

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-14

Applicant: Doug Morgan – EMC Engineering Services, Inc., agent for Childrens LEZ/LBZ LLC

Parcel ID: 415-34 & 415-15

Commission District: District 2

Acreage: 34.85± Acres

Location: Bluejay Road & Hodgeville 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 Doug Morgan – EMC Engineering Services, Inc., agent for Childrens LEZ/LBZ LLC, requesting the rezoning of approximately 34.85 ± acres, identified as Tax Parcels 415-34 and 415-15, located at the intersection of Bluejay Road and Hodgeville Road in Commission District 2, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-2 (General Commercial) to establish commercial zoning entitlements for future commercial development opportunities within the corridor.

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 **May 12, 2026**, before the **Effingham County Planning Board (hereinafter referred to as “Planning Board”)**, with notice published in the Effingham County Herald on **April 22, 2026**.

A public hearing was conducted on **June 2, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **May 13, 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 34.85 ± acres identified as Tax Parcels 415-34 and 415-15, located in Commission District 2.
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 undeveloped and primarily wooded and is located at the intersection of Bluejay Road and Hodgeville Road within an area experiencing continued transition associated with nearby residential, commercial, and industrial development patterns.

6. The surrounding area reflects a mixed but transitioning zoning pattern characterized by established residential development to the north, agricultural-residential land to the west and south, and increasing commercial and industrial activity to the east and southeast.
7. The Future Land Use Map designates the property as Agricultural-Residential; however, the property is also located within the Development–Suburban Node Character Area, which anticipates increased intensity and transitional growth at key intersections and developing transportation corridors.
8. The requested B-2 zoning classification exceeds the underlying Agricultural-Residential Future Land Use designation but may be considered generally aligned with the intent of the Development–Suburban Node Character Area due to the location of the property at a developing intersection and emerging corridor transition area.
9. Future development of the property will also be subject to access management standards, potential Traffic Impact Study requirements, and coordination with Effingham County and GDOT, as applicable.
10. Based upon the evidence presented, the Board of Commissioners finds that the requested zoning map amendment presents a policy decision regarding long-term corridor development, future growth expectations, infrastructure capacity, and compatibility with surrounding development patterns.

Zoning Map Amendment

The Board of Commissioners hereby [approves/denies] the rezoning of approximately 34.85 ± acres, Tax Parcels 415-34 and 415-15, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-2 (General Commercial), thereby amending the Official Zoning Map of Effingham County, Georgia.

Conditions of Approval

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

- All access points shall require approval by Effingham County and GDOT. Shared access and internal circulation shall be required where feasible.
- The developer shall be responsible for any roadway and intersection improvements identified through a Traffic Impact Study.

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