

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** February 15, 2022  
**Item Description:** **Darren L. & Gina G. Pevey** request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 2544 Corinth Church Road. **Map# 336 Parcel# 23**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2** to allow for the creation of a home site, 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. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicants wish to subdivide a 1.25-acre parcel for a home site for their son and, therefore, must rezone the parcel to AR-2.
- The proposed plat shows a 60' access easement to allow access to the new parcel.
- Section 6.2.12(1) limits the number of parcels served by an easement or private road to three.
- At the January 31 Planning Board meeting, Brad Smith made a motion to **approve** the request to rezone 1.25 acres from **AR-1** to **AR-2**, with the following conditions:
  1. The lot shall meet the requirements of the AR-2 zoning district.
  2. Minor subdivision plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
- The motion was seconded by Alan Zipperer, and carried unanimously.

### Alternatives

1. **Approve** request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2**, with conditions:
  1. The lot shall meet the requirements of the AR-2 zoning district.
  2. Minor subdivision plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
2. **Deny** the request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:**

1. Rezoning application
2. Ownership certificate

3. Deed
4. Aerial photograph

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 12/13/21

Applicant/Agent: Darren L. & Gina G. Pevey

Applicant Email Address: peveygi1@windstream.net

Phone # (912) 856-1183 912-659-7970

Applicant Mailing Address: 429 Ralph Rahn Rd

City: Rincon State: GA Zip Code: 31326

Property Owner, if different from above: Same

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 2544 Corinth Church Rd., Clay

Proposed Road Access: 2544 Corinth Church Rd. with Access Easement from Sam Smart Road

Present Zoning of Property: AR-1 Proposed Zoning: AR-2

Tax Map-Parcel # 03360023 Total Acres: 59.1 Acres to be Rezoned: 1.25

Lot Characteristics: Wooded lot

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

If public, name of supplier: \_\_\_\_\_

Justification for Rezoning Amendment: Deed Property for home site to our son

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

North AR-1 South AR-1 East AR-1 West AR-1

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

Agriculture - Pine trees (CUVA)

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

yes. County requirements for lot size are the only reason we need rezoning.

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

Home site for our son

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

Individual residences, agricultural

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?

Similar to surrounding 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.

Applicant Signature:

Erin Dan-Pey

Date

12/13/21

**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 December 28, 2020, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2650 page 109-111.

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 Dan Perry

Print Name Darren L. Perry

Owner's signature Gina G. Perry

Print Name Gina G. Perry

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 13<sup>th</sup> day of December, 20 21.

Marie B. Graham  
Notary Public, State of Georgia

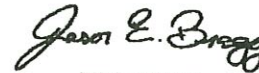


0477947489  
PARTICIPANT ID

RETURN TO: JERRY N. CADLE P.C.  
ATTORNEY AT LAW  
P.O. BOX 68  
SWAINSBORO, GA 30401

**BK:2650 PG:109-111  
D2020013720**

FILED IN OFFICE  
CLERK OF COURT  
12/29/2020 10:03 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$133.10

PT-61 051-2020-003804

**JOINT SURVIVORSHIP WARRANTY DEED**

**GEORGIA, EMANUEL COUNTY.**

THIS INDENTURE, Made and entered into this 28th day of December, 2020, between **PIEDMONT LAND & TIMBER, LLC, A Georgia Limited Liability Company** of the County of Treutlen and State of Georgia, of the First Part, and **DARREN LUDINE PEVEY AND GINA G. PEVEY** of the County of Effingham and State of Georgia, of the Second Part:

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of **ONE HUNDRED THIRTY-THREE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$133,100.00)**, in hand paid, at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Parties of the Second Part for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

**All that tract or parcel of land lying, situate and being in the 12<sup>th</sup> G.M. District of Effingham County, Georgia, containing 59.60, acres, more or less, as shown on plat of survey made by L.B. Ackerman, Jr., Surveyor, dated February, 1921, which is recorded in the Office of Clerk, Effingham Superior Court in Plat Book F, page 319, to which reference is made as a**

**part of this description. Said property is also shown on a plat of survey dated March 8, 1939 made by D.M. Weitman, Surveyor, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 1521, page 35. Said property is bounded now or formerly as follows: North by lands of Peggy E. Bevill and lands of Earline B. Means and Maybelle B. Decordova; East by lands of Joseph E. Johnson, et al; South by lands of Carolyn M. Litchfield, Hope Litchfield, Tracy Allen, and Ronald Craig Miller; West by lands of Carolyn M. Litchfield, Hope Litchfield, Tracy Allen, and Ronald Craig Miller and lands of Robert W. Edwards, Jr.**

