

Staff Report

Subject: Rezone (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: **Josh Yellin** as Agent for **Ernest J. Oetgen & Frank Oetgen Jr.** requests to **rezone** 6 acres from **AR-1** to **I-1** to allow for industrial use. Located on Godley Road. **Map# 399 Parcels# 3R**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6 acres from **AR-1** to **I-1** to allow for industrial use, with conditions.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- In 2014, the property owner submitted an application to rezone 6 acres from 399-3B. The request was approved, but no plat was submitted. Therefore, the rezoning could not take effect.
- A plat to split the 6 acres was recorded in 2018, with the notation that the parcel would be rezoned to I-1.
- The current application is to rezone 399-3R, plus an additional 1.8 acres from 399-3T.
- In 2021, the applicant requested zoning verification for the 6-acre parcel (399-3R), and staff was unable to verify that the 6 acres rezoned in 2014 was the parcel now shown as 399-3R.
- Other I-1 zoned parcels in the area were rezoned for use as surface mines. Rezoning conditions include the requirement to provide certification from DNR that the land has been reclaimed, and rezone to AR-1.
- The applicant provided photographs showing containers stored on site, and indicated that container storage and/or log export are potential uses if rezoned to I-1.
- These parcels serve a surface mine located in Chatham County. Trucks access the surface mine from Godley Road. Godley Road is not a designated truck route.
- Remedies could include a bond to cover the cost of resurfacing Godley Road to Hwy 80, and a Traffic Impact Assessment to study road width and the Godley Road intersection with Hwy 80 for turn lane needs.
- The applicant asked to remove consideration of 399-3T from the application.
- At the January 31 Planning Board meeting, Michael Larson made a motion to **approve** the request to rezone 6 acres from **AR-1** to **I-1**, with the following conditions:
 1. The entrance shall be brought into compliance with Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements, before any industrial uses are permitted.
 2. Applicant shall notify Development Services at the time of final reclamation of the borrow pit and close out of this mining operation, and provide the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner.
 3. Minor subdivision plat for the 399-3T acreage must be approved by Development Services.
 4. A Sketch Plan must be submitted for approval by the Board of Commissioners.
 5. Development plans must comply with the Effingham County Water Resources Protection Ordinance, and the Stormwater Management Local Design Manual.
 6. All wetland impacts must be approved and permitted by USACE.
 7. Business operator shall provide a surety bond for maintenance/upgrades to Godley Road.
 8. A traffic study will be required, pursuant to Effingham County Traffic Study Requirements.
 9. Business operator shall meet the requirements of **Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes**.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 6 acres from **AR-1** to **I-1** for industrial use, with the following conditions:

1. The entrance shall be brought into compliance with Section 3.17.5 Surface Mine Operations – Road Maintenance Requirements, before any industrial uses are permitted.
2. Applicant shall notify Development Services at the time of final reclamation of the borrow pit and close out of this mining operation, and provide the determination of the Department of Natural Resources that the affected lands have been reclaimed in an acceptable manner.
3. Minor subdivision plat for the 399-3T acreage must be approved by Development Services.
4. A Sketch Plan must be submitted for approval by the Board of Commissioners.
5. Development plans must comply with the Effingham County Water Resources Protection Ordinance, and the Stormwater Management Local Design Manual.
6. All wetland impacts must be approved and permitted by USACE.
7. Business operator shall provide a surety bond for maintenance/upgrades to Godley Road.
8. A traffic study will be required, pursuant to Effingham County Traffic Study Requirements.
9. Business operator shall meet the requirements of **Chapter 74 – Traffic, Sec. 74-8 Designated Truck Routes.**

2. **Deny** the request to **rezone** 6 acres from **AR-1** to **I-1** for industrial use.

Recommended Alternative: 1

Department Review: Development Services

Attachments:

1. Rezoning application and checklist
2. Ownership certificate/authorization

Other Alternatives: 2

FUNDING: N/A

3. Plat
4. Aerial photograph
5. Deed

ATTACHMENT A – REZONING AMENDMENT APPLICATION

Application Date: 12/13/2021

Applicant/Agent: Josh Yellin

Applicant Email Address: jyellin@huntermaclean.com

Phone # 912-236-0261

Applicant Mailing Address: 200 East Saint Julian Street

City: Savannah State: GA Zip Code: 31401

Property Owner, if different from above: Ernest J. Oetgen, Frank Oetgen Jr.
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: Godley Road

Proposed Road Access: Godley Road

Present Zoning of Property: AR-1 Proposed Zoning: I-1

Tax Map-Parcel # ^{399-3R}399-3T(portion) Total Acres: ~7.8 Acres to be Rezoned: ~7.8

Lot Characteristics: cleared lot, adjacent to borrow pit, access to Godley

WATER

SEWER

____ Private Well

____ Private Septic System

____ Public Water System

____ Public Sewer System

If public, name of supplier: _____

Justification for Rezoning Amendment: property intended to be rezoned in 2018, no current use as AR-1

List the zoning of the other property in the vicinity of the property you wish to rezone:

North R-4, I-1, AR-1 South Bloomingdale East Bloomingdale West R-4

1. Describe the current use of the property you wish to rezone.
logging operations; clear cut, servicing of borrow pit

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
No, no current use under current AR-1 zoning.

3. Describe the use that you propose to make of the land after rezoning.
Continuation of current use; uses permitted in I-1 zoning.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
Borrow pit, logging, storage; vehicle storage; container storage.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
Rezoning will permit uses similar to other uses in the vicinity of site. Area is being rezoned to industrial.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
No, rezoning will not create a more intensive use than the current use of the property. Existing access to the property predominantly located in Bloomingdale.

Applicant Signature:  Date 12-13-2021

1. Describe the current use of the property you wish to rezone.
logging operations; clear cut, servicing of borrow pit

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?
No, no current use under current AR-1 zoning.

3. Describe the use that you propose to make of the land after rezoning.
Continuation of current use; uses permitted in I-1 zoning.

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?
Borrow pit, logging, storage; vehicle storage; container storage.

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?
Rezoning will permit uses similar to other uses in the vicinity of site. Area is being rezoned to industrial.

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, rezoning will not create a more intensive use than the current use of the property. Existing access to the property predominantly located in Bloomingdale.

Applicant Signature:  _____ Date 12/13/2021

ATTACHMENT B - OWNERSHIP CERTIFICATION

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

12/14/2017
12/2/2018 _____, on file in the office of the Clerk of the Superior Court of
11/14/2018 _____ 2494 114

Effingham County, in Deed Book 2501 page 112.

