BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

ZONING MAP AMENDMENT ORDINANCE
CONDITIONAL USE RESOLUTION

Rezoning Application: CU-26-20
Applicant: Joseph Kelton
Parcel ID: 296A-99
Commissioner: District 1
Acreage: 0.36 ± Acres
Location: 122 Third Street South

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 **Joseph Kelton** requesting a Conditional Use to allow for automobile paint & body on a parcel zoned AR-1 (Agricultural Residential 5 acres or more), identified as **Tax Parcel 296A-99**, located in **Commission District 1**.

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 September 15, 2026,** before the Board of Commissioners, with notice published in the Effingham County Herald on **August 26, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this zoning map amendment:

1. The applicant is requesting approval of a Conditional Use to allow for a telecommunication tower with a ± 0.36-acre parcel (Tax Parcel 296A-99), located in Commission District 1.
2. The subject property is zoned AR-1 (Agricultural Residential 5 acres or more), which allows certain low-intensity non-residential uses through the Conditional Use process.
3. Notice of the required public hearing was provided in accordance with the **Georgia Zoning Procedures Law**.
4. Public hearing was conducted before the **Board of Commissioners**.

5. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.
6. 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 a Conditional Use to allow for automobile paint & body on the subject property zoned AR-1 (Agricultural Residential 5 acres or more), identified as **Tax Parcel 296a-99**, located in **Commission District 1.**

Conditions of Approval

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

1. There will be no additional employees; the business will be owner operated.
2. Services provided by appointment only.
3. Up to three vehicles serviced at one time, entirely within the shop.
4. Customer interaction is limited to vehicle drop-off and pick-up.
5. Proposed signage: one (1) 2' x 3' sign located at the front of the property.
6. Hours of operation: Monday through Saturday, 10:00 AM-7:00 PM

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