

**BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE**

**Rezoning Application:** RZN-26-13

**Applicant:** Lynn Jeffers Jr.

**Parcel ID:** 352-74 & 352-73

**Commission District:** District 1

**Acreage:** ±6.99 Acres (±1.0 Acre Subject to B-2 Request)

**Location:** Noel C. Conaway Road / Zittrouer 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 Lynn Jeffers Jr. requesting:

1. Rezoning of Parcel 352-74 from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-2 (Agricultural Residential; 1-acre minimum lot size) to facilitate subdivision compliance; and
2. Rezoning of approximately ±1.0 acre of Parcel 352-73 from AR-2 (Agricultural Residential) to B-2 (General Commercial) to allow operation of a small-scale automotive service shop utilizing an existing accessory structure located on the property.

The proposed commercial operation includes limited automotive-related services such as tire services, oil changes, and general vehicle maintenance. The applicant indicated the operation would utilize the existing building footprint and would not involve large-scale commercial expansion.

**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 rezoning of Parcel 352-74 from AR-1 to AR-2 and approximately ±1.0 acre of Parcel 352-73 from AR-2 to B-2.
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. County records indicate the property was previously rezoned to B-2 (General Commercial) at the June 6, 2006 Board of Commissioners meeting and subsequently rezoned back to AR-2 at the September 22, 2014 Board of Commissioners meeting.
5. The Future Land Use Map designates the property as Agricultural–Residential, which supports agricultural uses and low-density residential development patterns. The requested B-2 zoning classification is not specifically identified within the adopted Future Land Use framework for commercial expansion.
6. Access to Noel C. Conaway Road is subject to review and approval by the Georgia Department of Transportation (GDOT).
7. The Board of Commissioners reviewed the application, staff report, Planning Board recommendation, and all information presented during the public hearings.

**Zoning Map Amendment**

The Board of Commissioners hereby approves the following amendments to the Official Zoning Map of Effingham County, Georgia:

1. Rezoning of Parcel 352-74 from AR-1 (Agricultural Residential; 5-acre minimum lot size) to AR-2 (Agricultural Residential; 1-acre minimum lot size); and
2. Rezoning of approximately ±1.0 acre of Parcel 352-73 from AR-2 (Agricultural Residential) to B-2 (General Commercial).

**Conditions**

The following conditions shall apply to the B-2 portion of the rezoning request:

1. Installation of a 6-foot screened privacy fence adjacent to residential properties.
2. The existing structure shall be upgraded to meet all applicable commercial occupancy, ADA accessibility, fire safety, and building code requirements prior to issuance of a Certificate of Occupancy.
3. Access to Noel C. Conaway Road shall require GDOT approval. If access is not approved, an alternative compliant access plan shall be required.
4. Parking shall comply with all applicable County parking standards, including ADA-accessible parking requirements.
5. No outdoor storage of automotive materials, parts, or equipment shall be permitted unless fully screened from public view.

**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