

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by **Manning Graham (Map # 476 Parcel # 4E)** from **AR-1** to **LI** zoning.

Yes ☒ No ? 1. Is this proposal inconsistent with the county's master plan?

Yes ☒ No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?

Yes ☒ No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

Yes ☒ No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?

Yes ☒ No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?

Yes ☒ No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?

Yes ☒ No ? 7. Are nearby residents opposed to the proposed zoning change?

Yes ☒ No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

portion of upland is  
closest to neighborhood

would  
fit in  
light industrial  
use  
per Chad Z.  
\*condition  
as light\*

Realtor representing property owner came up and asked if Light industrial  
L.S. permitted warehouses

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- 3-2
- No SITE PLAN yet  
WETLAND ISSUES  
23 ac. of wetlands -  
150 ft buffer w/  
BURN  
300 ft w/o buffer -  
They are saying  
no var. request on  
the buffer aspects.
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— NO site plan provided  
only = 10 ac. of use - all by  
residents  
N.K.



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The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL \_\_\_\_\_

3:2  
vote

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R.T.

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APPROVAL ✓

DISAPPROVAL \_\_\_\_\_

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N.B.