I hereby certify that I am the owner of the property being proposed for Rezoning Amendment Approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature *E. J. Oetgen*
Print Name Ernest J. Oetgen

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 13th day of December, 20 21.

James P. Gentry
Notary Public, State of Georgia



AUTHORIZATION OF PROPERTY OWNER

I, Ernest J. Oetgen, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Rezoning Amendment Approval. I acknowledge and accept that I will be bound by the decision of the Board of Commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Josh Yellin

Applicant/Agent Address: HunterMaclean, 200 East Saint Julian Street

City: Savannah State: GA Zip Code: 31401

Phone: 912-236-0261 Email: jyellin@huntermaclean.com

Owner's signature *EJ Oetgen*

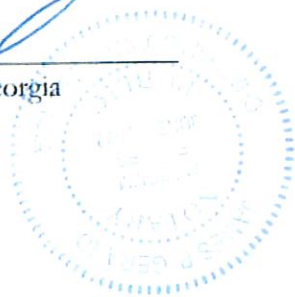
Print Name Ernest J. Oetgen

Personally appeared before me Ernest J. Oetgen (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 13th day of December, 20 21.


[Signature]
Notary Public, State of Georgia



BK:2501 PG:112-114

D2018010579

FILED IN OFFICE
CLERK OF COURT
12/04/2018 03:55 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



PT-61 051-2018-003354

5205004041
PARTICIPANT ID

Kicklighter Law
412 North Laurel Street
Springfield, Georgia 31329

STATE OF GEORGIA) TRUSTEE'S DEED
COUNTY OF EFFINGHAM)

THIS INDENTURE, made and entered into this 15th day of November 2018, between FRANK E. OETGEN, JR. and ERNEST J. OETGEN, as Co-Trustees of the Estate of Frank E. Oetgen, Sr., hereinafter called Grantors, and FRANK E. OETGEN, JR. hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, Frank E. Oetgen, Sr., of Effingham County, Georgia, died testate on July 3, 1993, seized and possessed of the fee simple title to the following described property; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., was probated in solemn form in the Probate Court of Effingham County, Georgia, and Letters Testamentary were granted to the decedent's wife, to wit, Muriel N. Oetgen; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., devised the following described property to Muriel N. Oetgen and James N. Oetgen, as Trustees of the Frank E. Oetgen, Jr. Trust for the lifetime benefit of the decedent's wife, Muriel N. Oetgen, and for the ultimate benefit of the decedent's son, Frank E. Oetgen, Jr., said devise being assented to in that certain Assent to Devise executed on May 1, 1994, by and between Muriel N. Oetgen, as Executrix under the Last Will and Testament of Frank E. Oetgen, Sr., Deceased, as Party of the First Part, and Muriel N. Oetgen and James N. Oetgen, as Co-Trustees of the "Frank E. Oetgen, Jr. Trust," as Parties of the Second Part, filed for record and recorded on May 13, 1994, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 358, Page 668; and,

WHEREAS, Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., provides that upon death of the wife of Frank E. Oetgen, Sr., all of the following described property left remaining in the Frank E. Oetgen, Jr. Trust be distributed to Frank E. Oetgen, Jr.; and,

WHEREAS, Muriel N. Oetgen passed away on October 5, 2015, in Effingham County, Georgia,

whereupon, Frank E. Oetgen, Jr., succeeded to her position as Co-Trustee of the Frank E. Oetgen, Jr. Trust, serving in that position with James N. Oetgen as Co-Trustees; and,

WHEREAS, James N. Oetgen passed away on January 31, 2018, in Effingham County, Georgia, whereupon, Ernest J. Oetgen, succeeded to his position as Co-Trustee of the Frank E. Oetgen, Jr. Trust, serving in that position with Frank E. Oetgen, Jr. as Co-Trustees; and,

WHEREAS, there is no reason to delay the conveyance of the following described property from the Co-Trustees of the Frank E. Oetgen, Jr. Trust to Frank E. Oetgen, Jr. as the ultimate fee simple beneficiary of the trust corpus pursuant to Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr.;

NOW THEREFORE, in accordance with Sections 3.2 and 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., Deceased, the Parties of the First Part as current Co-Trustees of the Frank E. Oetgen, Jr. Trust, do hereby convey, and by these presents do grant and convey unto the Party of the Second Part, his heirs, executors, administrators, successors and assigns, all of their interest in the following described tract or parcel of land, to wit:

All those certain lots, tracts or parcels of land situate, lying and being in Effingham and Chatham Counties, State of Georgia, being that portion of the property known as "Oetgen's Ranch, or Whooping Island" which lies north of Oetgen Road.

The Oetgen Ranch, or Whooping Island Tract, which was owned by Frank E. Oetgen, Sr., at the time of his death, is composed of 716.4 acres, more or less, and is shown as the property of Frank E. Oetgen, Sr., on a "Map showing a Division of a Part of the Whooping Island Tract" by Robert D. Gignilliant, Jr., dated November 1961, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book N, Page 6.

Of the 716.4 acres, more or less, 270.86 acres is hereby conveyed to Frank E. Oetgen, Jr. Said 270.86 acres, more or less, lying and being in the 1559th G.M.D. of Effingham County, and being shown and depicted on that plat of tracts titled "A Plat of Tracts 'A2' through 'K2', 270.86 acres surveyed for the Frank Oetgen, Sr. Trust" made by Jeffrey M. Home, R.L.S. #3131, dated October 13, 2017 and recorded in the Office of the Clerk of Superior Court of Effingham County in Plat Book 28, Page 344 on JUNE 15, 2018.

This deed is for the portion of Tract K2 and J2 of the property which is in Effingham County.

Said map or plat of parcels being incorporated herein by specific reference thereto for better determining the metes and bounds of said parcels herein conveyed.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, to the only proper use, benefit and behoof of the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, forever IN FEE SIMPLE.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

(SIGNATURES ON NEXT PAGE)

Frank E. Oetgen, Jr.

