

ATTACHMENT A

EFFINGHAM COUNTY REZONING AMENDMENT FORMS

Applicant W. T. WASDEN
Property owner(s) MILLEN TIMBER Co.
Telephone Number (912) -829-9000 ^(office) / 912-425-9972 ^(cell)
Mailing Address 882 PROGRESS PLACE, MILLEN GA 30442
Property location 1080 MIDLAND ROAD
Present zoning AR-1
Proposed zoning ZONING - "I"
Present land-use TIMBER LAND
Proposed land-use BAR PIT
Tax Map # 03240115 Parcel # Dwt Pa Lot # _____
Total Acres 46.62 (52.8) Acres to be rezoned 46.62
Lot characteristics POORLY DRAINED TIMBERLAND
Water N/A Sewer N/A
Proposed access ROAD ENTRANCE MIDLAND ROAD
Justification HIGHEST AND BEST USE
List the zoning of the other property in the vicinity of the property you wish to rezone:
North AR1 South AR-1 & R1
East AR-1 West AR-1

Private well/septic

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

GROW TIMBER

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

THE PROPERTY HAS ONLY ONE USE -
WOULD TAKE 25-30 YRS TO MATURE.

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

THE LAND WILL BE EXCAVATE AND
HAULED OFF THE PROPERTY. THE FINAL AREA
AFTER EXCAVATED WILL BE A LARGE LAKE.

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

THE ADJOINING PROPERTY IS WETLANDS AND
WILL BECOME A BUFFER FOR THE LAKE -

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 LAKE WILL BE A BEAUTIFUL AREA
TO SURROUND THE ADJOINING PROPERTY

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?

THE PROPERTY WILL NOT BE EXCESSIVE TRAVEL.
THE ENTRANCE WILL BE ONLY SHORT DISTANCE TO
ACCESS ST. HWY 17

WYUWA Present 4-4-22

ATTACHMENT B

EFFINGHAM COUNTY 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

1-17-2018, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2447 page 620.

✓ Owner's signature [Handwritten Signature]


Owner's signature _____

Owner's signature _____

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 1-17-2018, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2447 page 620.

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 
Print Name WT WARDEN JR.

Owner's signature _____
Print Name _____

Owner's signature _____
Print Name _____

Sworn and subscribed before me this 5th day of April, 20 22.



Notary Public, State of Georgia



DDC# 000435
FILED IN OFFICE
1/22/2018 03:33 PM
BK#2447 PG#620-624
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COUR
T
EFFINGHAM COUNTY

THIS INSTRUMENT PREPARED BY:

Weyerhaeuser Company
5 Concourse Parkway, Suite 1650
Atlanta, Georgia 30328
Attention: Kerri M. Lockwood
File No. T2017-1015



REAL ESTATE TRANSFER T
AX
PAID: \$242.90
PT-61 051-2018-000074

AFTER RECORDING RETURN TO:

Taulbee, Rushing, Snipes, March & Hodgins LLC
12 Siedbald Street
Statesboro, Georgia 30458
Attention: Dan Taulbee

STATE OF GEORGIA

COUNTY OF EFFINGHAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 17th day of January, 2018, between Weyerhaeuser Company, a Washington corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104, as Grantor, and Millen Timber Company, a Georgia corporation, whose address is 882 Progress Place, Millen, Georgia 30442, as Grantee;

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, that certain property described on **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Real Property").

GRANTOR HEREBY EXPRESSLY DISCLAIMS AND NEGATES ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, RELATING TO THE CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE REAL PROPERTY, IT BEING THE INTENTION OF GRANTOR AND GRANTEE THAT THE REAL PROPERTY BE CONVEYED "AS IS", IN ITS PRESENT CONDITION AND STATE OF REPAIR AND THAT GRANTEE HAS MADE OR CAUSED TO BE MADE SUCH INSPECTION AS IT DEEMS APPROPRIATE. GRANTEE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES AND RELEASES GRANTOR FROM ANY AND ALL CONTRACTUAL, STATUTORY, COMMON LAW, AND/OR OTHER LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION, KNOWN OR UNKNOWN, THAT GRANTEE OR ITS SUCCESSORS AND ASSIGNS MAY BE ENTITLED TO ASSERT AGAINST GRANTOR ARISING IN WHOLE OR IN PART OF, OR RELATING OR CONNECTED IN ANY

