Staff Report

Subject:Rezoning (Second District)Author:Teresa Concannon, AICP, Planning & Zoning ManagerDepartment:Development ServicesMeeting Date:February 15, 2022Item Description:Greenland Developers as Agent for Helmey, LLP request to rezone 170.36 acresfrom AR-1 to PD (Residential) to allow for the development of a single and multi-family residentialsubdivision. Located on Highway 30 at Kolic Helmey Road.Map# 418 Parcel# 2E

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 170.36 acres from **AR-1** to **PD** (**Residential**) to allow for the development of a single and multi-family residential subdivision, 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.
- Pursuant to Section 5.15 PD Planned Development District, the applicant may submit a concept plan for review and comment. The PD text and master plan are developed according to the ordinance, and with feedback from staff.
- The 340-unit subdivision will be served by county water, sewer, and reuse. Development of the property meets the county's goal of concentrating residential development where public utilities are available.
- The proposed density is 2 dwelling units per 170.36 gross acres (204 single family units and 136 townhomes); net density is 3.3 units per 104.03 buildable acres. Open space (25.10 acres) includes 10.25 acres of ponds and 14.85 acres of usable area. Amenities will include a dog park, pool & accessory structure; multipurpose fields, and open space with benches and parking throughout the development. There will be a minimum 30' vegetative buffer around the perimeter of the development.
- At the September 28 meeting to discuss the project and the PD rezoning process, staff provided input on requirements for open space, recreational amenities, resident parking, common element maintenance, and a Traffic Impact Assessment (TIA) to identify necessary improvements for Hwy 30. On November 1, a draft PD text and concept plan were submitted, and a second meeting was held. Comments on the draft PD text and concept plan were provided to the applicant for additional drafts.
- The PD document includes information on parking and sidewalks. Staff has requested clarification for these topics, as well as for proposed signage. The applicant will submit a final revision after the Planning Board meeting, to address staff suggestions, and include any new comments from the Planning Board.
- A development agreement to improve the Hwy 30 & Kolic Helmey intersection may be considered in place of the TIA.
- At the January 31 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to rezone 170.36 acres from **AR-1** to **PD**, with the following conditions:
 - 1. Future use of the above-referenced property being rezoned shall meet the requirements of the approved PD Residential document and master plan.
 - 2. A Sketch Plan must be approved before site development plans are submitted.
 - 3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
 - 4. All wetland impacts must be approved and permitted by USACE
 - 5. A Traffic Impact Assessment must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

- 1. Approve request to rezone 170.36 acres from AR-1 to PD (Residential), with the following conditions:
 - 1. Future use of the above-referenced property being rezoned shall meet the requirements of the approved PD Residential document and master plan.
 - 2. A Sketch Plan must be approved before site development plans are submitted.
 - 3. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
 - 4. All wetland impacts must be approved and permitted by USACE
 - 5. A Traffic Impact Assessment must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements.

2. Deny the request to rezone 170.36 acres from AR-1 to PD (Residential).
 Recommended Alternative: 1
 Other Alternatives: 2

Department Review: Development Services

Attachments:

FUNDING: N/A

5. Deed

- Rezoning application and checklist
 Ownership certificate/authorization
- 3. Plat 5 4. Aerial photograph

