

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE
CONDITIONAL USE RESOLUTION**

Rezoning Application: CU-25-30
Applicant: Angie Wallace
Parcel ID: 413-6A
Commission Helmlly: District 4
Acreage: 2.69 ± Acres
Location: 2855 McCall 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 **Angie Wallace** requesting a Conditional Use to operate a residential photography business within an accessory structure on a parcel zoned R-1 (Single-Family Residential), identified as **Tax Parcel 416-6A**, located 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 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 is requesting approval of a Conditional Use to operate an owner-operated residential photography business within an accessory structure on a ±2.69-acre parcel (Tax Parcel 413-6A), located in Commission District 4.

2. The subject property is zoned R-1 (Single-Family Residential), which allows certain low-intensity non-residential uses through the Conditional Use process.
3. Notice of the required public hearing was provided in accordance with the **Georgia Zoning Procedures Law**.
4. 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. 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 a Conditional Use to operate a residential photography business on the subject property zoned R-1 (Single-Family Residential), identified as **Tax Parcel 416-6A**, located in **Commission District 4**.

Conditions of Approval

This Conditional Use is approved subject to the following conditions:

1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained and maintained in good standing.**
2. **One non-illuminated free-standing 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.**

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