FRANK E. OETGEN, JR., CO-TRUSTEE

Ernest J. Oetgen

ERNEST J. OETGEN, CO-TRUSTEE

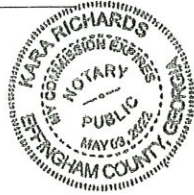
Signed, sealed and delivered on
this 5th day of November, 2018,
in the presence of:

Carmelle K. Kropfle

Witness

Kara Richards

Notary Public



DOC# 009249
FILED IN OFFICE
10/23/2018 08:34 AM
BK:2494 PG:114-117
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COUR
T
EFFINGHAM COUNTY

PT-61 051-2018-002700

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

Return to: (JPG)
Oliver Maner LLP
P. O. Box 10186
Savannah, GA 31412
912-236-3311

TRUSTEES' DEED

THIS INDENTURE, made and entered into this 15 day of December, 2017, by and between JAMES N. OETGEN and FRANK E. OETGEN, JR., as Co-Trustees of the "Julian Oetgen Trust," as Parties of the First Part, and ERNEST J. OETGEN, of Effingham County, Georgia, as Party of the Second Part;

WITNESSETH:

WHEREAS, Frank E. Oetgen, Sr., of Effingham County, Georgia, died testate on July 3, 1993, seized and possessed of the fee simple title to the following described property; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., was probated in solemn form in the Probate Court of Effingham County, Georgia, and Letters Testamentary were granted to the decedent's wife, to wit, Muriel N. Oetgen; and,

WHEREAS, the Last Will and Testament of Frank E. Oetgen, Sr., devised the following described property to Muriel N. Oetgen and James N. Oetgen, as Trustees of the Julian Oetgen Trust for the lifetime benefit of the decedent's wife, Muriel N. Oetgen, and for the ultimate benefit of the decedent's son, Ernest J. Oetgen, said devise being assented to in that certain Assent to

Devised executed on May 1, 1994, by and between Muriel N. Oetgen, as Executrix under the Last Will and Testament of Frank E. Oetgen, Sr., Deceased, as Party of the First Part, and Muriel N. Oetgen and James N. Oetgen, as Co-Trustees of the "Julian Oetgen Trust," as Parties of the Second Part, filed for record and recorded on May 13, 1994, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 358, Page 668; and,

WHEREAS, Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., provides that upon death of the wife of Frank E. Oetgen, Sr., all of the following described property left remaining in the Julian Oetgen Trust be distributed to Ernest J. Oetgen; and,

WHEREAS, Muriel N. Oetgen passed away on October 5, 2015, in Effingham County, Georgia, whereupon, Frank E. Oetgen, Jr., succeeded to her position as Co-Trustee of the Julian Oetgen Trust, serving in that position with James N. Oetgen as Co-Trustee; and,

WHEREAS, there is no reason to delay the conveyance of the following described property from the Co-Trustees of the Julian Oetgen Trust to Ernest J. Oetgen as the ultimate fee simple beneficiary of the trust corpus pursuant to Section 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr.;

NOW, THEREFORE, in accordance with Sections 3.2 and 3.8 of the Last Will and Testament of Frank E. Oetgen, Sr., Deceased, the Parties of the First Part, as current Co-Trustees of the Julian Oetgen Trust, do hereby convey, and by these presents do grant and convey unto the Party of the Second Part, his heirs, executors, administrators, successors and assigns, all of their interest in the following described tract or parcel of land, to wit:

All that certain lot, tract or parcel of land situate, lying, and being in Effingham and Chatham Counties, State of Georgia, being that portion of the property known as "Oetgen's Ranch, or Whooping Island" which lies south of Oetgen Road.

The Oetgen Ranch, or Whooping Island Tract, which was owned by Frank E. Oetgen, Sr., at the time of his death, is composed of 716.4 acres, more or less, and

is shown as the property of E.J. Oetgen, Sr., and the property of Frank E. Oetgen, Sr., on a "Map showing a Division of a Part of the Whooping Island Tract" by Robert D. Gignilliat, Jr., dated November 1961, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book N, Page 6.

One of the boundary lines of the property above-described is "Oetgen Road" which ends in the middle of the Whooping Island Tract. For purposes of this description, "Oetgen Road" shall be defined as the southern right-of-way line of the road, for the portion of the road which is open, and, from the eastern terminus of the road to the eastern property line of Oetgen Ranch, a line formed by extending the northern right-of-way line of the road in an easterly direction in a straight line.

AS SHOWN ON 19
PLAT OF TRACTS "A3" THROUGH "E3" 270.56 ACRES SURVEYED FOR
THE FRANK OETGEN TRUST BY JEFFREY W. HORNIS DATED 12-8-17

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, to the only proper use, benefit and behoof of the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, forever IN FEE SIMPLE.

And, the Parties of the First Part do covenant that they are lawfully the Co-Trustees under the Julian Oetgen Trust under Last Will and Testament of Frank E. Oetgen, Sr., Deceased, and have the power to convey as aforesaid, and have in all respects acted, in making this conveyance, in pursuance of the authority granted in and by said Last Will and Testament creating such Trust, and that they have not made, done, or suffered any acts, matters, or things whatsoever, since they were Co-Trustees as aforesaid, whereby the above-granted premises, or any part thereof, now are, or at any time hereafter shall, or may be, impeached, charged, or encumbered in any way whatsoever.

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the Parties of the First Part hereunto set their respective hands and seals the day and year first above written.

THE JULIAN OETGEN TRUST established under Section 3.2 of the Last Will and Testament of Frank E. Oetgen, Sr.

By: Frank E. Oetgen Jr.
FRANK E. OETGEN, JR., Co-Trustee

By: James N. Oetgen
JAMES N. OETGEN, Co-Trustee

Signed, sealed and delivered on this 15 day of December, 2017, in the presence of:

Candace M. K... ..
Witness

Monica Allura
Notary Public





Coastal Health District

Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350
Springfield, Georgia 31329

Phone: 912-754-6850 | Fax: 912-754-0078

January 18, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
Godley Road c/o Josh Yellin
Pin: 399-3T + 3R
Total Acres: 7.8 Acres to be rezoned: 7.8

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from AR-1 to I-1. The proposed rezoning request is preliminarily approved based on the following supporting documents and does not meet the requirements for a proposed subdivision as defined by Rules of the Department of Public Health, Chapter 511-3-1.

- Completed Effingham County Rezoning Request Packet.

The following items must be submitted.

1. Completed Subdivision Application.
2. Completed Plat Review Application.
3. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
4. The following signature block should be used on all plats that require Health Department approval

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.



We Protect Lives.

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,



Darrell M. O'Neal, MPA
Environmental Health County Manager
Effingham County Health Department

Applicant: Ernest Oetgen
Action requested: Rezoning (First District)
Parcel ID#: Map# 399 Parcel# 3B
Property information: 713 acres on Godley Rd. (Stagecoach) zoned AR-1.
Synopsis: The applicant requests to rezone 6 acres to I-1 to subdivide.