ATTACHMENT A – REZONING AMENDMENT APPLICATION

	Application Date:12/13/2021
Applicant/Agent: Greenland Developers, Inc. (B	
Applicant Email Address: <u>brett@greenland-devel</u>	opers.com
Phone #912-661-	1086
Applicant Mailing Address:P.O. Box 1628	
City: Springfield Sta	te: GA Zip Code: 31329
Property Owner, if different from above: Helme Includ	y, LLP le Signed & Notarized Authorization of Property Owner
Owner's Email Address (if known): <u>helmeyjr@</u>	vahoo.com
Phone #912-596	7993
Owner's Mailing Address:3117 Noel C. Conawa	ay Rd
City: <u>Guyton</u> Sta	te: <u>GA</u> Zip Code: <u>31312</u>
Property Location:Highway 30 (at the south end of	Kolic Helmey Road)
Proposed Road Access:Highway 30, across from	Kolic Helmey Road
Present Zoning of Property:AR-1	Proposed Zoning:PD
Tax Map-Parcel #04180002E00 Total	Acres: <u>170.36</u> Acres to be Rezoned: <u>170.36</u>
Lot Characteristics:The site is currently undevelope	d and contains fields and woodlands.
WATER	SEWER
Private Well	Private Septic System
Public Water System	Public Sewer System
If public, name of supplier: Effingham County	
Justification for Rezoning Amendment:developm	ent of a subdivision
List the zoning of the other property in the vicinity	of the property you wish to rezone:
North AR-1 South AR-1, PD Ea	st_AR-1West_R-1, AR-2

- 1. Describe the current use of the property you wish to rezone.
 - The property is currently undeveloped farmland and woodland.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned? Yes, for agriculture and timber.

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

The intended use of the subject property is a mixed development consisting of detached single family

homes, multi family townhomes, and community recreational facilities.

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

The properties in the vicinity are either undeveloped or residential developments.

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?

The proposed rezoning would be compatible with the overall land use along Highway 30 and adjacent

properties.

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 excessive or burdensome uses are known or anticipated.

Applicant Signature:

Date 12/13/2021

ATTACHMENT B - OWNERSHIP CERTIFICATION

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

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

September 17, 2020, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book _____ 1963 ____ page ____ 467

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 Clifford & Helmey Je
Owner's signature Clifford & Helmey Je. Print Name Clifford & Helmey Jr.
Owner's signature
Print Name
Owner's signature
Print Name
Sworn and subscribed before me this day ofOCH, 20 _21
Notary Public, Share of Ceologia
AUBLICA OF T

Rev 05052021

AUTHORIZATION OF PROPERTY OWNER

____, being duly sworn upon his/her oath, being of Imen 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: Greenland Developers, Inc (Brett Bennett) Applicant/Agent Address: _____P.O. Box 1628 Zip Code: ______31329 City: Springfield State: GA Email: brett@greenland-developers.com Phone: ___912-661-1086 Owner's signature Print Name FFord E. Helmey L Personally appeared before me (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. day of Oct. , 20 2 Sworn and subscribed before me this _ roia Interest

Rev 05052021

BOOK PAGE

01963 0469

TRACT "E"

All that certain lot, tract or parcel of land, lying and being in the 1559th GMD, Effingham County, Georgia, containing 170.49 acres, more or less, and being designated as Tract "E" as shown on that certain plat of survey prepared by Warren E. Poythress, registered land surveyor, dated April 8, 2010, and recorded in Plat Cabinet D, Slide 50-F-1, Effingham County, Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

TO HAVE AND TO HOLD the same, together with the rights, members and appurtenances

thereunto belonging, or in anywise appertaining, to said party of the second part's own proper use.

benefit and behoof forever in as full and as ample a manner as the same was possessed or enjoyed

by the said LOLA E. HELMEY, deceased, in her lifetime.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands

and seals, the day and year first above written.

FFORD EDWARD HELME

co-Executor of the Estate of LOLA E. HELMEY

Signed, sealed and delivered in the presence of:

Notary Public

E M. HELMEY

Executor of the Estate of LOLA E. HELMEY

Signed, sealed and delivered in the presence of:

Witness otary Public

Katie Dunnigan

From: Sent: To: Subject: Marija Beardsworth <marijaa986@yahoo.com> Thursday, January 27, 2022 10:16 PM Zoning Information EXTERNAL:Rezoning in Effingham

>

>>> Good Evening Ms. Concannon,

>>>

>>> I hope this email finds you well.

>>>

>>> I am seeking some assistance and general information regarding several rezoning applications that have or will take place around Hodgeville Road and HWY 30.

>>>

>>> My first concern is that it appears very very small number of households is receiving notifications about rezoning thus people aren't aware and given chance to voice their opinion.

