

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-1
Project Name: Hughes Tract
Applicant: Stanley Martin Homes – Anthony Rocco
Owner: Brett Hughes
Parcel ID: 374-18, 374-42, 374-42A
Commission Floyd: First District
Acreage: Approximately 457 ± Acres
Location: Zittrouer Road/Blue Jay Road Area

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 **Stanley Martin Homes, with Anthony Rocco as agent for Brett Hughes**, requesting the rezoning of approximately **457 ± acres**, identified as Tax Parcels **374-18, 374-42, and 374-42A**, located at **Zittrouer Road/Blue Jay Road corrido in Commission District 1**, from **AR-1 (Agricultural Residential; 5-acre minimum lot size)** to **R-5 (Single-Family Residential)**.

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 approximately **457 ± acres identified as Tax Parcels 374-18, 374-42, and 374-42A**, located at **Zittrouer Road/Blue Jay Road corrido 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 **Planning Board recommended denial** of the rezoning request on March 10, 2026, based on concerns that **existing infrastructure may not adequately support a development of this scale**.
5. The Board of Commissioners reviewed the application, staff report, Planning Board recommendation, and all information presented during the public hearings.
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 the rezoning of approximately **457 ± acres, Tax Parcel 374-18, 374-42, and 374-42A**, from **AR-1 (Agricultural Residential; 5-acre minimum lot size)** to **R-5 (Single-Family Residential)**, 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. **Development of the property shall be generally consistent with the concept plan submitted with the rezoning application.**
2. **All wetlands and floodplain areas shall comply with applicable federal, state, and local environmental regulations, including permitting where required.**
3. **Roadway improvements identified in the Traffic Impact Study shall be coordinated with Effingham County and the Georgia Department of Transportation (GDOT), where applicable.**
4. **A Land Disturbance Activity (LDA) permit and Tree Removal Permit shall be required prior to any land clearing activities.**
5. **A park area shall be dedicated to Effingham County, with the final location and design subject to County approval.**
6. **All subdivision plats and development plans shall comply with Effingham County subdivision and development regulations.**

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**.

Effingham County Zoning Map Amendment
Adopted April 7, 2026

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