Planning Board recommendation: Approval on a motion by Jeff Wilkes with the following stipulations:

1. Each lot shall meet the requirements of the I-1 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

The motion was seconded by Tim Uzupan and carried by all.

Staff recommendation: Approval with the following stipulations:

1. Each lot shall meet the requirements of the I-1 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

While this parcel is not located in a typical industrial area it is surrounded by industrial use (surface mine) and other properties of the Oetgens. This parcel also has easy access to Hwy. 80.

Attachments:

1. Rezoning application
2. Deed
3. Plat
4. Ownership certificate
5. Aerial photograph

ATTACHMENT A

1st

EFFINGHAM COUNTY REZONING AMENDMENT FORMS

Applicant Ernest Julian Oetgen
Property owner(s) Ernest Julian Oetgen
Telephone Number (912) 667 4670
Mailing Address 110 Frank Lane Bloomington Ga. 31302
Property location Stagecoach RD Chatham Effingham
County Line
Present zoning AR-1
Proposed zoning I-1
Present land-use Empty - wooded
Proposed land-use Export Facility
Tax Map # 399 Parcel # 3B Lot # _____
Total Acres 713 Acres to be rezoned 6
Lot characteristics _____
Water well Sewer septic
Proposed access Stagecoach
Justification Create income
List the zoning of the other property in the vicinity of the property you wish to rezone:
North _____ South _____
East _____ West _____

1. Describe the current use of the property you wish to rezone.

unuseful

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

no

3. Describe the use that you propose to make of the land after rezoning.

Export Ship Cars

4. Describe the uses of the other property in the vicinity of the property you wish to rezone?

mining & Agriculture

5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

should not have any effect

6. Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

FRANK OETGEN, Jr.

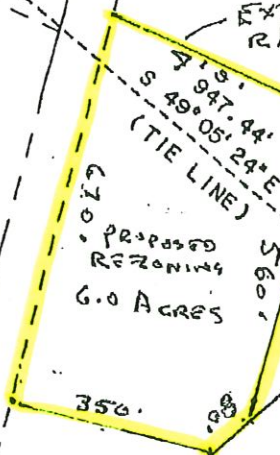
JAMES OETGEN

FRANK OETGEN, Jr.

OETGEN ROAD 70' R/W

STAGECOACH ROAD OR GODLEY ROAD

E. J. OETGEN



EXTENSION OF NORTHERN R/W OF OETGEN

NOTE: COUNTY LINE W SET AND REFER

CMS

(TIE LINE)
N 80° 20' 50\"/>

(TIE LINE)
N 27° 21' 40\"/>

SPRINGFIELD COUNTY

CHATHAM COUNTY

PROPOSED REZONING OF 6.0 ACRES OF THE E. J. OETGEN PROPERTY

FINAL
-A-G-E-N-D-A-

FOR THE EFFINGHAM COUNTY COMMISSIONER MEETING OF: **APRIL 15, 2014**

| Items of Business | Action Requested of Commissioners | Previous Action of Commissioners | Action Taken |
|--|---|----------------------------------|--|
| X Reports from Commissioners and Administrative Staff | | | T. Allen Comm. Floyd Comm. Jones Comm. Kieffer Comm. Mason |
| XI Executive Session | Personnel, Property, & Pending Litigation | | 9:38 AM |
| XII Executive Session Minutes | Consideration to approve the April 1, 2014 Executive Session Minutes | | Approved |
| XIII Planning Board | 7:00 PM | | |
| 01 Public Hearing | The Planning Board recommends approving an application by Ernest Oetgen to rezone 6 acres located on Godley Road from AR-1 to I-1 Map# 399 Parcel# 3B in the First District | | Approved w/ stipulations |
| 02 Sketch Plan | The Planning Board recommends approving an application by Greenland Developers, Inc. for Sketch Plan for 11 lots in Bluejay Estates located on Bluejay Road Map# 351 Parcel# 1 in the First District | | Approved |
| 03 Public Hearing | The Planning Board recommends approving an application by Greenland Developers, Inc. for a conditional use to allow for a church in an R-1 district located on Bluejay Road Map#351 Parcel# 1 in the First District | | Approved w/ stipulations |
| 04 Public Hearing | The Planning Board recommends approving an application by Don Christian to rezone 287.74 acres located at the corner of McCall and Lowground Roads Map# 413 Parcel# 7 in the Second District | | Approved w/ stipulations |
| 05 Public Hearing | The Planning Board recommends approving an application by Don Christian for a conditional use to allow for a solar farm located at the corner of McCall and Lowground Roads Map# 413 Parcel# 7 in the Second District | | Approved w/ stipulations |
| 06 Public Hearing | The Planning Board recommends | | Approved w/ |

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 ELIZABETH L. HURLEY, CLERK
 SUPERIOR COURT
 EFFINGHAM COUNTY, GA
Elizabeth Hurley
 RECORDING INFORMATION