>>> Is there particular way and system that is used to notify current residents and subdivisions adjacent to Hodgeville Road ?

>>>

>>> We also noticed that many applications have comments that rezoning will NOT impact traffic or schools. Who is staying this and how is this even entertained ? We are already rezoned to different school due to growth and as you may know traffic on hodgeville, scuffletown and kolic helmey to merge on hwy 30 is already beyond backed up, hectic and congested during rush hours.

>>>

>>> Although we heard, terrifying , proposals for traffic circles , that will further slow down traffic ! Adding 300 homes on hodgeville equals to at least 500 vehicles!

>>>

>>> I don't even know how are grocery stores going to support , let alone school and road!

>>>

>>> Last but very important question is , do and how we need to register to speak at upcoming public meeting(s). >>> There is very large group of residents that just had enough and is ready to get the truth and prevent further damage made to our schools, traffic and property values.

>>>

>>> Any guidance and help that you can provide will be greatly appreciated. We plan to attend upcoming public meeting in person and truly hope to have chance to speak and be heard. Can you please help us with that?

>>>

>>> I appreciate your time and understanding. Looking forward to your response and hope to hear back soon.

>>>

>>> Have a wonderful Friday and weekend.

>>>

>>> Best Regards,

>>> Marija Beardsworth

>>> Belmont Glenn resident

>>>

>>>

>>> Sent from my iPhone

Chelsie Fernald

From:	Matthew Cruikshank
Sent:	Monday, January 31, 2022 7:37 PM
То:	Chelsie Fernald; Teresa Concannon
Subject:	Zoom issue

Is anyone there to From Me to Everyone 06:35 PM Is this about the current request? Me to Rebecca Boatright (Direct Message) 06:36 PM Is this about the current discussion? From Rebecca Boatright to Me (Direct Message) 06:37 PM This is about Coventry There were several participants on the line to speak but were not included We would like to speak against the proposal Me to Rebecca Boatright (Direct Message) 06:38 PM I greatly apologize for that. Let me see what we can do? From Rebecca Boatright to Me (Direct Message) 06:38 PM Please do as we are extremely concerned and very against this proposal. We do have a right to speak out regardless of platform Me to Rebecca Boatright (Direct Message) 06:41 PM Please send me your email address and phone number and someone will get back to you about it. From Rebecca Boatright to Me (Direct Message) 06:46 PM 912-657-0294. Red575 If this has not been set up correctly, rest assured, there will be calls to The Effingham Herald as well as the Savannah News paper to speak out on how the zoom callers for this meeting were silenced and not able to speak out against what is being done behind our neighborhoold

And as a matter of fact, I will take a pic of this conversation to ensure that people know that Zoom callers had no voice in this meeting.

Planned Development District - Development Text Submitted for *Helmey Tract – SR 30* on behalf of Greenland Developers, Inc.

Prepared by EMC Engineering Services, Inc.

Documents submitted:

1. Development Text - Approval requested

2. Planned Development District Master Plan - Approval requested

This development text and the attached Planned Development District Master Plan are submitted for approval by the Effingham County Board of Commissioners, in accordance with the Effingham County Zoning Ordinance. This development text serves as the original development text, for the property. The attached Master Plan is submitted as an exhibit only to convey the intended character and scale of the development. The detail illustrated in the Master Plan is intended to serve as an aid to the County Commissioners and the public in visualizing the development.

A) General Description

If OcheraiDese	repriori
Project name:	Helmey Tract – SR 30
PIN:	04180002E00
Size:	170.36 acres
Location:	Highway 30 (at the south end of Kolic Helmey Road)
Current zoning:	AR-1
Proposed zoning:	PD
Developer:	Greenland Developers, Inc.

Helmey Tract – SR 30 will be a Residential (PD-R) development consisting of detached singlefamily homes, multi-family townhomes, and community recreational facilities. The development has been planned, and it's final design will be completed, with the intent to provide a project that is harmonious in terms of landscaping, parcel sizes, street patterns, and land use relationships.

B) Present Ownership

The property is under the ownership of Helmey, LLP and is under contract with Greenland Developers, Inc.