**Also, an Easement dated December 18, 2012 from Peggy E. Bevill to Piedmont Land & Timber, LLC, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 2154, pages 274-275. Said Easement is shown on a Plat of Survey dated October 17, 2010, which is recorded in the Office of Clerk, Effingham Superior Court in Plat Cabinet D, slide 108-F2.**

**Said property is subject to a Georgia Power Right of Way Easement dated April 4, 1983 from Georgia Pacific Corporation to Georgia Power Company, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 211, pages 36-38.**

**Said property is designated as The Tuttle Tract conveyed by a Limited Warranty Deed dated September 18, 2006 from Plum Creek Timberlands, LP to Piedmont Land & Timber, LLC, which is recorded in the Office of Clerk, Effingham Superior Court in Deed Book 1521, pages 6-12.**

**Said property is designated in 2020 by the Effingham County Tax Assessors as Map and Parcel #0336-0023.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Parties of the Second Part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs, executors, and assigns of said survivor, and the said Party of the First Part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said Parties of the Second Part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has set its hand and affixed its seal,  
and delivered these presents the day and year first above written.

**PIEDMONT LAND & TIMBER, LLC**

BY: Wayne F Christian LS  
**WAYNE F CHRISTIAN, Manager**

BY: Hugh M. Gillis, Jr. LS  
**HUGH M. GILLIS, JR., Manager**

Signed, Sealed, and Delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
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  
Darren & Gina Pevy  
2544 Corinth Church Road, Clys 31303  
Pin: ~~399-34~~ 336-23  
Total Acres: 59.1 Acres to be rezoned: 1.25

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 AR-2. 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.***



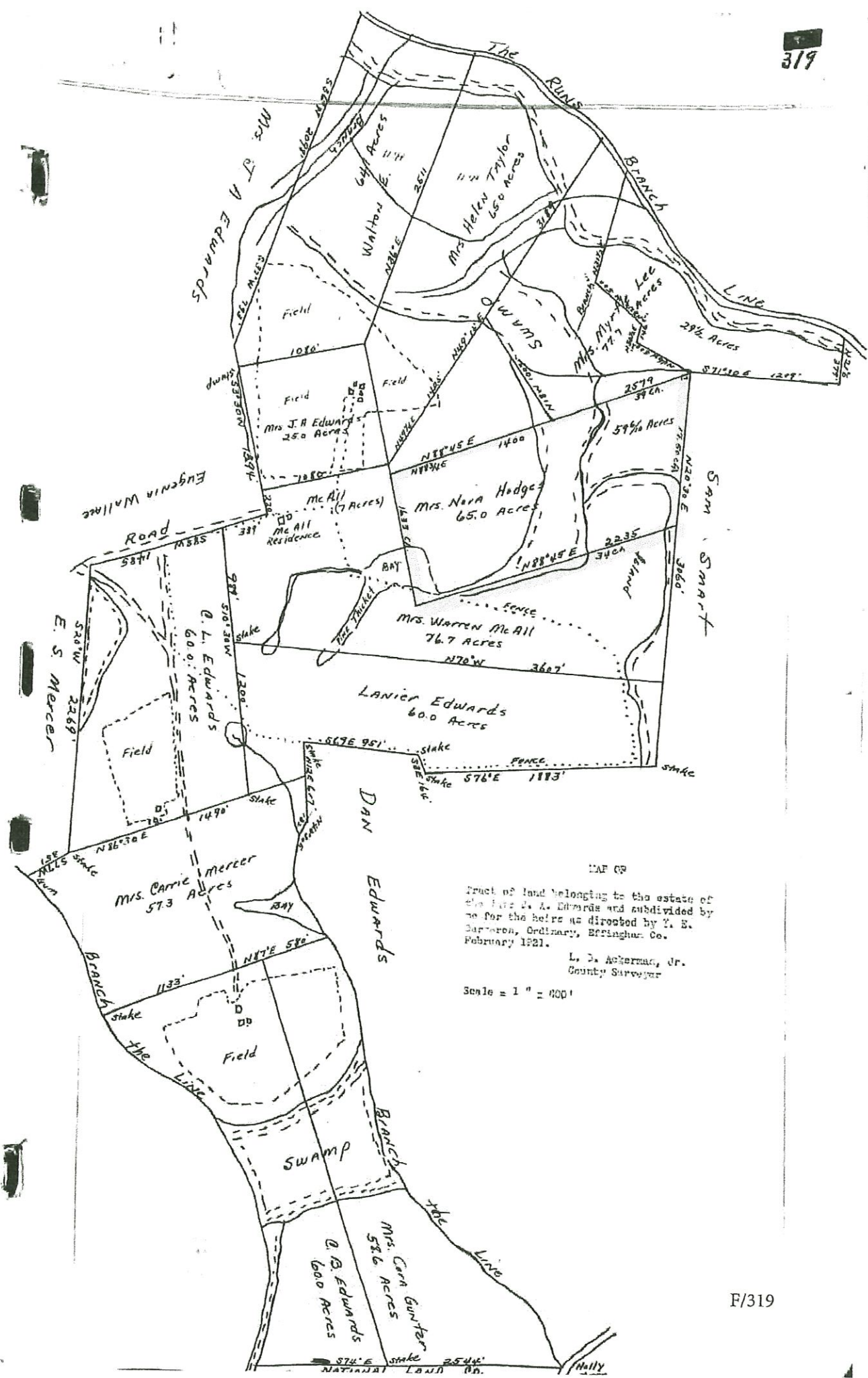
This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan 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