| DEED BOOK | DEED PAGE | DEED NUMBER | DEED DATE | DEED COUNTY |
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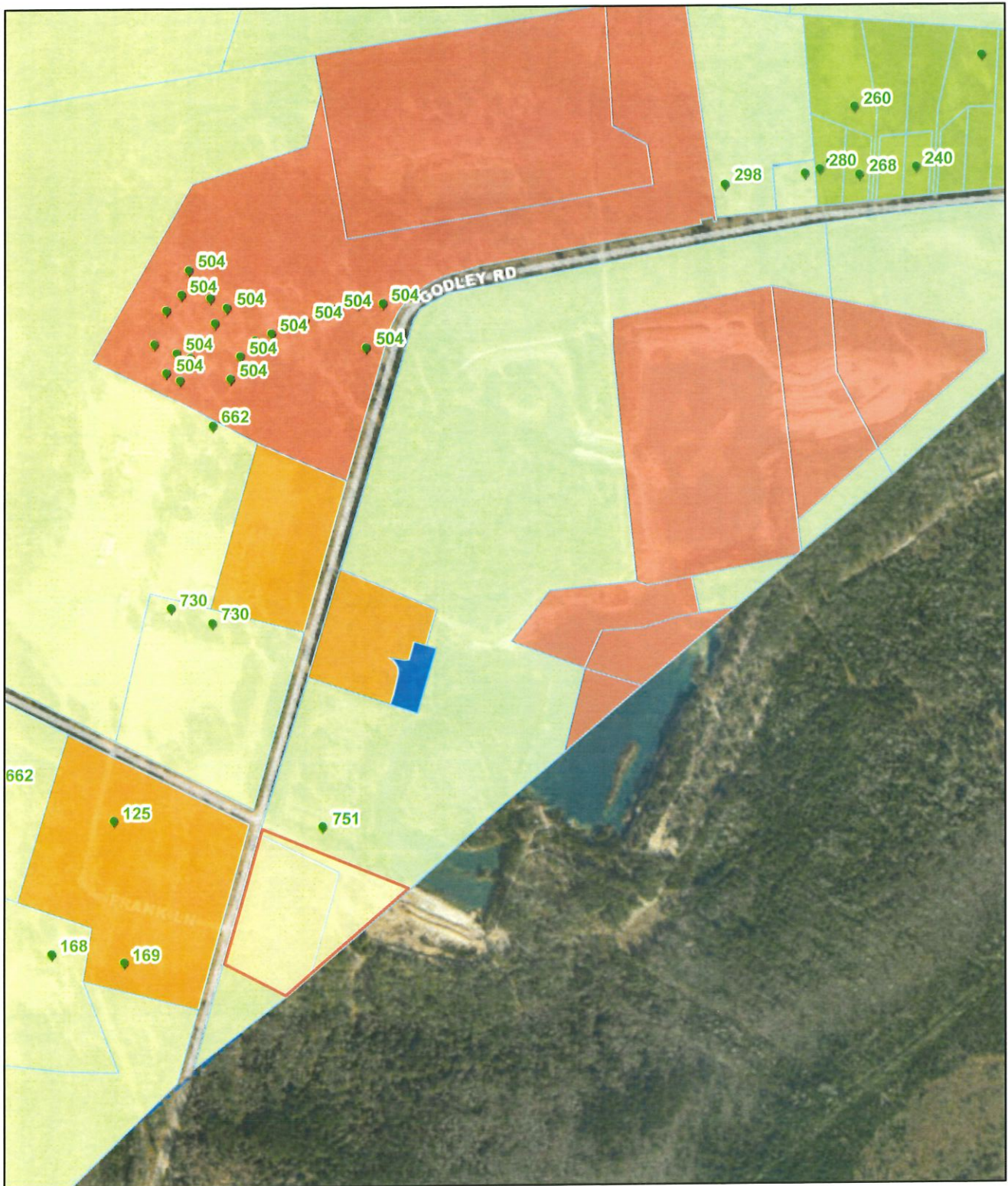
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED FOR A LAND SURVEY AND APPROVED BY ALL APPLICABLE SURVEYING STATUTES OR STATUTES HEREIN SUCH APPROVALS OR AFFIRMATIONS OF THIS PLAN AS TO THE ACCURACY OF THE SURVEYING OR MEASUREMENTS OR THE UNDESIGNED LAD SURVEYING CERTIFICATE THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYING AND MEASUREMENTS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JEFFREY M. HURLEY, RLS #1311
 DATE: 12/13/2017

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
 ZONING ADMINISTRATOR: [Signature]
 DATE: 12/13/2017

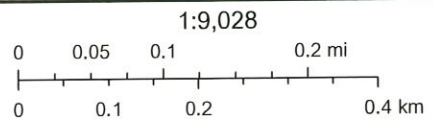
SURVEYOR'S NOTES
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ArcGIS Web Map



12/10/2021, 5:45:50 PM

- Address_Points
- Parcels2020
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-4
 - B-2
 - I-1



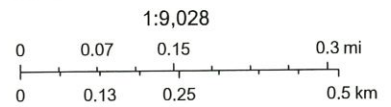
Esri, Inc., City of Naperville, Illinois, Maxar

ArcGIS Web Map



12/10/2021, 5:42:22 PM

- Address_Points
- Parcels2020



Esri, Inc., City of Naperville, Illinois, Maxar

Godley



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03/09/2018

Godley



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02/22/2021







Image capture: Apr 2019 © 2021 Google

Bloomingdale, Georgia

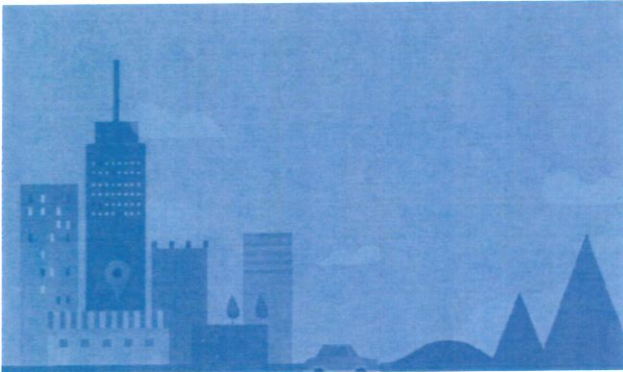
Google

Street View - Apr 2019





Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft



Oetgen Rd



Directions



Save



Nearby



Send to
your phone



Share



Georgia 31302

BK. 28 PG. 343-343
P2018000102

FILED IN OFFICE
CLERK OF COURT
06/13/2018 03:41 PM
ELIZABETH HUNNEY, CLERK
SUPERIOR COURT, CLERK
EFFINGHAM COUNTY, GA

Elizabeth Hunney
RECORDING INFORMATION

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | PERCENT |
|-------|------------|---------|---------------|--------------|---------|
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| C2 | 113.55 | 4860.00 | S 15°54'07" W | 113.55 | 100.00 |
| C3 | 38.43 | 4860.01 | S 16°46'47" W | 38.43 | 100.00 |

