

**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 IDs: 374-18, 374-42, 374-42A
Commission District: District 1
Acreage: Approximately 457 Acres
Location: Blue Jay Road / Zittrouer 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 – Anthony Rocco requesting the rezoning of approximately 457 acres identified as Tax Parcels 374-18, 374-42, and 374-42A, located within the Blue Jay Road / Zittrouer Road corridor in Commission District 1, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to R-5 (Residential) to develop a master-planned residential community known as the Hughes Tract.

The revised master plan submitted with the application proposes approximately 1,000 residential dwelling units, consisting of approximately 750 traditional single-family lots and approximately 250 cottage-style lots, together with internal roadways, community amenities, walking trails, stormwater infrastructure, preserved open space, and a proposed county park dedication area.

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 **June 2, 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 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 Board of Commissioners reviewed the application, staff report, Planning Board recommendation, and all information presented during the public hearings.
5. The proposed development includes characteristics commonly associated with suburban residential growth areas, including a mix of housing types, internal roadway connectivity, public utilities, recreational amenities, stormwater infrastructure, preserved open space, and coordinated development planning.
6. The revised master plan reduced the proposed residential density from approximately 1,300 dwelling units to approximately 1,000 dwelling units and increased perimeter buffers adjacent to existing residential properties from 50 feet to 100 feet in certain areas.
7. A Traffic Impact Study was completed for the proposed development and estimated that the project could generate approximately 1,267 peak-hour vehicle trips upon full buildout. The study identified roadway improvements including roundabouts, turn lanes, and roadway access improvements within the surrounding transportation network.
8. The Future Land Use Map designates the property within the Agricultural-Residential character area and adjacent to a Development–Suburban Node, which anticipates continued residential growth and more concentrated residential development where infrastructure and transportation access are available.
9. The Board of Commissioners finds that the request presents significant long-term growth management considerations involving infrastructure capacity, transportation improvements, environmental constraints, residential density, stormwater management, and compatibility with surrounding development patterns.

Zoning Map Amendment

The Board of Commissioners hereby [approves/denies] the rezoning of approximately 457 acres identified as Tax Parcels 374-18, 374-42, and 374-42A from AR-1 (Agricultural Residential; 5-acre minimum lot size) to R-5 (Residential), thereby amending the Official Zoning Map of Effingham County, Georgia.

Conditions of Approval

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

- Development of the property shall be generally consistent with the revised master plan submitted with the rezoning application dated May 22, 2026.
- Residential development shall not exceed approximately 1,000 dwelling units unless otherwise approved by the Board of Commissioners.
- A minimum 100-foot buffer shall be maintained adjacent to existing residential properties where indicated on the revised master plan.
- Roadway improvements identified in the Traffic Impact Study shall be coordinated with Effingham County and the Georgia Department of Transportation (GDOT), where applicable.
- A Land Disturbance Activity (LDA) Permit and Tree Removal Permit shall be required prior to land clearing activities.
- Approximately 15.8 acres identified for county park dedication shall be coordinated with Effingham County regarding final location and acceptance.
- All subdivision plats and development plans shall comply with all applicable Effingham County subdivision and development regulations.
- Final engineering plans, infrastructure improvements, utility extensions, stormwater facilities, and roadway improvements shall be subject to review and approval by Effingham County Engineering, Public Utilities, and other applicable reviewing agencies.

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