BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-28
Applicant: Boltin Teeter as agent for Mark Cooper
Parcel ID: 304-10
Commission District: District 1
Acreage: 95 ± Acres
Location:1180 Old River 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 Boltin Teeter as agent for Mark Cooper requesting the rezoning of approximately ± 95 acres, identified as Tax Parcel 304-10, located at 1180 Old River Road in Commission District 1, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to LI (Light 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 September 8, 2026,** before the **Effingham County Planning Board (hereinafter referred to as "Planning Board")**, with notice published in the Effingham County Herald on **August 19, 2026**.
A public hearing was conducted on **October 6, 2026,** before the Board of Commissioners, with notice published in the Effingham County Herald on **September 16, 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 ±95 acres identified as Tax Parcel 304-10, located in Commission District 1.
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 Future Land Use Map designates the property as Transitional and Conservation.

Zoning Map Amendment
The Board of Commissioners hereby approves the rezoning of approximately ±95 acres, Tax Parcel 304-10, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to LI (Light Industrial), thereby amending the Official Zoning Map of Effingham County, Georgia.

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

1. Additional buffer and berms to protect the adjacent landowners.

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