Legal Description

All that certain lot, tract or parcel of land, lying and being in the 1559th GMD, Effingham County, Georgia, containing 170.36 acres, more or less, and being designated as Tract "E" as shown on that certain plat of survey prepared by Warren E. Poythress, registered land surveyor, dated April 8, 2010, and recorded in Plat Cabinet D, Slide 50-F-l, Effingham County,

Georgia Records, which plat of survey is by reference incorporated herein as a part of this description.

C) Proposed Land Uses and Development Standards

The proposed development will consist of a variety of compatible uses to produce a balanced, attractive community. Proposed uses include detached single- family residential, attached multi-family townhomes, and community recreational facilities as outlined herein.

Detached Single Family

Covenants will be established which require that all detached single-family homes be designed in such a manner (ie. Mixed building materials, a variety of building heights, facades, and setbacks) to mitigate uniform appearances for these areas of the project. All homes will be designed with garages that will allow for the parking of one vehicle and driveways that are 18 ft wide that are sufficient width for the parking of two vehicles, for a total of 3 vehicles per unit.

A Homeowner's Association will be created for the entire community to provide for the operations, maintenance, and repairs of the amenities and other assets turned over to the HOA.

Attached Multi-Family Townhomes

Covenants will be established which require that all attached Multi-Family Townhomes shall be designed in such a manner (ie. Mixed building materials, a variety of building heights, facades, and setbacks) to mitigate uniform appearances for these areas of the project. All townhomes will be designed with garages that will allow for the parking of one vehicle and driveways that are 18 ft wide that are sufficient width for the parking of two vehicles, for a total of 3 vehicles per unit.

A Homeowner's Association will be created for the entire community to provide for the operations, maintenance, and repairs of the amenities and other assets turned over to the HOA. In addition, as sperate town home regime will be established to inclusive of all townhomes within the project. Due to the unique ownership structure related to townhomes, this regime will provide a mechanism to ensure that the key components of building and property maintenance are accomplished. This will include items such as:

- 1) Roof Maintenance and Repairs
- 2) Exterior Maintenance and Repairs
- 3) Landscaping and Lawn Maintenance

Community Recreational Facilities

The development amenities will be designed to provide a variety of recreational opportunities to the residents of the development. There facilities will be located at various locations throughout the development and will consist of:

- 1) Pool and Pool Accessory Structure
- 2) Community Fire Pit
- 3) Playground
- 4) Multipurpose Athletic Field
- 5) Nature Trails
- 6) Dog Park
- 7) Open spaces throughout with benches and picnic tables

Table 1-1: Development Standards		
	Detached Single-Family	Townhomes
Lot Size	6,600 SF minimum	1,900 SF minimum
Width	60'	20'
Depth	100' minimum (100' - 150' typ.)	95' minimum (95' – 150' typ.)
Height (Maximum)	35'	35'
Setbacks (Minimum)		
Front	20'	25'
Side (interior)	7.5'	20' (between buildings)
Side (street)	15'	10'
Rear	25'	25'

Provisions for the proposed development standards are summarized in the Table 1-1.

Buffers will be provided around the entire perimeter of the property and will vary from 50' to 30'. Much of the project is buffered by large acreages of undisturbed preserved wetlands which will provide significantly larger buffers in many locations. All buffers regardless of size will remain undisturbed.

D) Exceptions requested

No exceptions from the regulations in within the PD ordinance are being requested.

E) Percentage of Land Uses

Table 1-2 indicates the approximate acreages of land uses planned for Helmey Tract – SR 30. Ranges of size are indicated to accommodate for flexibility in refinement of the development plan. Detention areas will also be utilized throughout the development for stormwater management but are not indicated separately in this table.

Table 1-2: Land Uses		
	Acres	Percentage of Site
Detached Single-Family	45.07	43.32
Townhomes	13.47	12.95
Right-of-Way Dedication	20.39	19.60
Open space	25.10	24.13
TOTAL	104.03	100.00

F) Dwelling Units

Table 1-3 summarizes the areas of Helmey Tract – SR 30. Gross density refers to the number of units divided by the total acreage of the parcel. Net density equals the number of units divided by the development area.

