

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE**

**Rezoning Application:** RZN-26-18

**Applicant:** Cynthia Howze

**Parcel ID:** 477-5

**Commission District:** District 5

**Acreage:** 21.16 ± Acres

**Location:** Abercorn 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 Cynthia Howze requesting the rezoning of approximately 21.16 ± acres, identified as Tax Parcel 477-5, located on Abercorn Road in Commission District 5, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to HI (Heavy Industrial) to allow future warehousing and industrial operations.

**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 21.16 ± acres identified as Tax Parcel 477-5, located in Commission District 5.
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 woodland located along Abercorn Road within an established industrial corridor characterized by warehousing, logistics, freight operations, and industrial support uses.
6. The surrounding area is characterized by industrial zoning and industrial land uses in all directions, reflecting a consistent industrial development pattern surrounding the subject property.
7. The Future Land Use Map designates the property as Industrial, which supports warehousing, distribution, manufacturing, freight, logistics, and employment-generating industrial uses.

8. The Board of Commissioners finds that the requested HI zoning classification is generally consistent with the Industrial Future Land Use designation and the established industrial character of the surrounding corridor.

**Zoning Map Amendment**

The Board of Commissioners hereby approves the rezoning of approximately 21.16 ± acres, Tax Parcel 477-5, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to HI (Heavy Industrial), 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 shall comply with all applicable federal, state, and local environmental regulations, including wetlands permitting.
2. Development within floodplain areas shall comply with Effingham County floodplain regulations.
3. The property owner and/or developer shall be responsible for any roadway improvements or upgrades required along Abercorn Road to accommodate industrial traffic and bring the roadway to applicable industrial access and development standards, as determined by Effingham County.

**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