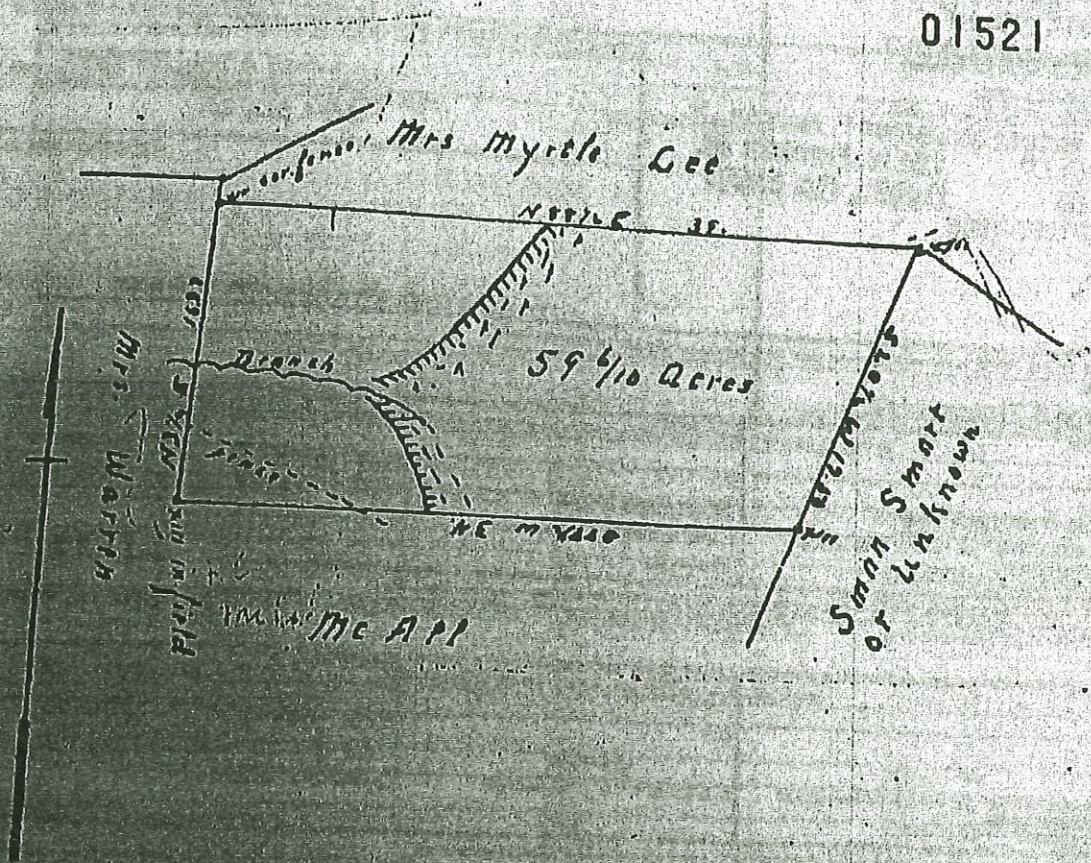
MAP OF  
 Tract of land belonging to the estate of  
 the late D. A. Edwards and subdivided by  
 me for the heirs as directed by T. E.  
 Sartore, Ordinar', Effingham Co.  
 February 1921.  
 L. D. Asherman, Jr.  
 County Surveyor  
 Scale = 1" = 100'