	Table 1	1-3: Dwelling Unit Summary	
Number of Units	Acres	Max. Gross Density	Max. Net Density
340	170.36	2 units/acre	3.5 units/acre

G) Proposed Dedication of Public Use

Streets & Utility Easements:

All streets and utility easements will be presented to the Effingham County Board of Commissioners for acceptance as public streets and easements. S idewalks located within the right-of-way will be dedicated to the Home Owners Association.

Community Recreation Facilities:

Recreational facilities will be owned and maintained by the developers until dedicated to a Homeowner Association.

H) Open Space, Walks, and Common Areas

Parks:

All parks and wetlands will be accessible to the residents of Helmey Tract - SR 30 for recreational purposes. In addition, public spaces and passive recreation areas are scattered throughout the community for use by it's residents.

Any trails or paths located within Helmey Tract – SR 30 not located within a public right-of-way shall be located within an access easement. Neighborhood parks and trails will be owned and maintained by the developer until such time as these amenities are dedicated to a Homeowners Association. Large wetland acreages outside the provided buffer are to be dedicated to a non-profit organization for preservation and are not considered part of the public spaces of the development.

Lakes:

Lakes will be located as an amenity to the community and to manage stormwater runoff. Stormwater will generally be collected into common detention areas, creating open water features and allowing for the settling of pollutants. Lakes shall be owned and maintained by the developer until such time as these amenities are dedicated to the Homeowners Association.

Table 1-4: Open Space Summary		
	Acres	Percentage of Site
Pond	10.25	9.85
Common Area	14.85	14.28
TOTAL	25.10	24.13

Table 1-4 provides a summary of open space in Helmey Tract - SR 30.

50% or more of open area is buildable.

I) Utilities

Water and sewer will be provided by Effingham County. Water, sewer, reuse lines, and sewer pump station will be installed by the developer and dedicated to Effingham County upon acceptance by the Board of Commissioners or designee. A 15' utility easement will be provided across the frontage of all lots. Stormwater management will be handled through a series of detention ponds. All plans will be reviewed and approved by the Effingham County Engineer prior to construction and will meet or exceed the requirements of Effingham County.

J) Access and Parking

The overall street network of Helmey Tract – SR 30 is designed to provide multiple options for both vehicular and pedestrian access. The interconnected street network enhances mobility and provides for more efficient delivery of services to the community. Block lengths will not exceed 1,500 feet to allow convenient movement of traffic, pedestrian, and emergency vehicles throughout the subdivision. Through the placement of sidewalks throughout the community, residents are encouraged to walk or ride a bike to visit the neighbors, to access community recreation areas, or simply for exercise. As off-street parking has been provided in several areas throughout the project, a prohibition for on street parking will be incorporated into the covenants for the project.