WAY TO, THE CONDITION OF THE REAL PROPERTY INCLUDING, BUT NOT LIMITED TO ANY SUCH LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION BASED IN WHOLE OR IN PART UPON ANY APPLICABLE FEDERAL, STATE OR LOCAL ENVIRONMENTAL LAW, RULE OR REGULATION OR THE ENVIRONMENTAL CONDITION OF THE REAL PROPERTY.

TO HAVE AND TO HOLD the Real Property, together with all and singular the rights, members and appurtenances in any manner appertaining, subject to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof, unto Grantee, its successors and assigns, forever, in Fee Simple.

And Grantor shall warrant and forever defend the right and title to the Real Property unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but against none other; provided, however, that this conveyance is made subject to and there are hereby excepted from the covenants and warranties hereinabove set forth, the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year stated below.

Signed, sealed and delivered this 17th day of January, 2018 in the presence of:

WEYERHAEUSER COMPANY

April P. Jackson
Unofficial Witness

[Signature]
William T. Calton
Vice President

Connie Duke
Notary Public
(NOTARIAL SEAL)

[Signature]
Kerri M. Lockwood
Assistant Secretary

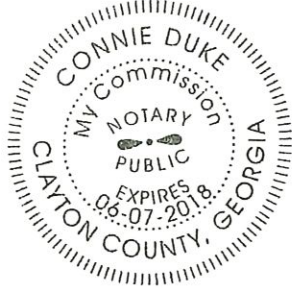


EXHIBIT A

REAL PROPERTY

All that certain lot, tract or parcel of land situate, lying and being in Effingham County, Georgia containing Ninety-seven and 55/100 (97.55) acres, more or less, and being the property conveyed to Union Bag & Paper Corporation by Charles C. Bush and Geraldine (Mrs. C. C.) Bush by deed recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, at Book 112, Page 460, to which deed reference is hereby specially made.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the date hereof.
2. All land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Real Property.
3. Any rights of the United States of America, the State of Georgia or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Real Property, including, without limitation, riparian rights and navigational servitudes.
4. Title to that portion of the Real Property, if any, lying below the mean high water mark of abutting tidal waters.
5. All easements, rights-of-way, licenses and other such similar encumbrances of record.
6. All existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities.
7. All encroachments, overlaps, boundary line disputes, shortages in area, parties in possession, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Real Property.
8. Prior reservations or conveyances of mineral rights or mineral leases of every kind and character.
9. Any loss or claim due to lack of access to any portion of the Real Property.
10. Any loss or claim due to any indefiniteness or uncertainty in the legal description of the Real Property.



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

April 11, 2022

Effingham County Zoning Board
Springfield, GA 31329

Re: Rezoning Amendment
W.T. Bill Wasden
1080 Midland Road- Bar Pit
Pin: 324-115
Total Acres: 46.62 Acres to be rezoned: 46.62

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 Plat Review Application.
2. Level III soils overlay signed and stamped by the soil classifier on the Final Plat with Soil Suitability Description.
3. 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

Katie Dunnigan

From: mckenzd@hargray.com
Sent: Monday, May 9, 2022 4:07 PM
To: Zoning Information
Cc: butlerp3@hargray.com
Subject: EXTERNAL:Rezoning Application / W.T. Wasden

Ms. Concannon,

We are in receipt of your notice dated April 25th regarding the rezoning application by W.T. Wasden. We live at 1207 Midland Rd., Guyton and are opposed to this rezoning for several reasons, they are as follows:

1. Air pollutuion (dirt and dust flying).
2. Noise Pollution (machinery running and dump trucks rolling).
3. Traffic pollution (dump trucks crowding the intersection of Midland and Courthouse roads).
4. Enviromental Pollution (digging deep into the earth and into the water table).
5. Damage to property values (who would want to live close to a huge dirt pit). This will damage property values in the area having approximatley 400 homes in close proximity.