| LINE | BEARINGS | DISTANCES |
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| L1 | N 21°40'40" E | 274.38 |
| L2 | S 71°12'03" E | 374.38 |
| L3 | S 09°28'36" W | 258.36 |
| L4 | S 72°40'00" W | 408.39 |
| L5 | S 15°14'40" W | 362.10 |
| L6 | S 48°45'30" W | 177.86 |
| L7 | S 15°17'28" W | 162.80 |
| L8 | S 67°12'34" W | 116.85 |
| L9 | S 17°00'11" W | 44.87 |
| L10 | N 17°00'08" E | 414.87 |
| L11 | N 15°14'58" E | 281.99 |
| L12 | N 22°09'32" E | 170.05 |
| L13 | N 22°07'48" E | 150.17 |
| L14 | N 22°09'10" E | 180.30 |
| L15 | N 36°34'15" E | 234.30 |
| L16 | N 21°40'40" E | 170.05 |
| L17 | S 71°12'03" E | 374.38 |
| L18 | S 09°28'36" W | 258.36 |
| L19 | S 72°40'00" W | 408.39 |
| L20 | S 15°14'40" W | 362.10 |
| L21 | S 48°45'30" W | 177.86 |
| L22 | S 15°17'28" W | 162.80 |
| L23 | S 67°12'34" W | 116.85 |
| L24 | S 17°00'11" W | 44.87 |
| L25 | S 17°00'08" E | 414.87 |
| L26 | N 15°14'58" E | 281.99 |
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| L28 | N 22°07'48" E | 150.17 |
| L29 | N 22°09'10" E | 180.30 |
| L30 | N 36°34'15" E | 234.30 |
| L31 | N 21°40'40" E | 170.05 |
| L32 | S 71°12'03" E | 374.38 |
| L33 | S 09°28'36" W | 258.36 |
| L34 | S 72°40'00" W | 408.39 |
| L35 | S 15°14'40" W | 362.10 |
| L36 | S 48°45'30" W | 177.86 |
| L37 | S 15°17'28" W | 162.80 |
| L38 | S 67°12'34" W | 116.85 |
| L39 | S 17°00'11" W | 44.87 |
| L40 | S 17°00'08" E | 414.87 |
| L41 | N 15°14'58" E | 281.99 |
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| L43 | N 22°07'48" E | 150.17 |
| L44 | N 22°09'10" E | 180.30 |
| L45 | N 36°34'15" E | 234.30 |
| L46 | N 21°40'40" E | 170.05 |
| L47 | S 71°12'03" E | 374.38 |
| L48 | S 09°28'36" W | 258.36 |
| L49 | S 72°40'00" W | 408.39 |
| L50 | S 15°14'40" W | 362.10 |
| L51 | S 48°45'30" W | 177.86 |
| L52 | S 15°17'28" W | 162.80 |
| L53 | S 67°12'34" W | 116.85 |
| L54 | S 17°00'11" W | 44.87 |
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| L56 | N 15°14'58" E | 281.99 |
| L57 | N 22°09'32" E | 170.05 |
| L58 | N 22°07'48" E | 150.17 |
| L59 | N 22°09'10" E | 180.30 |
| L60 | N 36°34'15" E | 234.30 |
| L61 | N 21°40'40" E | 170.05 |
| L62 | S 71°12'03" E | 374.38 |
| L63 | S 09°28'36" W | 258.36 |
| L64 | S 72°40'00" W | 408.39 |
| L65 | S 15°14'40" W | 362.10 |
| L66 | S 48°45'30" W | 177.86 |
| L67 | S 15°17'28" W | 162.80 |
| L68 | S 67°12'34" W | 116.85 |
| L69 | S 17°00'11" W | 44.87 |
| L70 | S 17°00'08" E | 414.87 |
| L71 | N 15°14'58" E | 281.99 |
| L72 | N 22°09'32" E | 170.05 |
| L73 | N 22°07'48" E | 150.17 |
| L74 | N 22°09'10" E | 180.30 |
| L75 | N 36°34'15" E | 234.30 |
| L76 | N 21°40'40" E | 170.05 |
| L77 | S 71°12'03" E | 374.38 |
| L78 | S 09°28'36" W | 258.36 |
| L79 | S 72°40'00" W | 408.39 |
| L80 | S 15°14'40" W | 362.10 |
| L81 | S 48°45'30" W | 177.86 |
| L82 | S 15°17'28" W | 162.80 |
| L83 | S 67°12'34" W | 116.85 |
| L84 | S 17°00'11" W | 44.87 |
| L85 | S 17°00'08" E | 414.87 |
| L86 | N 15°14'58" E | 281.99 |
| L87 | N 22°09'32" E | 170.05 |
| L88 | N 22°07'48" E | 150.17 |
| L89 | N 22°09'10" E | 180.30 |
| L90 | N 36°34'15" E | 234.30 |
| L91 | N 21°40'40" E | 170.05 |
| L92 | S 71°12'03" E | 374.38 |
| L93 | S 09°28'36" W | 258.36 |
| L94 | S 72°40'00" W | 408.39 |
| L95 | S 15°14'40" W | 362.10 |
| L96 | S 48°45'30" W | 177.86 |
| L97 | S 15°17'28" W | 162.80 |
| L98 | S 67°12'34" W | 116.85 |
| L99 | S 17°00'11" W | 44.87 |
| L100 | S 17°00'08" E | 414.87 |
| L101 | N 15°14'58" E | 281.99 |
| L102 | N 22°09'32" E | 170.05 |
| L103 | N 22°07'48" E | 150.17 |
| L104 | N 22°09'10" E | 180.30 |
| L105 | N 36°34'15" E | 234.30 |
| L106 | N 21°40'40" E | 170.05 |
| L107 | S 71°12'03" E | 374.38 |
| L108 | S 09°28'36" W | 258.36 |
| L109 | S 72°40'00" W | 408.39 |
| L110 | S 15°14'40" W | 362.10 |
| L111 | S 48°45'30" W | 177.86 |
| L112 | S 15°17'28" W | 162.80 |
| L113 | S 67°12'34" W | 116.85 |
| L114 | S 17°00'11" W | 44.87 |
| L115 | S 17°00'08" E | 414.87 |
| L116 | N 15°14'58" E | 281.99 |
| L117 | N 22°09'32" E | 170.05 |
| L118 | N 22°07'48" E | 150.17 |
| L119 | N 22°09'10" E | 180.30 |
| L120 | N 36°34'15" E | 234.30 |
| L121 | N 21°40'40" E | 170.05 |
| L122 | S 71°12'03" E | 374.38 |
| L123 | S 09°28'36" W | 258.36 |
| L124 | S 72°40'00" W | 408.39 |
| L125 | S 15°14'40" W | 362.10 |
| L126 | S 48°45'30" W | 177.86 |
| L127 | S 15°17'28" W | 162.80 |
| L128 | S 67°12'34" W | 116.85 |
| L129 | S 17°00'11" W | 44.87 |
| L130 | S 17°00'08" E | 414.87 |
| L131 | N 15°14'58" E | 281.99 |
| L132 | N 22°09'32" E | 170.05 |
| L133 | N 22°07'48" E | 150.17 |
| L134 | N 22°09'10" E | 180.30 |
| L135 | N 36°34'15" E | 234.30 |
| L136 | N 21°40'40" E | 170.05 |
| L137 | S 71°12'03" E | 374.38 |
| L138 | S 09°28'36" W | 258.36 |
| L139 | S 72°40'00" W | 408.39 |
| L140 | S 15°14'40" W | 362.10 |
| L141 | S 48°45'30" W | 177.86 |
| L142 | S 15°17'28" W | 162.80 |
| L143 | S 67°12'34" W | 116.85 |
| L144 | S 17°00'11" W | 44.87 |
| L145 | S 17°00'08" E | 414.87 |
| L146 | N 15°14'58" E | 281.99 |
| L147 | N 22°09'32" E | 170.05 |
| L148 | N 22°07'48" E | 150.17 |
| L149 | N 22°09'10" E | 180.30 |
| L150 | N 36°34'15" E | 234.30 |
| L151 | N 21°40'40" E | 170.05 |
| L152 | S 71°12'03" E | 374.38 |
| L153 | S 09°28'36" W | 258.36 |
| L154 | S 72°40'00" W | 408.39 |
| L155 | S 15°14'40" W | 362.10 |
| L156 | S 48°45'30" W | 177.86 |
| L157 | S 15°17'28" W | 162.80 |
| L158 | S 67°12'34" W | 116.85 |
| L159 | S 17°00'11" W | 44.87 |
| L160 | S 17°00'08" E | 414.87 |
| L161 | N 15°14'58" E | 281.99 |
| L162 | N 22°09'32" E | 170.05 |
| L163 | N 22°07'48" E | 150.17 |
| L164 | N 22°09'10" E | 180.30 |
| L165 | N 36°34'15" E | 234.30 |
| L166 | N 21°40'40" E | 170.05 |
| L167 | S 71°12'03" E | 374.38 |
| L168 | S 09°28'36" W | 258.36 |
| L169 | S 72°40'00" W | 408.39 |
| L170 | S 15°14'40" W | 362.10 |
| L171 | S 48°45'30" W | 177.86 |
| L172 | S 15°17'28" W | 162.80 |
| L173 | S 67°12'34" W | 116.85 |
| L174 | S 17°00'11" W | 44.87 |
| L175 | S 17°00'08" E | 414.87 |
| L176 | N 15°14'58" E | 281.99 |
| L177 | N 22°09'32" E | 170.05 |
| L178 | N 22°07'48" E | 150.17 |
| L179 | N 22°09'10" E | 180.30 |
| L180 | N 36°34'15" E | 234.30 |
| L181 | N 21°40'40" E | 170.05 |
| L182 | S 71°12'03" E | 374.38 |
| L183 | S 09°28'36" W | 258.36 |
| L184 | S 72°40'00" W | 408.39 |
| L185 | S 15°14'40" W | 362.10 |
| L186 | S 48°45'30" W | 177.86 |
| L187 | S 15°17'28" W | 162.80 |
| L188 | S 67°12'34" W | 116.85 |
| L189 | S 17°00'11" W | 44.87 |
| L190 | S 17°00'08" E | 414.87 |
| L191 | N 15°14'58" E | 281.99 |
| L192 | N 22°09'32" E | 170.05 |
| L193 | N 22°07'48" E | 150.17 |
| L194 | N 22°09'10" E | 180.30 |
| L195 | N 36°34'15" E | 234.30 |
| L196 | N 21°40'40" E | 170.05 |
| L197 | S 71°12'03" E | 374.38 |
| L198 | S 09°28'36" W | 258.36 |
| L199 | S 72°40'00" W | 408.39 |
| L200 | S 15°14'40" W | 362.10 |



