

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-11

Applicant: Delens Cadichon

Parcel ID: 294-40

Commission District: District 3

Acreage: 0.64 ± Acres

Location: GA Highway 119

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 Delens Cadichon requesting the rezoning of approximately 0.64 ± acres, identified as Tax Parcel 294-40, located along GA Highway 119 in Commission District 3, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-1 (Neighborhood Commercial) to allow future commercial and office development.

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 0.64 ± acres identified as Tax Parcel 294-40, located in Commission District 3.
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 vacant and located along the GA Highway 119 corridor within an area characterized by a mix of agricultural-residential, residential, and commercially zoned properties.
6. The surrounding development pattern reflects a gradual transition toward commercial activity along GA Highway 119 while retaining residential uses beyond the corridor frontage.

7. The subject property is located within the Development–Suburban Node Character Area, which is intended to accommodate transitional growth, increased development intensity, and a mixture of uses at key roadway intersections and developing corridors.
8. Based upon the evidence presented, the Board of Commissioners finds that the requested zoning map amendment is compatible with the surrounding development pattern and consistent with the procedures governing zoning decisions within Effingham County.

Zoning Map Amendment

The Board of Commissioners hereby approves the rezoning of approximately 0.64 ± acres, Tax Parcel 294-40, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-1 (Neighborhood Commercial), thereby amending the Official Zoning Map of Effingham County, Georgia.

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