

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

**ZONING MAP AMENDMENT ORDINANCE
CONDITIONAL USE RESOLUTION**

Rezoning Application: CU-26-29
Applicant: Melissa Reagan
Parcel ID: 411-24
Commission Helmly: District 4
Acreage: 17 ± Acres
Location: 580 Ralph Rahn 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 **Melissa Regan** requesting a Conditional Use to allow for an Agritourism business on a parcel zoned AR-1 (Agricultural Residential 5 acres or more), identified as **Tax Parcel 411-24**, located in

Commission District 4.

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 18, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **July 29, 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 operate an agritourism business with a ±17-acre parcel (Tax Parcel 411-24), located in Commission District 4.
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 operate an Agritourism business on the subject property zoned AR-1 (Agricultural Residential 5 acres or more), identified as **Tax Parcel 411-24**, located in **Commission District 4**.

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