This is a residential area not and industrial area. We pruchased our parcel of property from W.T. Wasden and was not told by him of plans to dig a dirt pit near our property so there may be legal action taken in that regard.

The residents near the intersection of Midland and Courthouse Roads should be alarmed at this action and the Planning Board should not approve this application

Phyllis Butler
Danny Mckenzie
1207 Midland Road
Guyton Ga. 31312
843-247-2228

**** This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. ****

(912) 346-3605

D. LAWRENCE EADDY
142 Palmetto Rd.
Guyton, GA 31312

d_eaddy@yahoo.com

May 6, 2021

Via Email to ZoningInfo@effinghamcounty.org
and kDunnigan@effinghamcounty.org
Planning Board and Staff for Effingham County, Georgia
804 S. Laurel St.
Springfield, GA 31329

Dear Effingham County Planning Board Members and Staff:

I am writing to oppose the rezoning application for 46.62 of 52.8 acres at 1080 Midland Road to allow for a surface mine (borrow pit). As an Effingham County resident and taxpayer (for nearly 30 years) who lives near the subject parcel and who has over 15 years of experience as a (now retired) environmental manager, I have both a vested interest in the rezoning decision and a certain perspective that I would like to share with county decision-makers.

The many reasons for my opposition are laid out in the attached document for your consideration. Out of these reasons I would like to discuss in more detail my concerns with 1) potential wetlands impacts and 2) the indefinite nature of a surface mining permit should the rezoning and resulting project be allowed to proceed.

According to the Effingham County, Georgia, Code of Ordinances, Appendix C, Section 3.17, the excavation of land that exceeds 1.0 acres of disturbed area from jurisdictional waters or wetlands is subject to review and approval by the Effingham County Planning Board. As stated in the attachment, both Effingham County GIS and U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) data show that the majority of the subject parcel is classified as wetlands (wetlands code PFO). There is no indication in the application materials that a Jurisdictional Determination for the parcel has been issued by the U.S. Army Corps of Engineers (USACE). Therefore, the regulatory status of the parcel (as related to wetlands) is unknown. Based on the Board's knowledge of NWI data and its obligations under the zoning ordinance, I ask that you require the applicant to present a Jurisdictional Determination issued by the USACE prior to further consideration of the application. Should any part of the proposed excavation impact jurisdictional wetlands, I request you recommend disapproval of the rezoning request to the County Commission on this basis alone, regardless of whether or not the applicant can secure a USACE permit. My reasoning for this request is because an adverse environmental impact to jurisdictional wetlands for a borrow pit is simply not justified when other alternatives for developing borrow pits are readily available both within and outside of the county.

As concerns the surface mining permitting process with Georgia EPD, I learned after speaking with a regulator from their Land Protection Branch that no deadline is imposed to complete mining operations and subsequent reclamation. The permittee enters a date for these milestones on the application, but may request an amendment to the permit if needed to extend the duration

of mining operations. In this county borrow pits have historically been allowed near residential areas with the assurance from the applicant that upon completion of excavations a "beautiful area" (this applicant's words) will be created with a lake feature. The problem with this concept is that neither the state nor the county has an effective legal enforcement mechanism to reach this desirable conclusion, and residential neighbors are left with no recourse but to endure industrial operations (digging and hauling) for an indefinite amount of time – a **clearly** incompatible land use in close proximity to taxpaying homeowners. Accordingly, I'd like to suggest that planning board members and commissioners view rezoning requests related to operation of a borrow pit as though the action will be permanent, and if the nearby area is residential or trending that way, deny such applications.

Thank you for considering my reasons for strongly opposing this rezoning request.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Lawrence Eaddy". The signature is written in black ink and is positioned above the printed name.

