

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 6-4-23

Applicant/Agent: Charles Alan Writch

Applicant Email Address: Alanwritch@windstream.net

Phone # 912-660-3624

Applicant Mailing Address: P.O. Box 727

City: Springfield State: Pa Zip Code: 31329

Property Owner, if different from above: Charles A + Roberta G Writch  
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): Alanwritch@windstream.net

Phone # 912-660-3624

Owner's Mailing Address: P.O. Box 727

City: Springfield State: Pa Zip Code: 31329

Property Location: 101 Wheeler centery Rd + Clyo Shawnee Rd Clyo, Pa 31303

Proposed Road Access: Clyo - Shawnee Road

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

Tax Map-Parcel # D-1: 383-15 Total Acres: 21.02 Acres to be Rezoned: 3.06

Lot Characteristics: \_\_\_\_\_

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

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

Justification for Rezoning Amendment: Transferring lot to son

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

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

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

Not being used

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.

Single Family residence For My Son + Wife

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

Single Family or Farm Land

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?

a home

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

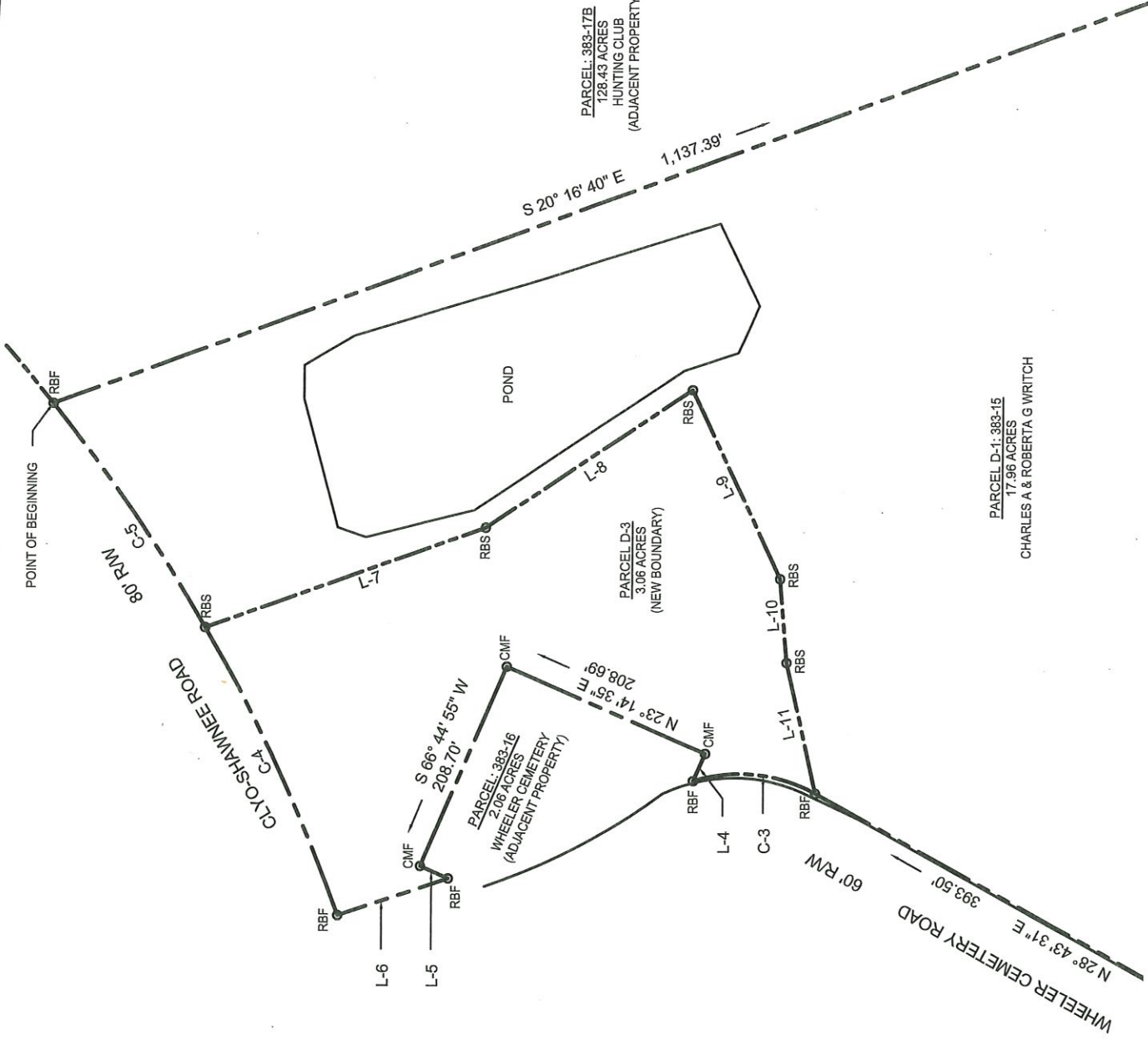
Applicant Signature:



Date

6-4-23

REFERENCE  
 PLAT BOOK C-10 PG. F-1  
 PLAT BOOK C200 PG. A-1  
 DEED BOOK 2031 PG. 43



# 101 Wheeler Cemetery Road



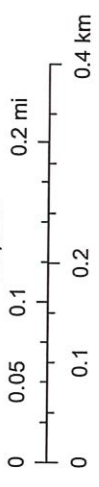
# 101 Wheeler Cemetery Road



6/14/2023

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- R-1 Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2

1:9,028



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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 **Charles Alan Writch – (Map # 383 Parcel # 15)** 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?

BKS, 7/11/23.

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 **Charles Alan Writch – (Map # 383 Parcel # 15)** 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?

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 **Charles Alan Writch – (Map # 383 Parcel # 15)** 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?

DB



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 **Charles Alan Writch – (Map # 383 Parcel # 15)** 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?

AZ