

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-25-53

Applicant: Courthouse GSL

Parcel ID: 390-1D

Commission District: District 4

Acreage: 15.33 ± Acres

Location: Courthouse Road (south of Courthouse Rd / McCall Rd intersection)

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 Courthouse GSL requesting the rezoning of approximately 15.33 ± acres, identified as Tax Parcel 390-1D, located on Courthouse Road (south of Courthouse Rd / McCall Rd intersection) in Commission District 4, from R-6 (Single-Family Residential; High Density) to R-1 (Single-Family Residential) to allow for development of a lower-density single-family residential subdivision.

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 January 13, 2026**, before the **Effingham County Planning Board (hereinafter referred to as “Planning Board”)**, with notice published in the Effingham County Herald on **December 17, 2025**.

A public hearing was conducted on **May 19, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **January 8, 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 **15.33 ± acres**, identified as Tax Parcel **390-1D**, located in Commission District 4.
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 vacant and partially wooded and is located along Courthouse Road within an area characterized by a mix of subdivision-style residential development and lower-density agricultural and rural residential uses
6. The existing R-6 zoning classification permits higher-density residential development, while the proposed R-1 zoning classification reduces allowable density and increases minimum lot size requirements.

7. The property is served by public water; however, sanitary sewer is not available, and development will rely on private septic systems, which influence subdivision layout and development intensity.
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 15.33 ± acres, Tax Parcel 390-1D, from R-6 (Single-Family Residential; High Density) to R-1 (Single-Family Residential), 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