Deed Book 521:55  
Book

EXHIBIT "A-1"

BOOK PAGE

01521 0035



Vance Tuttle Tract

State of Ga.  
Effingham Co. Plat of  
Fifty nine and 1/10 acres of land known  
as Mrs. Nora Hodge land. Resurveyed for  
Thomas F. Archer. March 9<sup>th</sup> 1939  
scale of 10 ch. per inch By D.M. Weitman Co. S  
Rec. Book 7 page 319 Sur. Records of Eff. Co. 9a

Plot Disc. Fa

D108F2

FILED

02:47 PM

12/7/2012

EFFINGHAM COUNTY SUPERIOR COURT

CLERK ELIZABETH Z. HURSEY

BK D108 PG F2

REFERENCES:

- PLAT BOOK 10, PAGE 231.
- PLAT CABINET A, PAGE 327A.
- PLAT RECORD F, PAGE 319.
- PLAT RECORD G, PAGE 154.
- PLAT RECORD C, PAGE 229.
- PLAT BOOK 19, PAGE 30

LEGEND

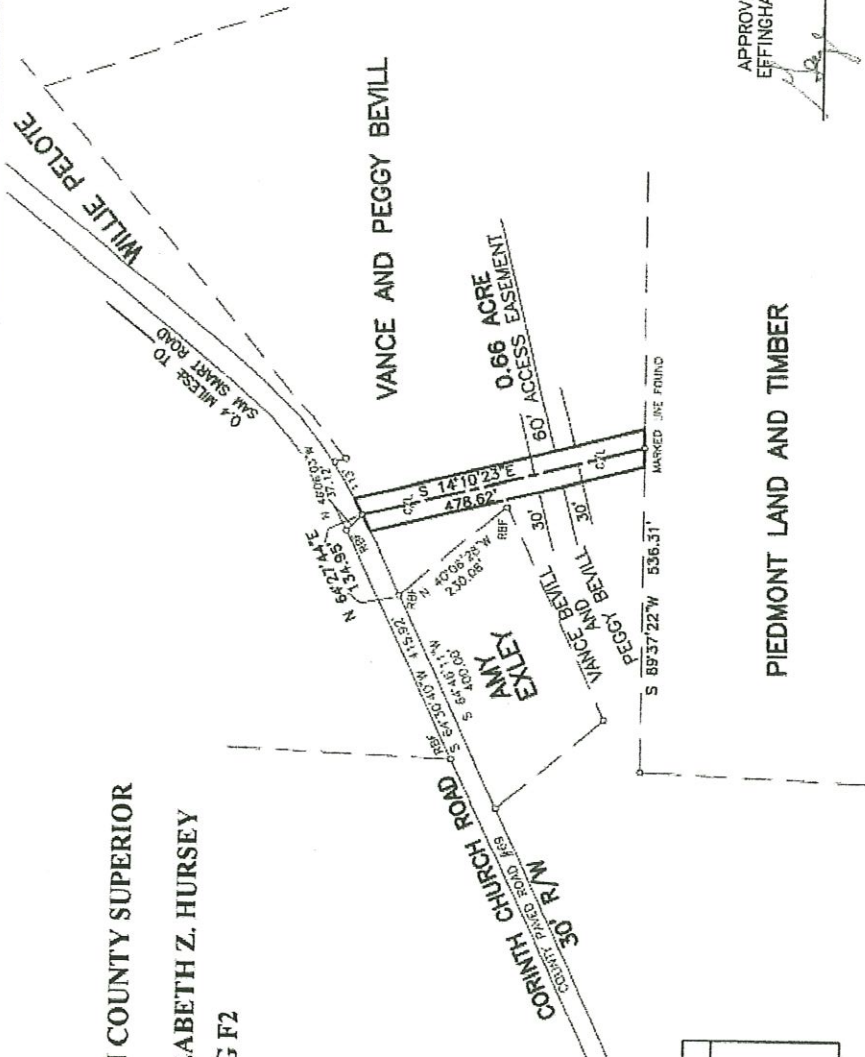
- IBF IRON BAR FOUND
- IPF IRON PIPE FOUND
- RFB REBAR FOUND
- RFS REBAR SET
- CMF CONCRETE MONUMENT FOUND
- TWF TYPED-WAY CMF
- NS NAIL SET
- FENCE