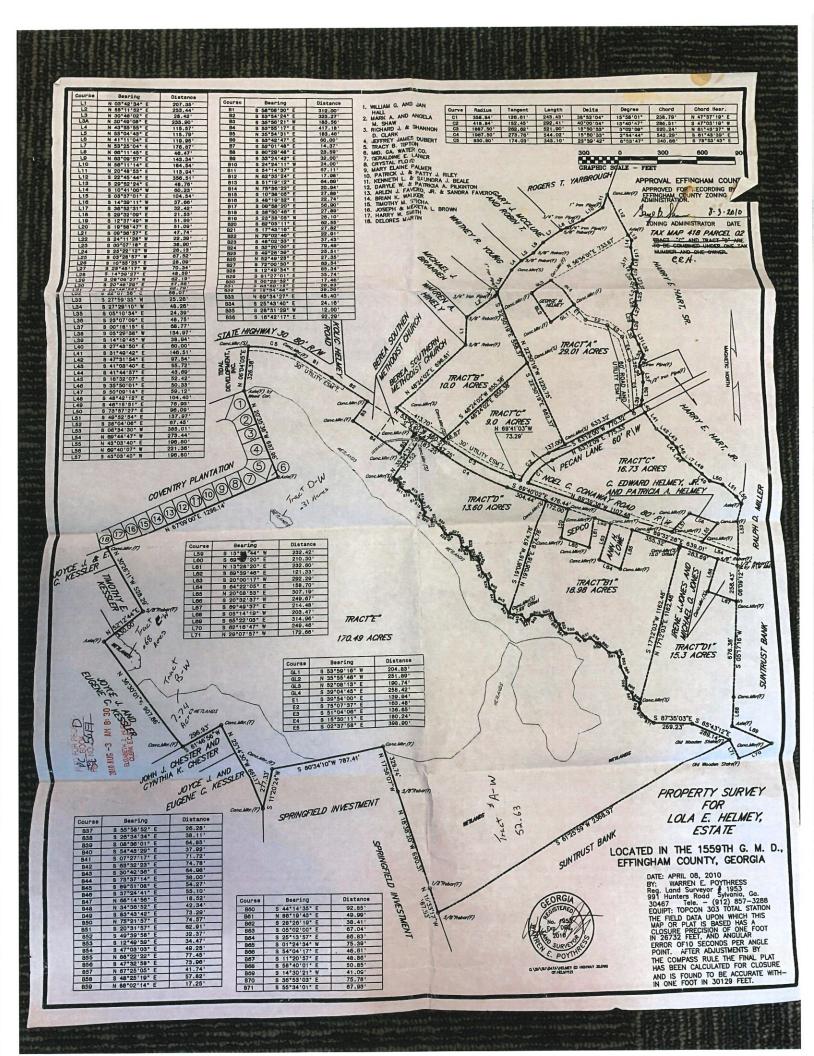
The property shall be accessed primarily by one ingress/egress point on Highway 30. All DOT requirements will be met along Highway 30. This point is proposed to open up directly across from the south end of Kolic Helmey Road. It is anticipated that the development will include signs at the access point along Highway 30.