SURVEYOR'S NOTES

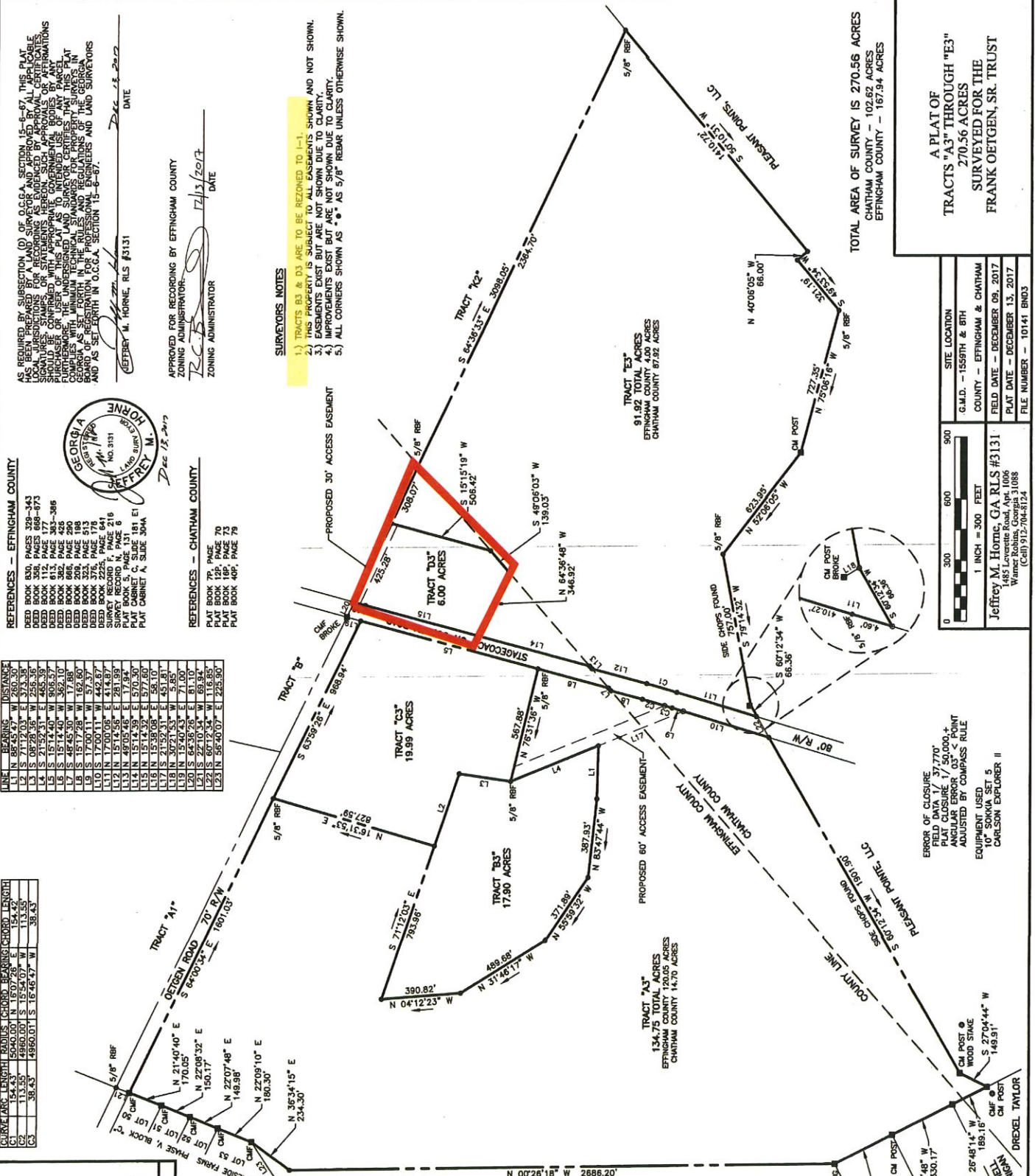
- 1.) TRACTS B3 & D3 ARE TO BE REZONED TO L-1.
- 2.) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS SHOWN AND NOT SHOWN.
- 3.) EASEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY.
- 4.) IMPROVEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY.
- 5.) ALL CORNERS SHOWN AS * * * AS 5/8" REBAR UNLESS OTHERWISE SHOWN.