D. Lawrence Eaddy

Attachment:

Reasons to Deny Rezoning Application for 1080 Midland Road

Cc:

Effingham County Commissioner for District 1, Mr. Forrest Floyd

Effingham County Commissioner Chairman at Large, Mr. Wesley Corbitt

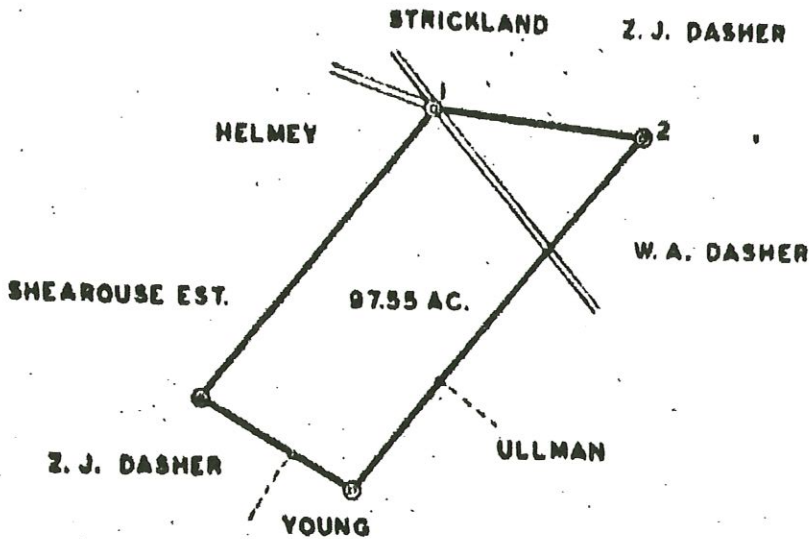
Reasons to Deny Rezoning Application for 1080 Midland Road

- Digging & hauling operations cause erosion and generate noise, dust, and heavy truck traffic, harmful impacts which are not compatible with nearby residential zoning.
- Homeowners have a right to the peaceful enjoyment of their property based on the surrounding zoning at the time they bought their home.
- Georgia Environmental Protection Division regulators state that surface mining permits for borrow pits generally run for years before reclamation (usually creation of a lake). Residential taxpayers should not be expected to endure industrial operations in or near their neighborhoods for years until the property reverts to its former zoning.
- Midland Rd. is restricted to trucks Class 5 or less. Avg. dump truck weights exceed Class 5 & will accelerate damage to the road, costing taxpayers.
- Heavy truck traffic will cause more congestion at the intersection of Midland Rd. and Ga. Hwy. 17.
- According to Effingham County GIS and U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) data, the majority of the subject parcel is classified as wetlands (wetlands code PFO). There is no indication in the application materials that a Jurisdictional Determination for the parcel has been issued by the U.S. Army Corps of Engineers (USACE). Therefore, the regulatory status of the parcel (as related to wetlands) is unknown. Rezoning of the parcel would be ill advised and premature prior to the applicant obtaining a Jurisdictional Determination (JD) from the USACE Regulatory Program.
- Any excavation of land from jurisdictional wetlands of 1.0 acres or more is subject to review and approval by the Planning Board, according to the county zoning ordinance. A JD for the parcel is needed for the Board to fulfill its function, and impacts to jurisdictional wetlands for a borrow pit, even with a permit, are not justified when other areas for fill are available.
- Midland Rd. already has one permitted borrow pit (at 2555 Midland Rd.). Allowing yet another borrow pit will further degrade the agricultural and residential nature of the area.
- The 2019 county land use plan (on Effingham County GIS) shows this and adjacent parcels to be either agriculture or residential – NOT industrial. For a land use plan to have any meaning, zoning decisions must be consistent with the plan.



