

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE**

**Rezoning Application:** RZN-26-17

**Applicant:** Layton Stone

**Parcel ID:** 262-21A & 262-31

**Commission District:** District 3

**Acreage:** 2.06± Acres

**Location:** Nixon Chapel 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 Layton Stone requesting the rezoning of approximately 2.06 ± acres, identified as Tax Parcels 262-21A and 262-31, located on Nixon Chapel Road in Commission District 3, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-2 (Agricultural Residential – less than 5 acres) to facilitate the conveyance and consolidation of two parcels into a single conforming residential lot.

**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 2.06 ± acres identified as Tax Parcels 262-21A and 262-31, 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. Under the current zoning regulations, adding acreage to the existing nonconforming parcel without rezoning would expand the nonconforming condition, which is not permitted.
6. Rezoning both the donor tract and receiving parcel to AR-2 will allow the properties to be consolidated into a single conforming residential lot consistent with the AR-2 district standards.

- 7. The Future Land Use Map designates the property as Agricultural, which supports rural residential development, agricultural uses, timberland, open space, and low-density development patterns. The proposed rezoning remains generally consistent with the Agricultural Future Land Use designation.
- 8. Based upon the evidence presented, the Board of Commissioners finds that the requested zoning map amendment is compatible with the surrounding rural development pattern and resolves an existing nonconforming lot condition while maintaining the existing agricultural-residential character of the area.

**Zoning Map Amendment**

The Board of Commissioners hereby approves the rezoning of approximately 2.06 ± acres, identified as Tax Parcels 262-21A and 262-31, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-2 (Agricultural Residential – less than 5 acres), thereby amending the Official Zoning Map of Effingham County, Georgia.

**Conditions of Approval**

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

- 1. The rezoned acreage shall be combined into a single parcel identified as Parcel 262-31 and shall not be established as a separate buildable lot.

**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