georgia Department of Transportation (GDOT).**
5. **The rezoning to B-2 (General Commercial) is conditioned upon the property being utilized solely as a corporate administrative office. No other uses permitted within the B-2 zoning district shall be permitted on the property unless subsequently authorized by the Board of Commissioners through appropriate application and approval.**

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