11300-X

12500-Y



Station on Map	Grid Bearing	Distance in Chains	Grid Coordinates in Chains	
			Y (Lat.)	X (Dep.)
1	S83°11'E	24.98	12,509.88	11,308.40
2	S39°42'W	36.04	12,506.91	11,333.20
	S38°39'W	16.36	12,479.18	11,310.19
3	N58°35'W	8.04	12,466.40	11,299.97
	N60°03'W	12.59	12,470.59	11,293.11
4	N38°26'E	42.14	12,476.87	11,282.20

Scale 1 Inch - 20 Chains

Boundary Map

CHARLIE BUSH TRACT

Effingham County, Georgia

Charlie Bush, Owner
97.55 Acres

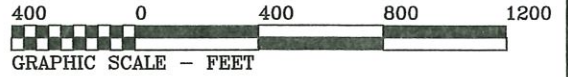
THE ABOVE PLAT SHOWN WITHIN HEAVY LINES REPRESENTS A TRIBUTARY SURVEY OF 97.55 ACRES OF LAND OWNED BY CHARLIE BUSH, AND BEING IN THE 10th S. M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, WITH SUCH METES, COURSES AND CONTROLS AS PERTAIN AND DETERMINED BY THE PLANE COORDINATES OF THE GEORGIA COORDINATE SYSTEM, EAST ZONE, AS SHOWN ON PLAT.

Survey by G. W. Brock
Under Direction of J. Dean Bowen

CERTIFIED & APPROVED

J. Dean Bowen
J. Dean Bowen Savannah, Georgia
Registered Surv. No. 6, Georgia
February 24, 1955

PB 1/190



APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

ZONING ADMINISTRATOR DATE
TERESA CONCANNON

SURVEYOR'S CERTIFICATION

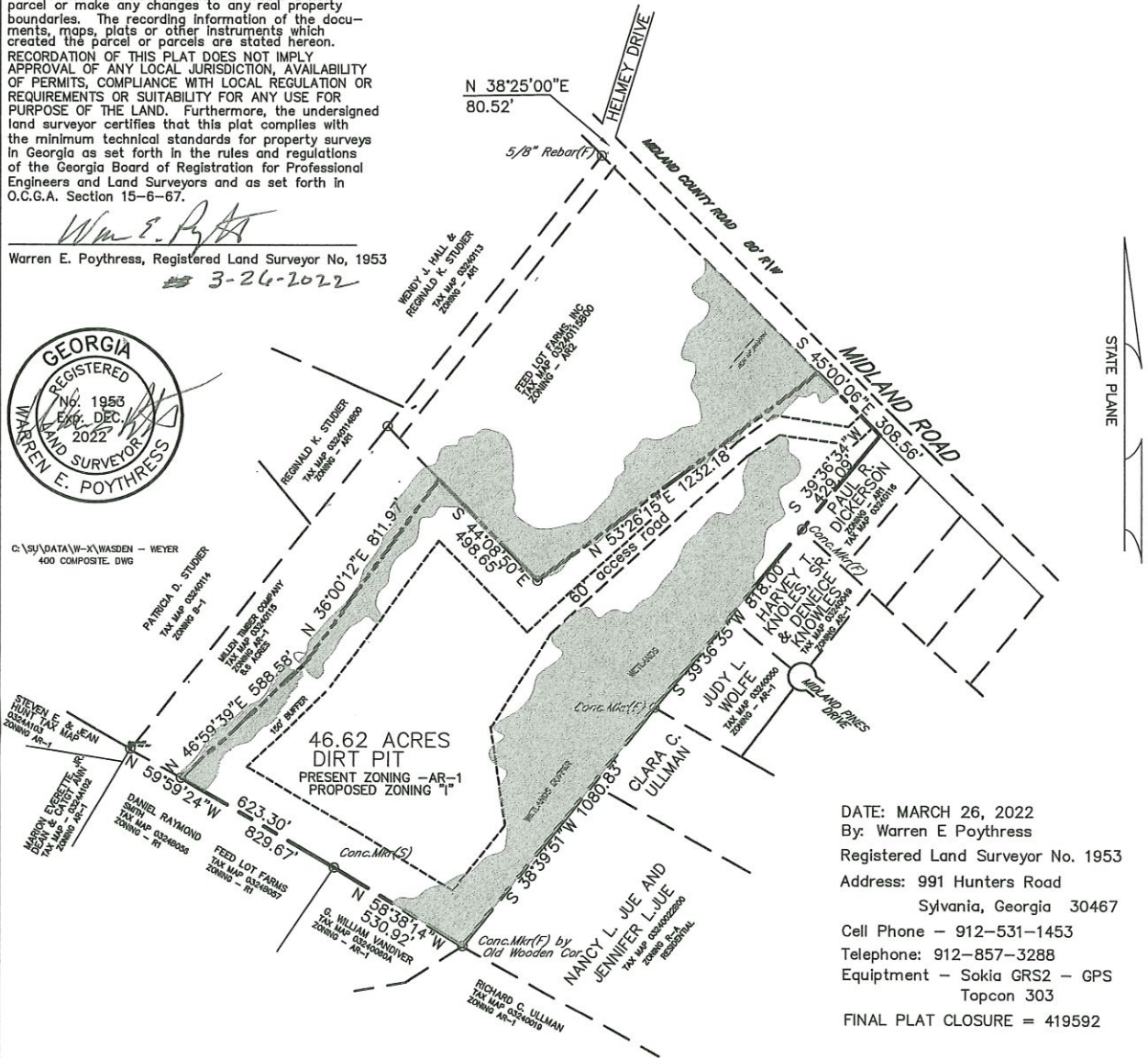
The plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATION OR REQUIREMENTS OR SUITABILITY FOR ANY USE FOR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Warren E. Poythress