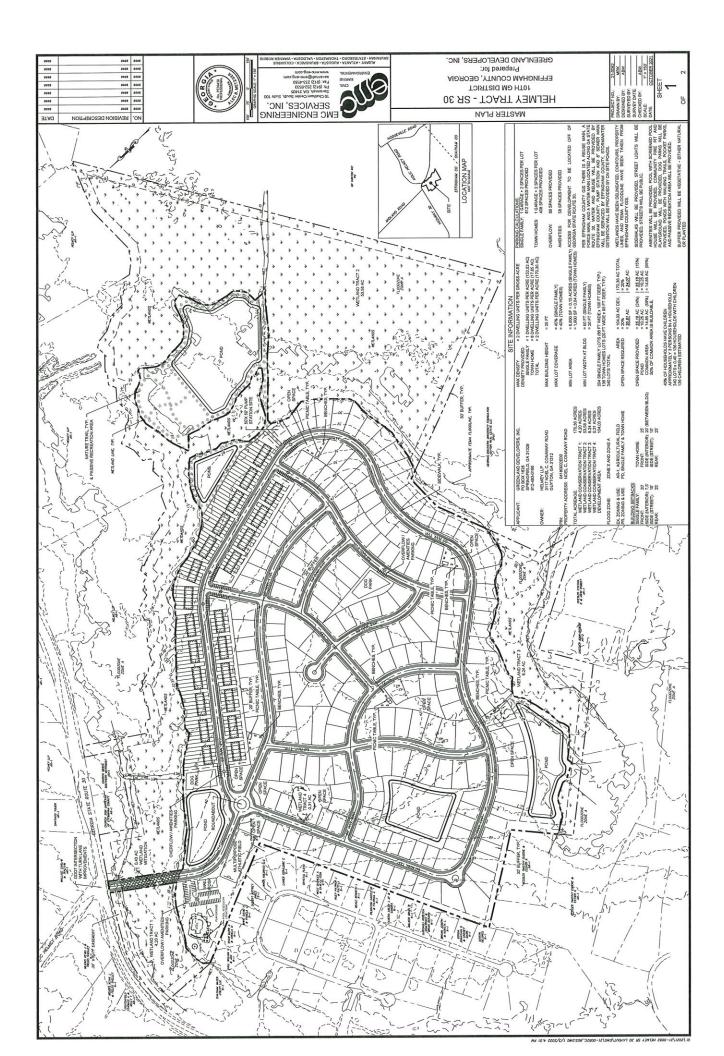
K) Schedule

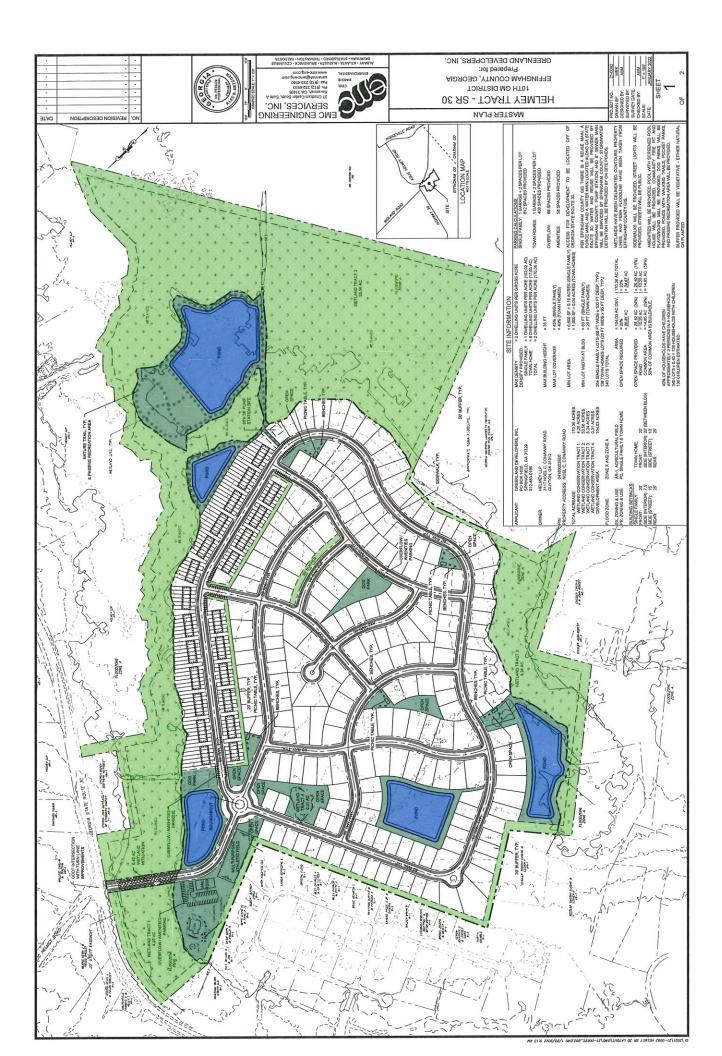
It is the developer's intent to have started construction on the roadways, storm drainage, water system, and sewer system during 2022. It is planned to have the development proceed in 3 phases, with engineering and permitting for each phase beginning when Certificates of Occupancy have been received on approximately 66% of the units in the prior phase. Based upon current market conditions, subsequent phases are expected to begin permitting and construction approximately 18-24 months following the previous phase. This development schedule may be modified based on market conditions, unforeseen delays in constructions schedules, or other factors outside the control of the developer.

L) Installation of Improvements

The developer ensures that the installation of improvements indicated in this Development Text will be completed in timely manner. The sanitary sewer pump station and force main will be installed during phase 1 with all other infrastructure being installed for each phase as outlined in the schedule outlined in section K. The primary amenity area where the pool will be located will begin construction prior to the beginning of the second phase. The secondary amenity areas will be installed during the phase of the project where the amenity is located.