APPROVED FOR RECORDING BY EFFINGHAM COUNTY
ZONING ADMINISTRATOR
Jeffrey M. Horne
DATE: 7/13/2017

REFERENCES - CHATHAM COUNTY
PLAT BOOK 76, PAGE 79
PLAT BOOK 186, PAGE 73
PLAT BOOK 40P, PAGE 78

REFERENCES - EFFINGHAM COUNTY
DEED BOOK 830, PAGES 329-343
DEED BOOK 334, PAGES 668-673
DEED BOOK 112, PAGE 177
DEED BOOK 324, PAGE 428-436
DEED BOOK 382, PAGE 288
DEED BOOK 668, PAGE 290
DEED BOOK 323, PAGE 183
DEED BOOK 376, PAGE 178
SURVEY RECORD N, PAGE 616
SURVEY RECORD N, PAGE 6
PLAT BOOK 5, PAGE 131
PLAT BOOK 181, PAGE 81
PLAT CABINET A, SLIDE 504A
PLAT CABINET A, SLIDE 504B



TOTAL AREA OF SURVEY IS 270.56 ACRES
CHATHAM COUNTY - 102.82 ACRES
EFFINGHAM COUNTY - 167.74 ACRES

A PLAT OF
TRACTS "A3" THROUGH "E3"
270.56 ACRES
SURVEYED FOR THE
FRANK OETGEN, SR. TRUST

| SITE LOCATION | |
|---------------|-----------------------|
| G.M.D. | - 1559TH & 8TH |
| COUNTY | - EFFINGHAM & CHATHAM |
| FIELD DATE | - DECEMBER 09, 2017 |
| PLAT DATE | - DECEMBER 13, 2017 |
| FILE NUMBER | - 10141 BND3 |

Jeffrey M. Horne, GA RLS #3131
1481 S. W. 14th Ave., Apt. 1008
Warner Robins, Georgia 31088
(Cell) 912-704-8124

ERRORS OF CLOSURE
FIELD MEASUREMENTS
PLAT CLOSURE 1/50,000+
ANGULAR ERROR .03" < POINT
ADJUSTED BY COMPASS RULE
EQUIPMENT USED
10" SOKKIA SET 5
CARLSON EXPLORER II

BK:28 PG:343-343
P2018000102
FILED IN OFFICE
CLERK OF COURT
06/13/2018 03:41 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey
RECORDING INFORMATION

| CURVE ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|------------------|--------|---------------|--------------|
| C1 | 13.55 | 4860.00° S | 15.54 |
| C2 | 13.55 | 4860.00° S | 15.54 |
| C3 | 38.43 | 4860.01° S | 16.46 |
| C4 | 38.43 | 4860.01° S | 16.46 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 71°12'03" E | 373.38 |
| L2 | S 08°28'35" W | 256.36 |
| L3 | S 21°52'31" E | 465.39 |
| L4 | S 17°14'40" W | 309.57 |
| L5 | S 17°14'40" W | 309.57 |
| L6 | S 48°45'30" W | 17.68 |
| L7 | S 15°17'28" W | 162.60 |
| L8 | S 17°00'11" W | 57.37 |
| L9 | S 17°00'11" W | 57.37 |
| L10 | S 17°00'03" W | 44.87 |
| L11 | S 17°00'03" W | 44.87 |
| L12 | N 15°14'58" E | 281.59 |
| L13 | N 49°05'48" E | 17.94 |
| L14 | N 15°14'39" E | 570.30 |
| L15 | N 15°14'39" E | 570.30 |
| L16 | N 15°38'08" E | 58.10 |
| L17 | S 21°52'31" E | 451.81 |
| L18 | N 30°21'53" W | 5.66 |
| L19 | N 30°21'53" W | 5.66 |
| L20 | N 15°14'39" E | 570.30 |
| L21 | S 27°10'34" W | 69.94 |
| L22 | S 60°12'34" W | 116.85 |
| L23 | N 56°40'07" E | 225.50 |

REFERENCES - EFFINGHAM COUNTY

- DEED BOOK 930, PAGES 329-343
- DEED BOOK 931, PAGES 344-366
- DEED BOOK 932, PAGES 367-389
- DEED BOOK 933, PAGES 390-412
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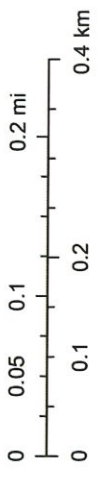
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Esri, Inc., City of Naperville, Illinois, Maxar

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 applicant **Josh Yellin** as Agent for **Ernest J. Oetgen & Frank Oetgen Jr. – (Map # 399 Parcels # 3R & 3T)** from AR-1 to I-1 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? DB
- 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?

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

Of the rezoning request by applicant **Josh Yellin** as Agent for **Ernest J. Oetgen & Frank Oetgen Jr. – (Map # 399 Parcels # 3R & 3T)** from AR-1 to I-1 zoning.

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- 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?

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.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL DISAPPROVAL

Of the rezoning request by applicant **Josh Yellin** as Agent for **Ernest J. Oetgen & Frank Oetgen Jr. – (Map # 399 Parcels # 3R & 3T)** from AR-1 to I-1 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?
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- 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?

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