E.O.C. FIELD = 1/NONE  
 E.O.C. PLAT = 1/NONE  
 ANG. E.O.C. = NONE  
 ADJ. METHOD - COMPASS RULE  
 EQUIP. USED: 05" TOTAL STATION  
 200' STEEL TAPE

DONALD W. MARSH & ASSOCIATES  
 9 SOUTH MULBERRY STREET  
 STATESBORO, GEORGIA 30458  
 (912) 764-2397

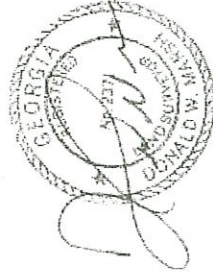
SURVEY DATE: OCTOBER 17, 2012  
 PLAT DATE: OCTOBER 17, 2012  
 SCALE: 1" = 200'

FILE NO. 1210006.DWG  
 FILE NO. 1210006.CRD



APPROVED FOR RECORDING BY THE  
 EFFINGHAM CO. ZONING ADMINISTRATOR

*[Signature]*  
 11-13-2012



SURVEY OF  
 A 60 FT. ACCESS EASEMENT  
 IN THE 12TH GMD OF EFFINGHAM COUNTY, GA.  
 SURVEY FOR  
 PIEDMONT LAND AND TIMBER L.L.C.



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 or finds that this plat complies with the OSMS regulations for a typical site residence of one and one-half bedrooms with basic amenities. Each lot must be reviewed and approved by the local health department. Modifications or changes in site designation may void this approval.

Signing Authority: *[Signature]*  
 Title: *SM*  
 Date: *12/10/21*

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

SEE A PLAT BY DONALD W. MARSH & ASSO. OF PLAT NO. 03360022, DATED 17 OCT 2010, CROSSING A 60' ACCESS EASEMENT, ACROSS THE LANDS OF PEGGY BEVILL

**MINOR SUBDIVISION**

03590007 N/F EARLINE MOANS  
 03360019 N/F PEGGY BEVILL  
 03360023 N/F DARREN & GINA PEVEY  
 FORMERLY 59.10 ACRES NOW 57.85 ACRES

SEE A PLAT BY TIMOTHY W. EASON R.L.S. DATED 01 MAY 2007 SHOWING A 25' RIGHT OF WAY ESMNT ACROSS THE LANDS OF GEORGE SCROUGGS

**LEGEND:**

- IRF 3/4" REBAR FOUND
- IRS 5/8" REBAR SET
- PL PROPERTY LINE
- CMF CONC MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE
- EQUIP. USED TOTAL STATION
- TOPCON 303
- ERROR OF CLOSURE ±24,000 PLAT NOT ADJUSTED

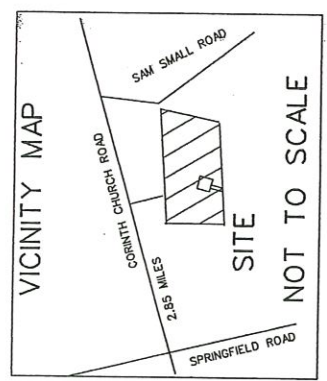
ADOLPH N. MICHELIS & ASSO.  
 736 SANDY RIDGE ROAD  
 SYLVANIA, GEORGIA 30467  
 PH. (912) 829 3972

**SURVEYORS CERTIFICATION**

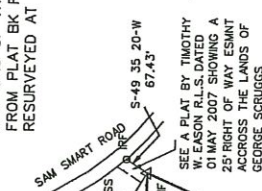
(I) As required by subsection (a) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by appropriate local jurisdictions for recording as evidenced by appropriate stamps, signatures, or statements herein. Such approvals or affirmations do not constitute the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the minimum technical standards for property surveys in Georgia are set forth in the rules and regulations of the Georgia Board of Surveyors and Land Surveyors and are set forth in O.C.G.A. Section 15-6-67.

REGISTERED SURVEYOR  
 ADOLPH N. MICHELIS  
 No. 1323  
 State of Georgia  
 DATE: *10-2-21*

REFERENCES:  
 PB-F PAGE 319  
 PB-19 PAGE 150  
 PB-G PAGE 154



NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 0336 0023 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. PORTIONS OF THIS SURVEY TAKEN FROM PLAT BK F PG 319, AND NOT RESURVEYED AT THIS TIME.