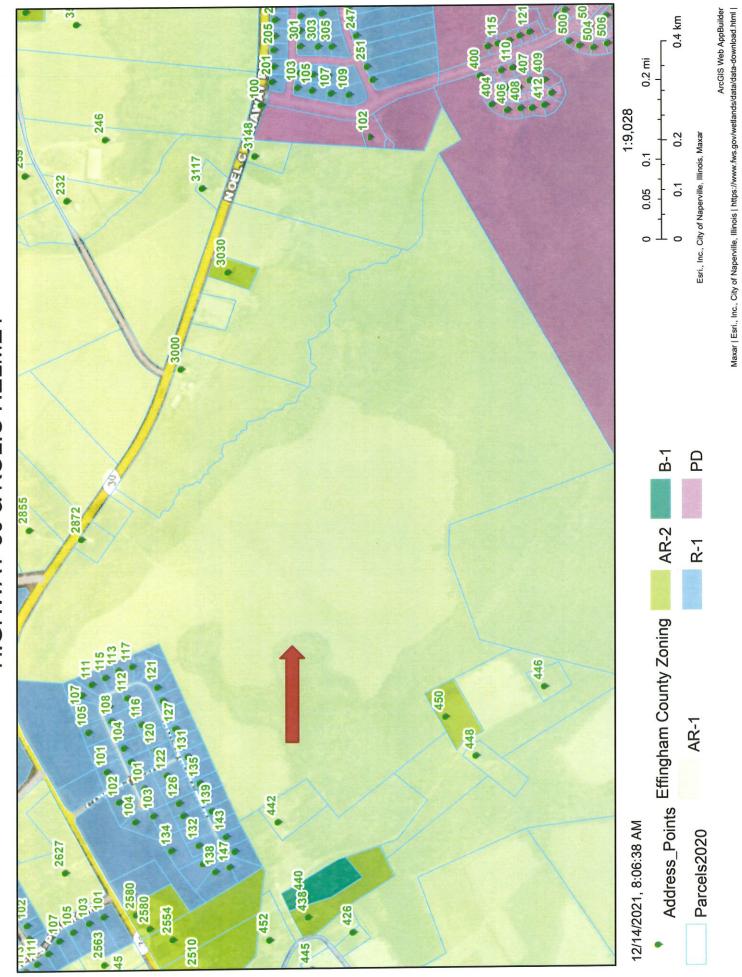






HIGHWAY 30 & KOLIC HELMEY





HIGHWAY 30 & KOLIC HELMEY

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 DISAPPRO

APPROVAL

DISAPPROVAL

Of the rezoning request by applicant Greenland Developers, Inc. as Agent for Helmey, LLP - (Map # 418 Parcel # 2E) from AR-1 to PD (Residential) 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? No? 3. Could traffic created by the proposed use, or other uses Yes permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? 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? 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

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CHECK LIST:

Nø?

Yes

The Effingham County Planning Commission recommends:

APPROVAL N

DISAPPROVAL

Of the rezoning request by applicant **Greenland Developers**, **Inc.** as Agent for **Helmey**, **LLP** – (**Map # 418 Parcel # 2E**) from <u>AR-1</u> to <u>PD (Residential)</u> zoning.

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

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CHECK LIST:

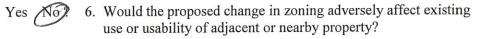
The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL

Of the rezoning request by applicant Greenland Developers, Inc. as Agent for Helmey, LLP - (Map # 418 Parcel # 2E) from AR-1 to PD (Residential) zoning.

- 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?
 - 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?
- 4. Does the property which is proposed to be rezoned have a Yes have a reasonable economic use under existing zoning?
- 5. Does the proposed change constitute "spot zoning" which Yes would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?



- 7. Are nearby residents opposed to the proposed zoning change?
 - 8. Do other conditions affect the property so as to support a NOY decision against the proposal?

Yes

Planning Board Meeting - January 31, 2022 DLS 1/31/22

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 Greenland Developers, Inc. as Agent for Helmey, LLP – (Map # 418 Parcel # 2E) from <u>AR-1</u> to <u>PD (Residential)</u> 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?