

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-6

Applicant: Jose Manuel Navarro Hernandez

Parcel ID: 445-19A

Commission Kieffer: District 5

Acreage: 5.00 ± Acres

Location: 1100 Long Bridge Road

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 **Jose Manuel Navarro Hernandez** requesting the rezoning of approximately **5.00 ± acres**, identified as **Tax Parcel 445-19A**, located at **1100 Long Bridge Road in Commission District 5**, from **AR-1 (Agricultural Residential; 5-acre minimum lot size)** to **AR-2 (Agricultural Residential; 1-acre minimum lot size)**.

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 **March 10, 2026**, before the **Effingham County Planning Board (hereinafter referred to as “Planning Board”)**, with notice published in the Effingham County Herald on **February 18, 2026**.

A public hearing was conducted on **April 7, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **March 18, 2026**.

Findings of Fact

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

1. The applicant requested the rezoning of **5.00 ± acres identified as Tax Parcel 445-19A**, located at **1100 Long Bridge Road in Commission District 5**.
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. 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 **5.00 ± acres, Tax Parcel 445-19A**, from **AR-1 (Agricultural Residential; 5-acre minimum lot size)** to **AR-2 (Agricultural Residential; 1-acre minimum lot size)**, thereby amending the **Official Zoning Map of Effingham County, Georgia**

Conditions of Approval.

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

1. **A 60-foot access easement shall be established to provide access to interior tracts created through subdivision of the property.**
2. **Any subdivision of the property shall comply with all Effingham County subdivision regulations and Department of Public Health (DPH) requirements for private well and septic systems.**
3. **All lots must meet Georgia Department of Public Health Environmental Health requirements for private well and septic systems.**
4. **Clearing of wooded areas exceeding county thresholds shall require approval of a Land Disturbance Activity (LDA) permit prior to land clearing.**

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