03569003 N/F JOSEPH E. JOHNSON

**A FAMILY SUBDIVISION SURVEY FOR DARREN & GINA PEVEY**

SURVEY TO DIVIDE A 1.25 ACRE PARCEL FROM A 59.10 ACRE TRACT MAP & PARCEL 03360023 LOCATED IN THE 12TH. G.M.D. EFFINGHAM COUNTY, GEORGIA SURVEYED 16 OCT 2021 PLAT DRAWN 18 OCT 2021

DPEV.DGN OCT2021

SEE A PLAT BY DONALD W. MARSH & ASSO. OF PLAT NO. 03360022, DATED 17 OCT 2010, CROSSING A 60' ACCESS EASEMENT, ACROSS THE LANDS OF PEGGY BEVILL

CENTER LINE OF EXISTING 60' ACCESS ESMNT S-10 31 09-E 470.64'

SEE A PLAT BY TIMOTHY W. EASON R.L.S. DATED 01 MAY 2007 SHOWING A 25' RIGHT OF WAY ESMNT ACROSS THE LANDS OF GEORGE SCROUGGS

LINE	COURSE	DIST
L-1	N-71 20 11-W	208.00'
L-2	S-18 39 49-W	208.00'
L-3	S-71 20 11-E	150.00'
L-4	S-21 29 58-W	191.2'
L-5	S-88 31 23-E	66.0'
L-6	S-21 28 58-W	171.4'
L-7	S-71 20 11-E	100.0'
L-8	N-18 39 49-E	208.0'



03360016 LITCHFIELD/MILLER LANDS

# 2544 CORINTH CHURCH ROAD



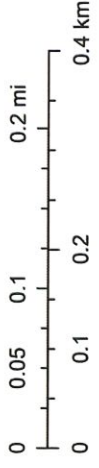
# 2544 CORINTH CHURCH ROAD



12/14/2021, 4:22:51 PM

- Address\_Points
- Effingham County Zoning
  - AR-1
  - AR-2
- Parcels2020

1:9,028



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

**Subject:** Rezoning (Third District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** January 31, 2022  
**Item Description:** **Herbert L. Johnson Jr. & Carolvita R. Johnson** as Agent for **Richdeaan Johnson** requests to **rezone** 4.37 acres from **AR-1** to **AR-2**, to allow for the creation of a home site. Located at 309 Lehigh Circle. **Map# 406A Parcel# 10**

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.37 acres from **AR-1** to **AR-2**, to allow for the creation of a home site, 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. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant wishes to subdivide a parcel that is already under 5 acres to create an additional home site and, therefore, must rezone the total 4.37 acreage to AR-2.
- The parcel is located in an existing major subdivision, Lehigh Acres, which is zoned AR-1. Pursuant to *section 6.6 Resubdivision*, the following criteria must be considered before approving resubdivision within a major subdivision:
  - *Whether the size of the proposed lots is compatible with the size of the lots created by the previously approved subdivision,*
    - Several parcels are under 5-acres. 406A-2 was rezoned and subdivided in 2018.
  - *Whether the intended use of the property as previously subdivided has been frustrated by changing economic conditions, by the exercise of eminent domain, or other circumstances.*
    - No change. A second home is already allowed on the AR-1 parcel. The applicant chooses to split the parcel, which requires it to be rezoned.
  - *Whether the proposed resubdivision will adversely affect the values of other property within the previously platted subdivision in which the property is located, and*
    - No change. A second home is already allowed on the AR-1 parcel.
  - *Whether the proposed resubdivision is compatible with the purposes of the Effingham County subdivision regulations.*
    - Yes. A second home is already allowed on the AR-1 parcel.

**Alternatives**

1. **Approve** the request to **rezone** 4.37 acres from **AR-1** to **AR-2**, with the following conditions:
  1. The lots shall meet the requirements of the AR-2 zoning district.
  2. Revised major subdivision final plat must be approved by the Board of Commissioners, and recorded before the rezoning can take effect.
2. **Deny** the request to **rezone** 4.37 acres from **AR-1** to **AR-2**.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services

**FUNDING:** N/A

- Attachments:**
1. Rezoning application
  2. Ownership certificate

3. Deed
4. Aerial photograph



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 **Darren L. & Gina G. Pevey – (Map # 336 Parcel # 23)** from AR-1 to AR-2 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?

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 **Darren L. & Gina G. Pevey – (Map # 336 Parcel # 23)** from AR-1 to AR-2 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?

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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 X DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Darren L. & Gina G. Pevey – (Map # 336 Parcel # 23)** from AR-1 to AR-2 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?

*DLS 1/31/22*

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