Warren E. Poythress, Registered Land Surveyor No. 1953
3-26-2022



C:\S\DATA\W-X\WASDEN - WEYER
400 COMPOSITE.DWG



DATE: MARCH 26, 2022
By: Warren E Poythress
Registered Land Surveyor No. 1953
Address: 991 Hunters Road
Sylvania, Georgia 30467
Cell Phone - 912-531-1453
Telephone: 912-857-3288
Equipment - Sokia GRS2 - GPS
Topcon 303
FINAL PLAT CLOSURE = 419592

**PROPERTY SURVEY
FOR
MILLEN TIMBER COMPANY**

**LOCATED IN THE 10TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA**

1080 Midland



5/4/2022, 2:40:34 PM

Efn_fin_cache Address Points Roads

Red: Band_1 Tax Parcel Labels Wetlands May 2021

Green: Band_2 Parcels2020 Freshwater Emergent Wetland

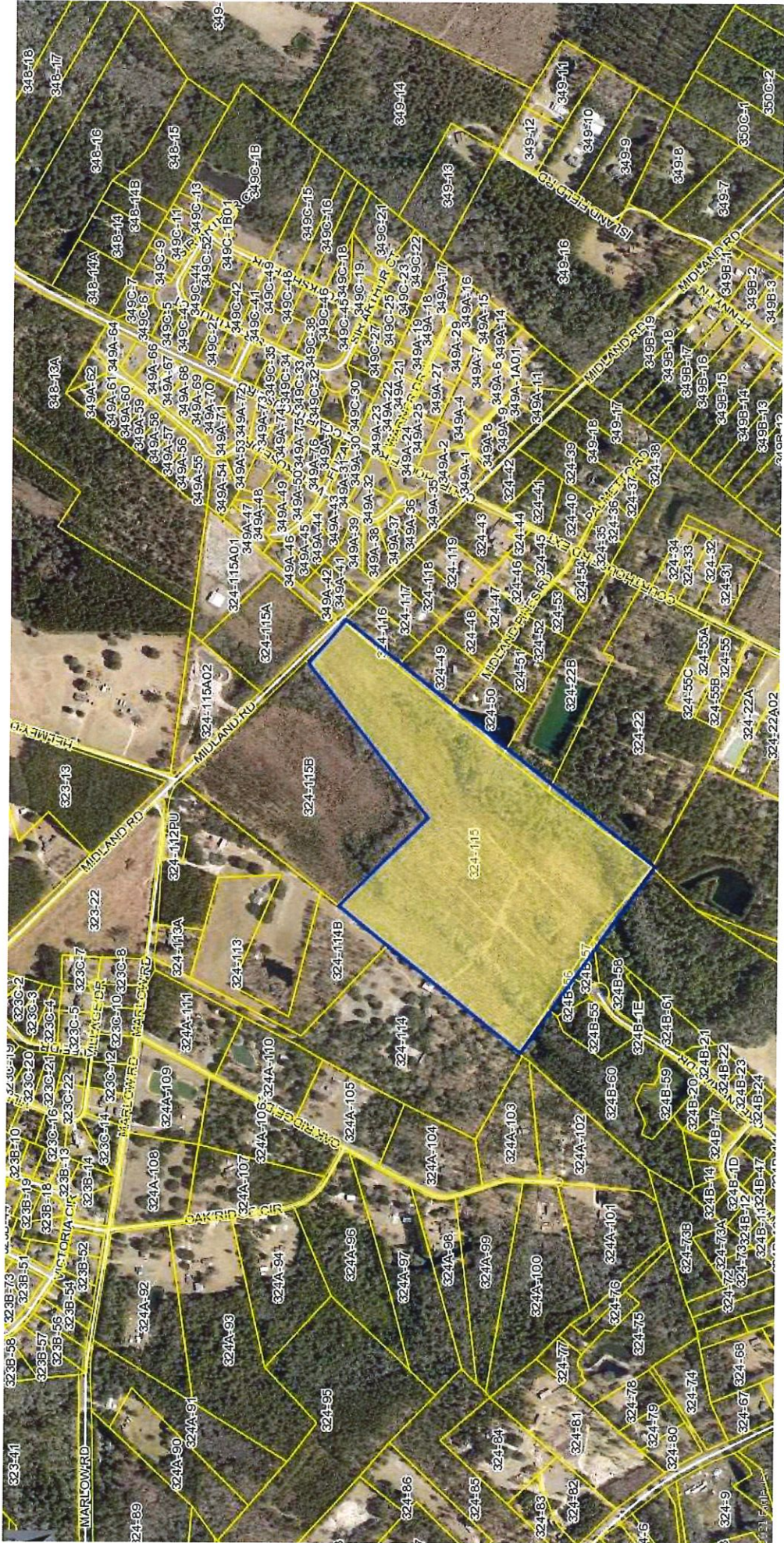
Blue: Band_3 Freshwater Forested/Shrub Wetland

Scale: 1:4,514
 0 0.03 0.07 0.1 0.13 mi
 0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Effingham

Maxar | Esri, Inc., City of Naperville, Illinois | Effingham County BOC | <https://www.fws.gov/wetlands/data/data-download.html> ArcGIS Web AppBuilder

