

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-35

Applicant: David Bowers

Parcel ID: 432-43

Commission District: District 2

Acreage: 1.77 ± Acres

Location: 659 Blue Jay 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 David Bowers requesting the rezoning of approximately 1.77 ± acres, identified as Tax Parcel 432-43, located at 659 Blue Jay Road in Commission District 2, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-1 (Neighborhood Commercial) to allow for permitted uses in B-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 August 11, 2026**, before the **Effingham County Planning Board (hereinafter referred to as “Planning Board”)**, with notice published in the Effingham County Herald on **July 15, 2026**.

A public hearing was conducted on **September 1, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **August 12, 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 ±1.77 acres identified as Tax Parcels 432-43, located in Commission District 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. 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 Agricultural-Residential and located in the Development-rural node.

Zoning Map Amendment

The Board of Commissioners hereby approves the rezoning of approximately 1.77 ± acres, Tax Parcel 432-43, from AR-1 (Agricultural Residential; 5-acre minimum lot size) to B-1 (Neighborhood Commercial), thereby amending the Official Zoning Map of Effingham County, Georgia.

Conditions of Approval

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

The following uses otherwise permitted within the B-1 zoning district would be **excluded from the subject property**:

Hotel/Motel up to 75 rooms
Hotel/Motel over 75 rooms
Pharmacy for medical cannabis dispensary or medical marijuana dispensary (CBD stores)
Mortician-Mortuary
Automotive sales, service and storage
Boat sales and repairs
Convenience store (no gas pumps)
Gas Stations (less than 10 pumps)
Movie Theaters
Telecommunications Towers
Nursing Homes
Cemeteries
Funeral Homes
Car Brokerage
Fuel Service Station — less than 6 pumps
Antique Shops, Flea Markets, etc.
Grocery Store, Supermarket
Extermination and Pest Control
Janitorial
Landscaping
Carpet and Upholstery Cleaning
Packing, Crating, and Convention and Trade Show Services
Mobile Food Services
Local Transit Systems — Mixed Mode
Miniature Golf Establishment
Event Venue
Correctional Institutions
Family Planning and Outpatient Care Centers
Medical and Diagnostic Laboratories
Blood and Organ Banks
Nursing Supervision and Other Rehabilitative Services
Hospital
Community Food Services
Vocational Rehabilitation
Labor and Political Organizations
Civic, Social, and Fraternal Organizations
Rooming and Boarding (more than 4 unrelated people)
Crop Production
Fishing

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