

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE**

**Rezoning Application:** RZN-26-12  
**Applicant:** Anthony & Marsha Adams  
**Parcel ID:** 401-39  
**Commission District:** District 3  
**Acreage:** 5.64 ± Acres  
**Location:** 7229 Hwy 119 North & 129 Tuckasee King 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 Anthony & Marsha Adams requesting the rezoning of approximately 5.64 ± acres, identified as Tax Parcel 401-39, located at 7229 Hwy 119 North & 129 Tuckasee King Road in Commission District 3, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to two separate zoning classifications consisting of approximately 1.0 acre to AR-2 (Agricultural Residential; 1-acre minimum lot size) to retain the existing single-family residence and approximately 4.6 acres to B-2 (General Commercial) to allow development of an outdoor Boat & RV storage facility

**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 5.64 ± acres identified as Tax Parcel 401-39, 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 request includes a split rezoning consisting of approximately 1.0 acre proposed for AR-2 zoning to retain the existing residential use and approximately 4.6 acres proposed for B-2 zoning to allow development of a commercial Boat & RV storage facility.

6. The surrounding area is characterized primarily by agricultural-residential zoning, low-density residential development, wooded tracts, and limited corridor-oriented commercial activity along Highway 119.
7. The Board of Commissioners finds that the property's location along the Highway 119 corridor, where limited commercial development already exists, provides support for consideration of small-scale commercial uses serving nearby rural residents
8. 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 the rezoning of approximately 1.0 acre of Tax Parcel 401-39 from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-2 (Agricultural Residential; 1-acre minimum lot size) and approximately 4.6 acres from AR-1 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:

- **Development of the Outdoor Boat & RV Storage Facility shall require approval of a Conditional Use Permit.**
- **The storage area shall be enclosed with a secured fence.**
- **Access to the commercial storage area shall be from Tuckasee King Road only.**
- **All site lighting shall be downward-directed and shielded to prevent light spillover onto adjacent properties.**
- **No boat repair, maintenance, fueling, or washing shall occur on-site.**
- **A privacy fence shall be installed and maintained around the proposed AR-2 residential parcel located at 7229 Highway 119 North.**

**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