1080 MIDLAND ROAD



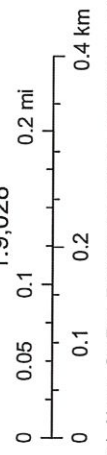
1080 MIDLAND ROAD



4/11/2022, 2:39:55 PM

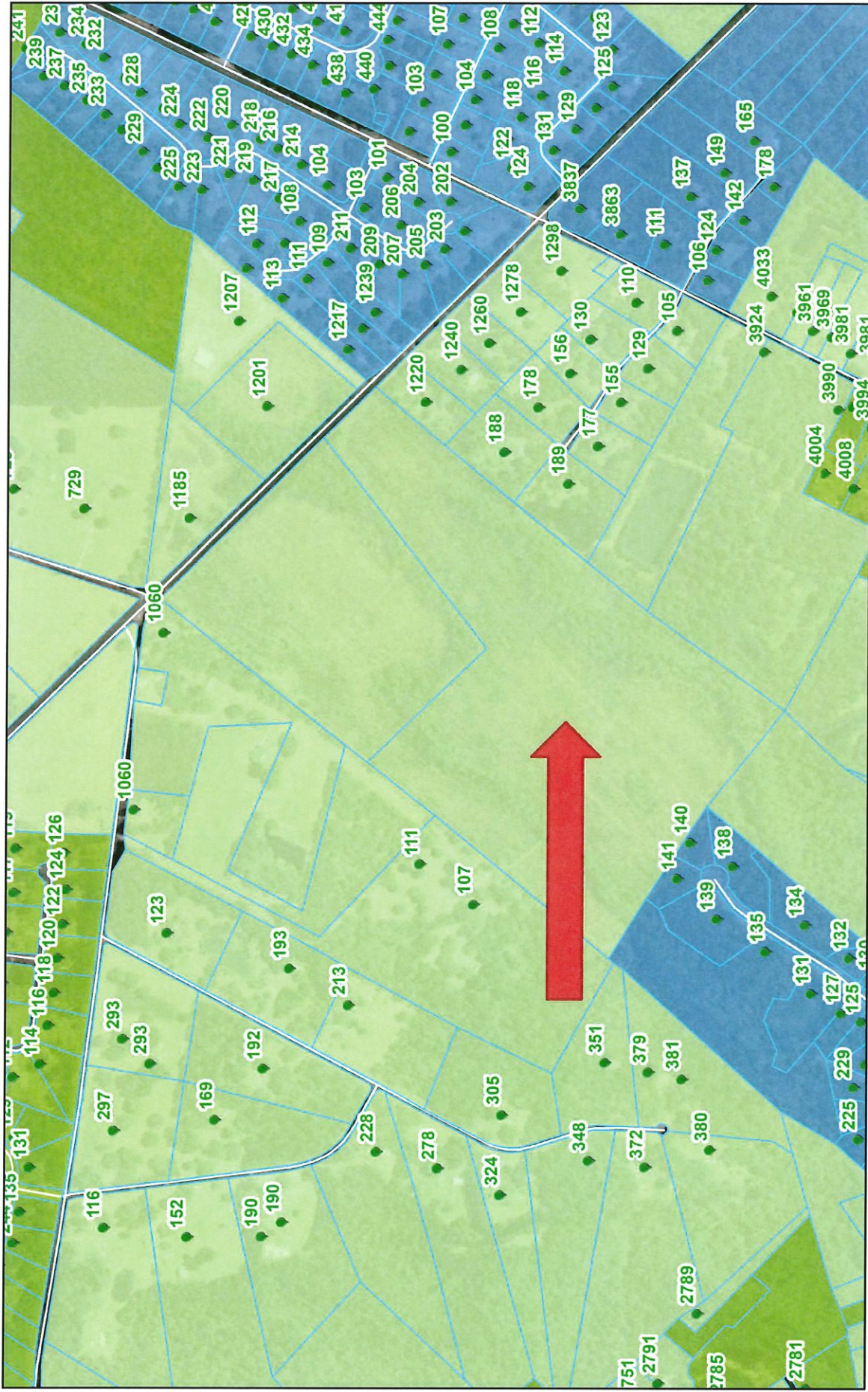
- Address Points
- ▭ Parcels2020
- ▭ Roads
- ▭ Future Land Use - Plan Date 10/1/2019
 - ▭ Agriculture
 - ▭ Residential
 - ▭ Transportation/Utilities
 - ▭ Undeveloped

1:9,028



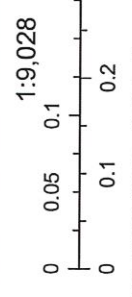
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1080 MIDLAND ROAD



4/11/2022, 2:37:48 PM

- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-1



1:9,028

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RT

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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

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

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL X

Of the rezoning request by applicant **W.T. Wasden**— (Map # 324 Parcel # 115) from AR-1 to I-1 zoning.

Not clear due to typing nature of use.

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?

If it could if it stayed relatively nearby

Probably based on the info submitted

DB

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____ 

Of the rezoning request by applicant **W.T. Wasden**– (Map # 324 Parcel # 115) 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?
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DISAPPROVAL

Of the rezoning request by applicant **W.T. Wasden**– (Map # 324 Parcel # 115) 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?
- 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 ~~_____~~

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BKS, 5/16/22