

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE**

**Rezoning Application:** VAR-26-7  
**Applicant:** Fernando Moya Paredes  
**Parcel ID:** 377-34  
**Commission Floyd:** District 1  
**Acreage:** 3.23 ± Acres  
**Location:** 884 Zeigler 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 **Fernando Moya Paredes** requesting a variance to allow the placement of a second dwelling unit on a nonconforming AR-1 zoned parcel, identified as **Tax Parcel 377-34**, located in **Commission District 1**.

**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 requested a variance from Section 3.25 (Nonconforming Lots) of the Effingham County Zoning Ordinance to allow the placement of a second dwelling unit on a ±3.23-acre parcel that does not meet the minimum five (5)-acre lot size requirement of the AR-1 (Agricultural Residential) zoning district (Tax Parcel 377-34), located in Commission District 1.

2. The Board of Commissioners finds that the property has unique conditions as a nonconforming lot that limit its ability to comply with current zoning standards.
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 variance to allow the placement of a second dwelling unit on a nonconforming AR-1 zoned parcel, identified as **Tax Parcel 377-34**, located in **Commission District 1**.

**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